

FOR SALE 0.9 Acre Development Site

Lot 2 Imperial Parque on Imperial Main St, Imperial MO 63052

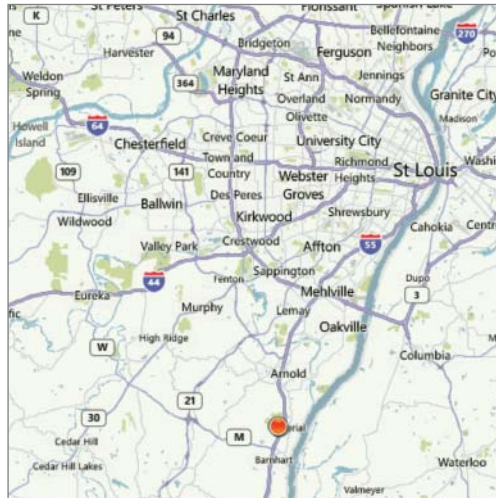


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	2,866	25,652	57,676
Households	1,055	8,916	20,315
Avg HH Inc.	\$62,665	76,682	77,271

Traffic Counts

- 66,520 VPD on I-55
- 11,960 VPD on Imperial Main St



Property Highlights

- 0.9 acre development site ideal for retail, office or medical use
- Zoned CC2 Non Planned Community Commercial District
- All utilities to site
- Located 1/4 mile west of I-55 with 300' frontage on Imperial Main St
- Adjacent to the new fire station

Sale Price

\$274,428 (\$7.00 psf)



Commercial Real Estate Services, Worldwide.

Contact

William Barnes, III
314 994 4401
wbarnes@naidesco.com

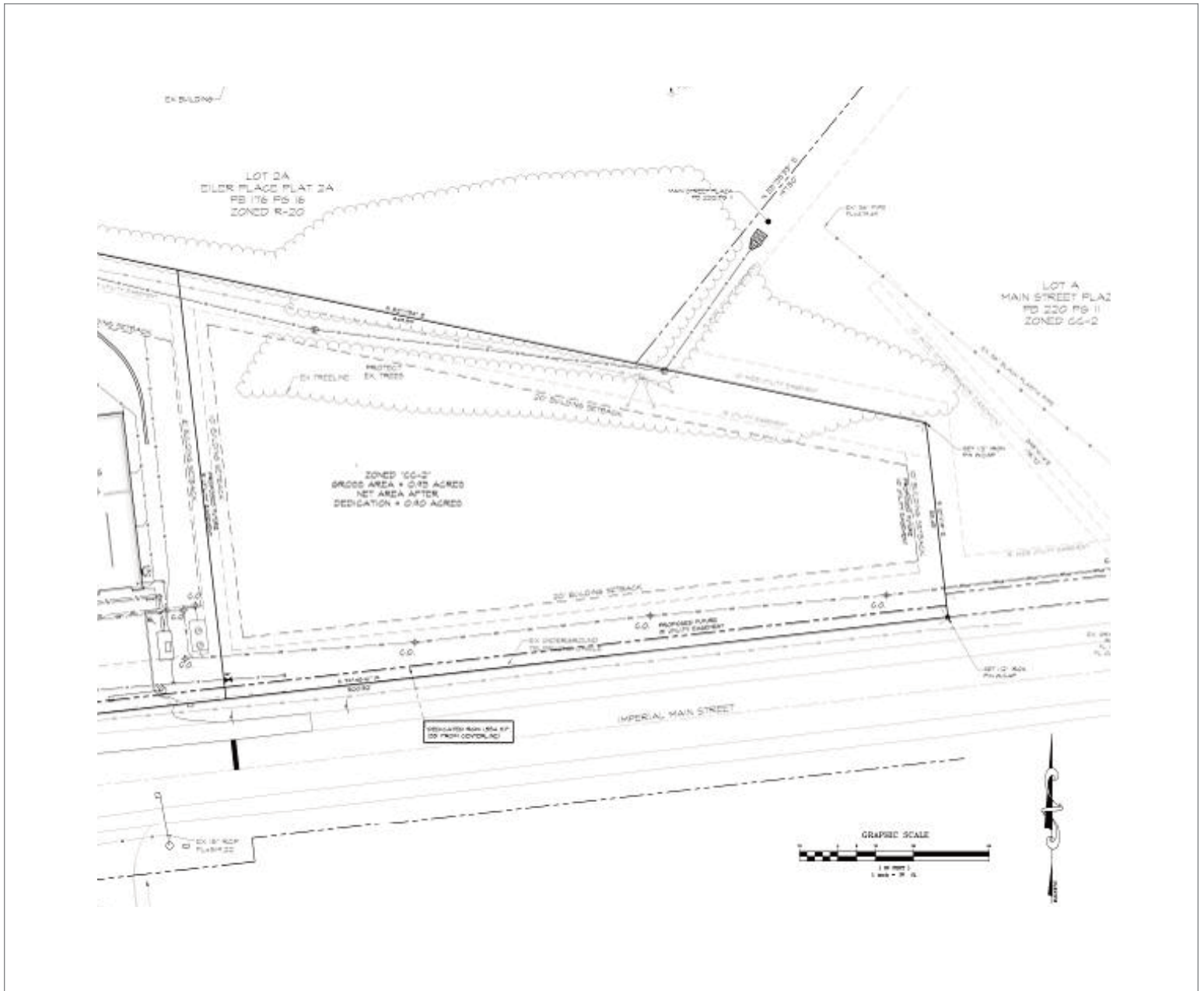
Carl Conceller, SIOR
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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SITE PLAN

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