



INDEPENDENCE & WEST DR.

CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

573.334.5200

ccole@lorimont.com

*Property lines are approx

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.6 acre level, corner lot in a high traffic and visibility location at Independence and West Drive. Zoned C-2, this lot is suitable for various types of projects. All city services available.

PROPERTY HIGHLIGHTS

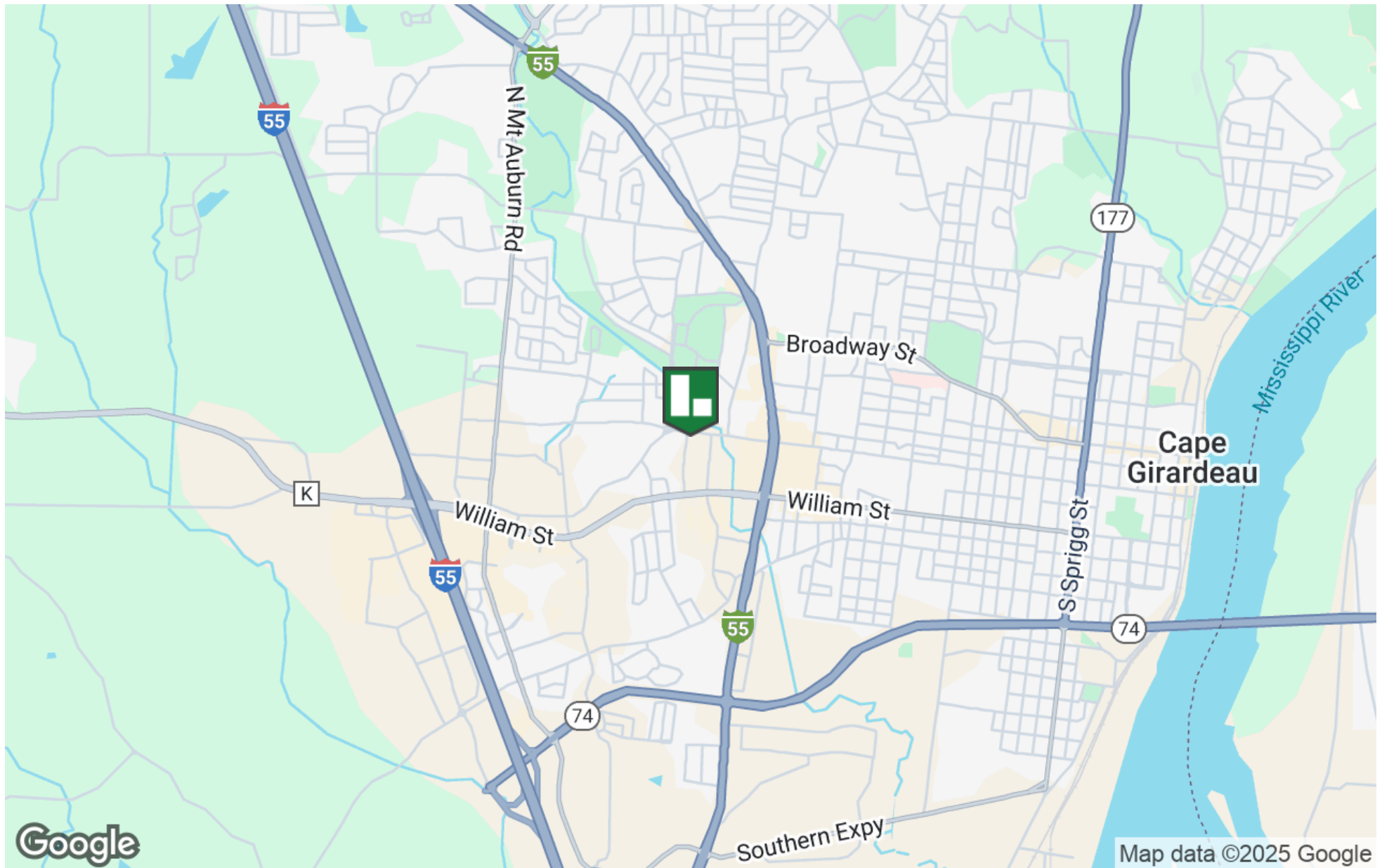
- 1.6 acre lot
- Zoned C-2
- High traffic & visibility location
- Nice level building lot
- Excellent central location
- Suitable for various uses
- All city services available

