



Downtown Sedalia Mixed-Use Buildings

101-111 S. Ohio Ave. & 106 E. Main St., Sedalia, MO



SALE PRICE: \$450,000 | TWO BUILDINGS AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,616	25,044	30,731
Avg. Household Income	\$62,016	\$65,247	\$66,300

- 101 & 111 S. Ohio Avenue - 8,000 SF two story former bank building
- 106 E. Main Street - 8,000 SF two story mixed-use building
- Convenient thriving Downtown location with off-street parking
- Join Craft Beer Cellar, Fitters 5th Street Pub, Ozark Coffee Company & Roastery, and Malone’s Irish Pub
- Three blocks from the Pettis County Courthouse
- New roof installed in 2019

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

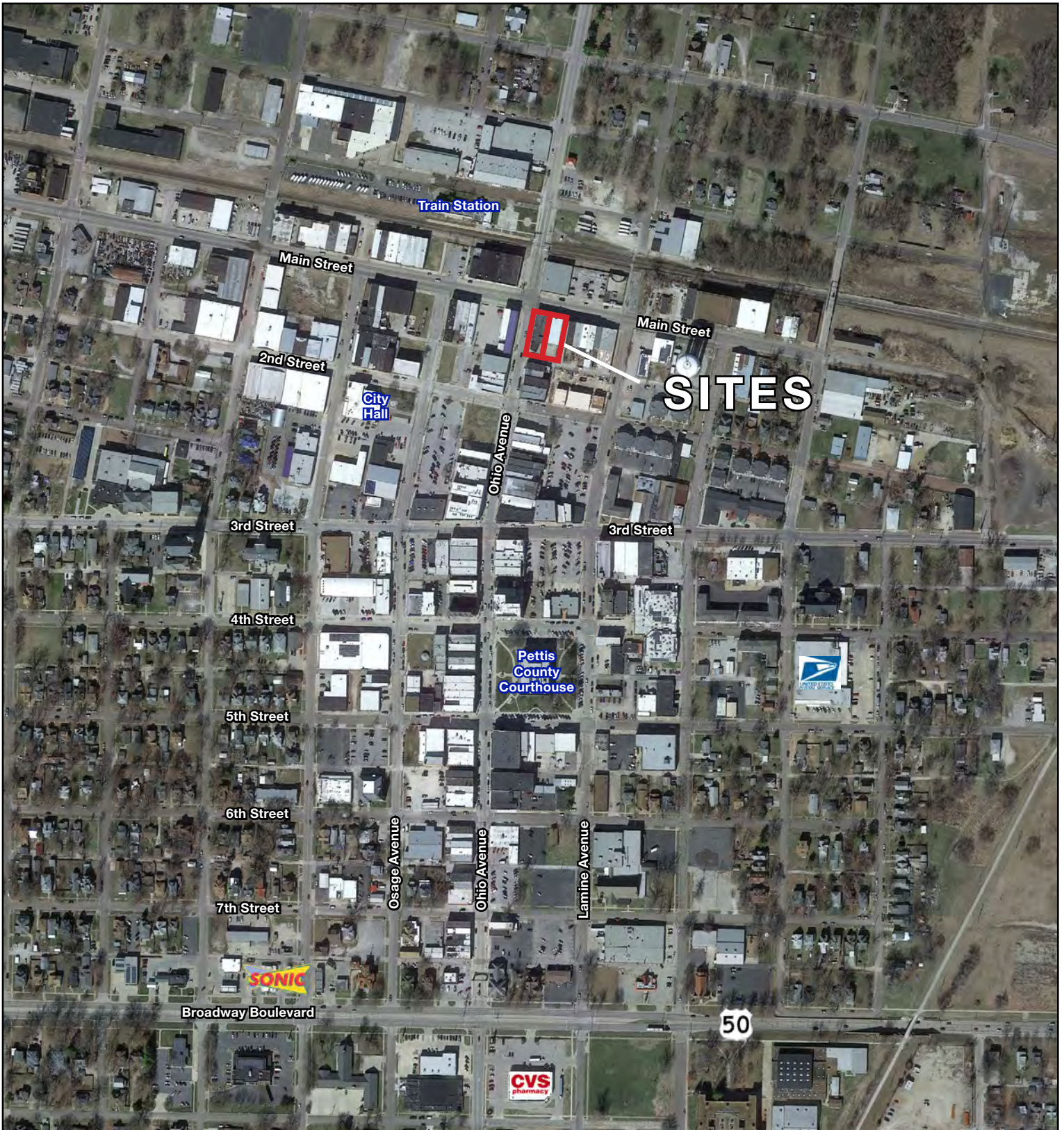
For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com



