



# IMPERIAL LAND OPPORTUNITY

SCAN HERE!



**BEN CHERRY, CCIM**

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**5925-26 OLD STATE ROAD**  
**IMPERIAL, MO 63052**  
**\$1,499,000 | 8.37 ACRES (PARCEL)**

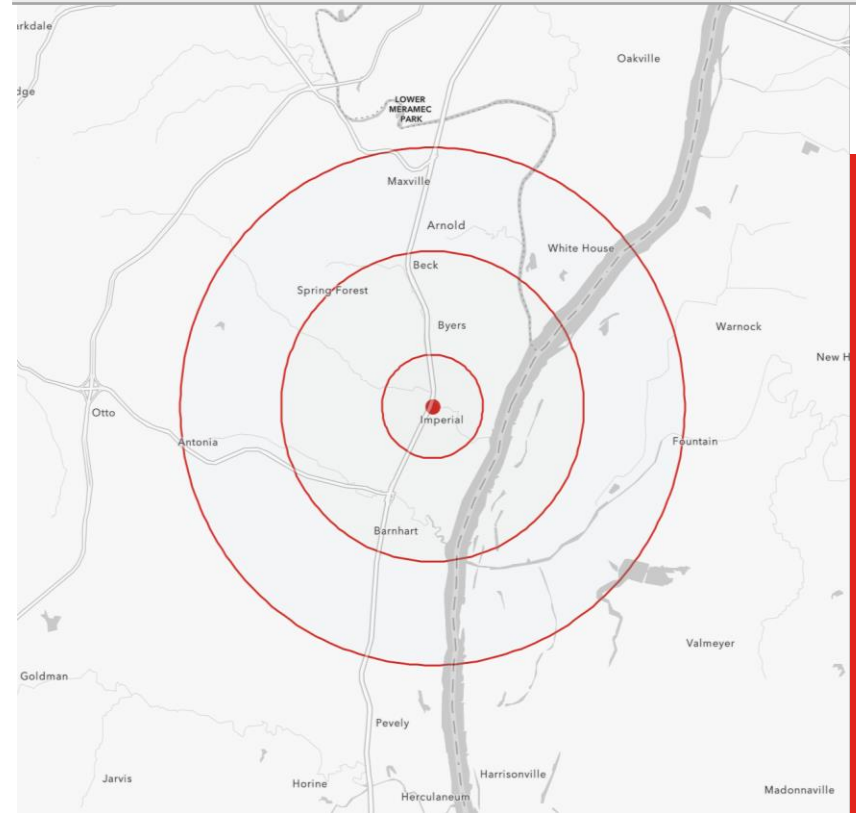


### PROPERTY INFORMATION



- 8.37 ACRE IMPERIAL LAND OPPORTUNITY FORMERLY UTILIZED AS A GARDEN AND PLANT SALES OUTLET
- THE PROPERTY INCLUDES (20,000 S.F.) GREENHOUSES, (4,600 S.F.) HOOP HOUSE, (1,600 S.F.) WAREHOUSE, (1,060 S.F.) STORE, AND (2,000+ S.F.) OFFICE SPACE
- REPRESENTS AN IDEAL DEVELOPMENT OPPORTUNITY
- HIGHLY VISIBLE FROM I-55 WITH ROUGHLY 67,000 V.P.D.
- ZONED: CC2 — NON-PLANNED COMMERCIAL DISTRICT
- 650 FEET OF FRONTAGE ON I-55

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	3,527	31,648	63,542
HOUSEHOLDS 	1,311	11,462	22,993
AVERAGE HH INCOME 	\$85,727	\$87,859	\$88,593



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### SITE PLAN



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