OFFERING SUMMARY

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,249	15,660	18,046
Total Population	7,245	38,192	44,037
Average HH Income	\$59,135	\$72,579	\$75,762

Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

LOCATION MAP



Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

AREA BUSINESS MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

ADDITIONAL PHOTOS



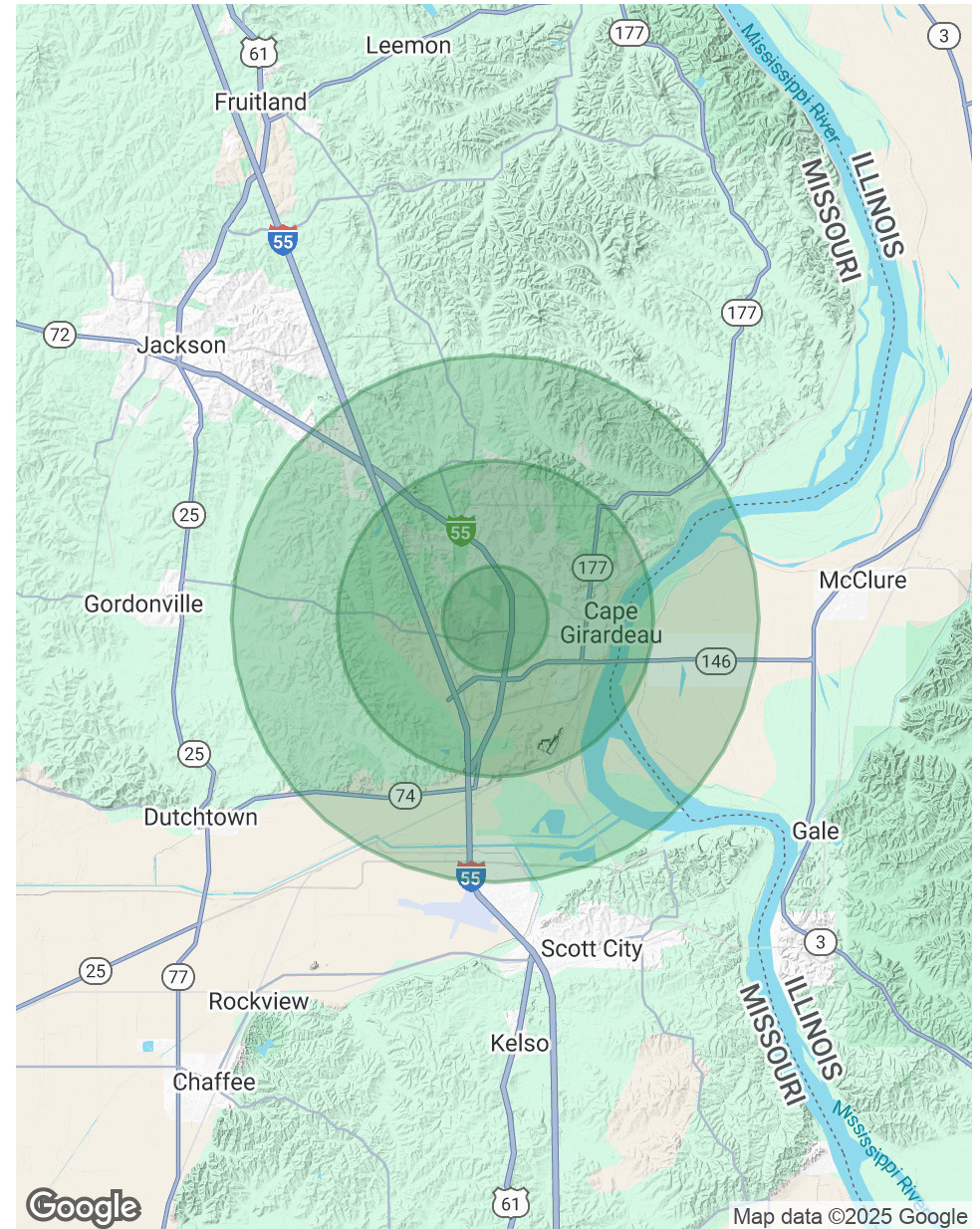
Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,245	38,192	44,037
Average Age	41	39	39
Average Age (Male)	40	38	39
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,249	15,660	18,046
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$59,135	\$72,579	\$75,762
Average House Value	\$231,586	\$228,878	\$241,319

Demographics data derived from AlphaMap



Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com