PHOTOS



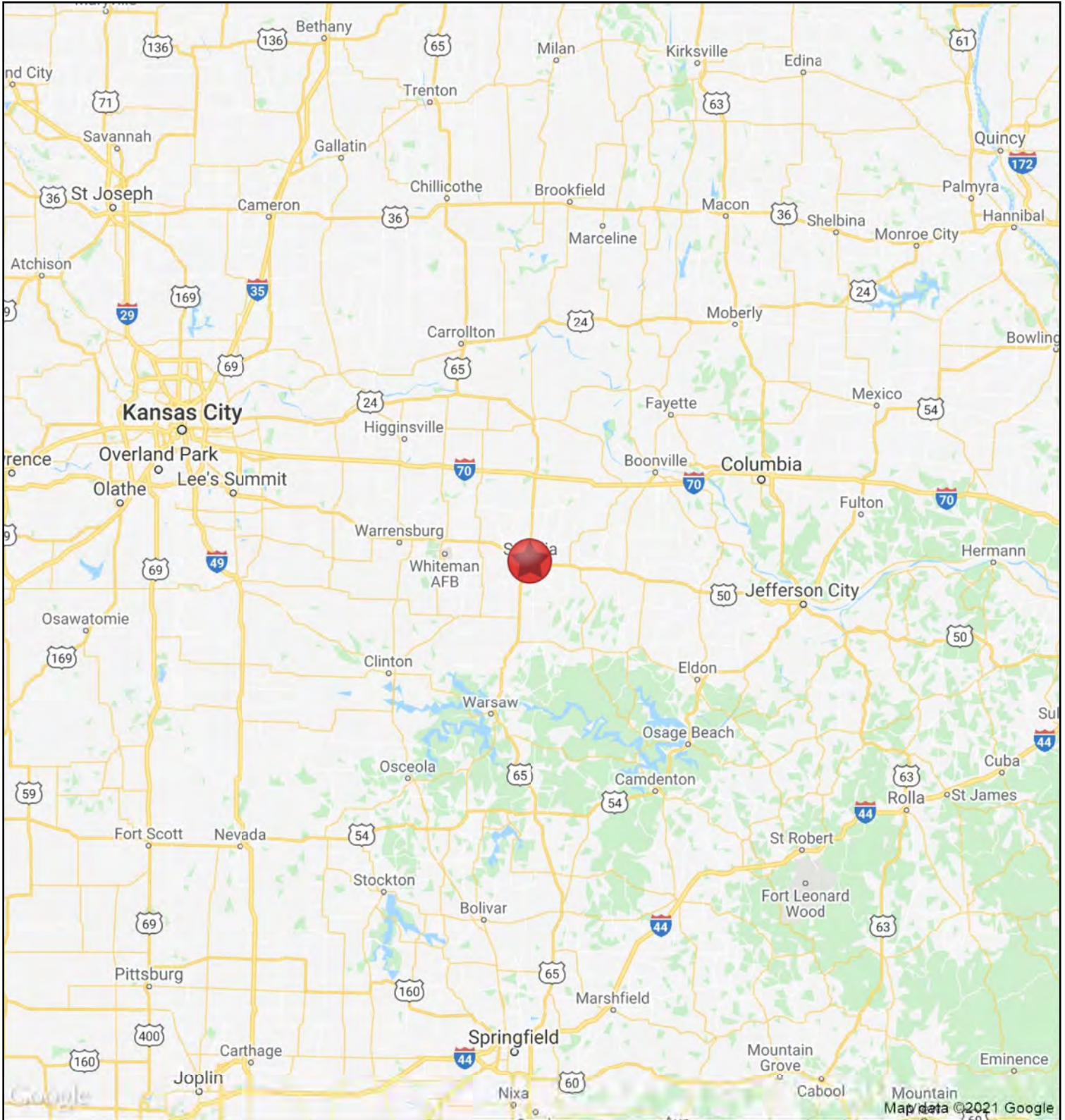
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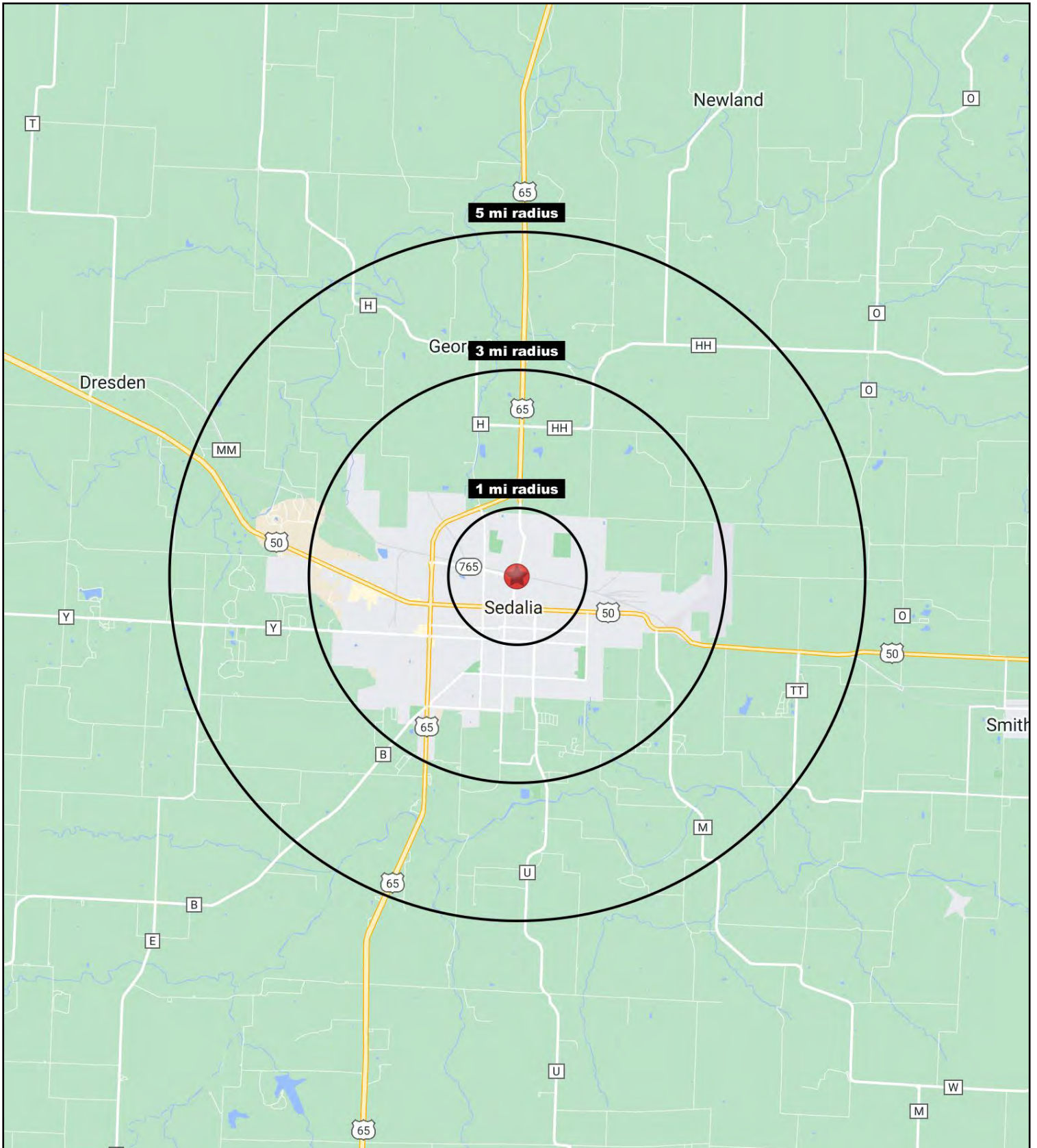




