



1701 E MALONE AVE

SIKESTON, MO 63801

A PRIME 2,505 SF FREE STANDING OPPORTUNITY

FOR SALE OR LEASE



1701 E MALONE AVE

DEMOGRAPHICS & SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM



- 2,505 SF COMMERCIAL PROPERTY AVAILABLE FOR SALE OR LEASE
- SECOND GENERATION RESTAURANT SPACE WITH DRIVE-THRU
- BUILT IN 1993 & COMPLETELY RENOVATED APRIL 2025 INCLUDING PARKING LOT AND ROOF IMPROVEMENTS
- ALL FF&E INSTALLED NEW IN AUGUST 2025
- APPROXIMATELY 50 PARKING SPACES
- IDEAL FOR OWNER-USER, FRANCHISEE, OR REGIONAL OPERATOR
- OVER 200 FT OF FRONTAGE ON E MALONE AVE (15,782 VPD)
- CALL BROKER FOR PRICING

POPULATION ANALYSIS

POPULATION		<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
		16,490	19,954	26,324
HOUSEHOLDS		<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
		6,793	8,107	10,508
AVG HH INCOME		<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
		\$73,126	\$74,108	\$73,644

VIEW &
DOWNLOAD:

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1701 E MALONE AVE

AERIAL

PLEASE CONTACT:

L³ CORPORATION

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

LMABIE@L3CORPORATION.COM

