



**IMPERIAL LAND OPPORTUNITY**

SCAN HERE!



**BEN CHERRY, CCIM**

Phone: 314.647.6611 ext. 115  
Ben@ManorRealEstate.com

**MARK CLARKSON**

Phone: 314.647.6611 ext. 127  
MClarkson@ManorRealEstate.com

**5925-26 OLD STATE ROAD**  
IMPERIAL, MO 63052  
\$1,299,000 | 8.37 ACRES



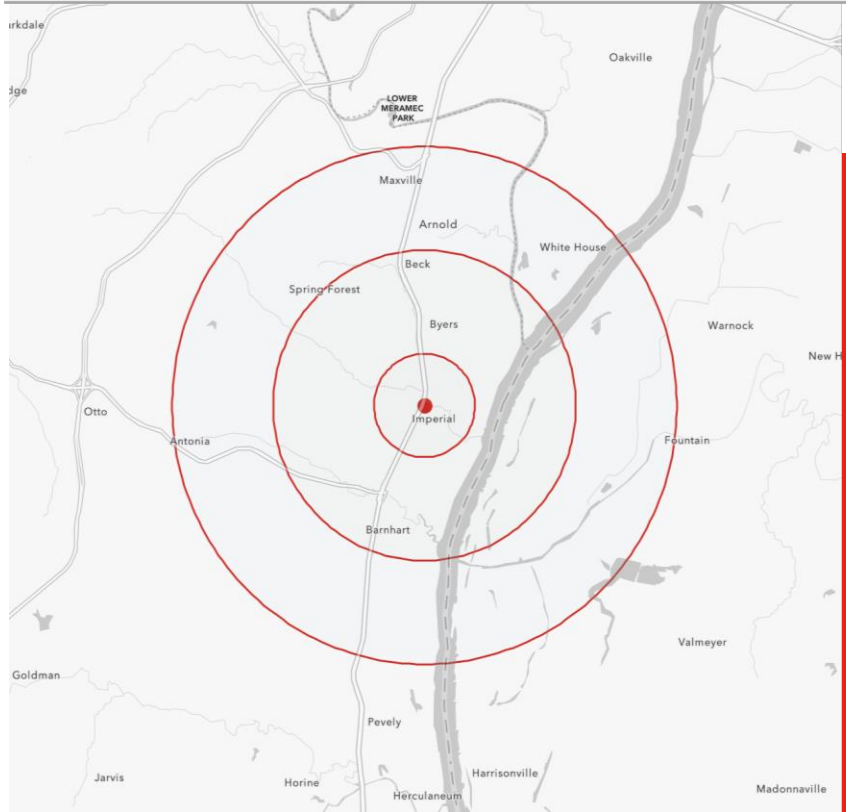
**FOR SALE**

**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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