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Ohio Avenue & Main Street Sedalia, MO 65301	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	8,616	25,044	30,731
2027 Projected Population	8,541	24,794	30,550
2020 Census Population	8,570	24,906	30,417
2010 Census Population	8,635	24,524	29,687
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2022	-	0.2%	0.3%
2022 Median Age	32.3	34.9	36.2
Households			
2022 Estimated Households	3,376	10,146	12,185
2027 Projected Households	3,339	10,019	12,081
2020 Census Households	3,335	10,066	12,054
2010 Census Households	3,385	9,931	11,850
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-	0.2%	0.2%
Race and Ethnicity			
2022 Estimated White	76.3%	81.1%	82.5%
2022 Estimated Black or African American	8.6%	5.5%	4.7%
2022 Estimated Asian or Pacific Islander	1.0%	1.3%	1.4%
2022 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2022 Estimated Other Races	13.6%	11.6%	10.9%
2022 Estimated Hispanic	15.4%	11.5%	10.6%
Income			
2022 Estimated Average Household Income	\$62,016	\$65,247	\$66,300
2022 Estimated Median Household Income	\$44,695	\$49,518	\$53,303
2022 Estimated Per Capita Income	\$24,667	\$26,649	\$26,521
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	6.0%	4.8%	4.5%
2022 Estimated Some High School (Grade Level 9 to 11)	11.5%	8.6%	7.7%
2022 Estimated High School Graduate	38.8%	36.6%	36.2%
2022 Estimated Some College	19.0%	22.2%	22.0%
2022 Estimated Associates Degree Only	10.0%	10.5%	10.2%
2022 Estimated Bachelors Degree Only	8.7%	11.5%	11.6%
2022 Estimated Graduate Degree	5.8%	6.0%	7.8%
Business			
2022 Estimated Total Businesses	340	1,130	1,221
2022 Estimated Total Employees	4,356	14,613	15,812
2022 Estimated Employee Population per Business	12.8	12.9	13.0
2022 Estimated Residential Population per Business	25.3	22.2	25.2

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