



# OZARKS RETAIL & STORAGE

1800 S. Business 54 Highway, Eldon, MO



## SALE PRICE: \$699,000 | 12,200 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,002	6,366	8,520
Avg. Household Income	\$62,385	\$65,226	\$65,160

- 3,500 SF storefront available
- Perfect for a convenience store
- Zoning will allow fuel pumps
- 40 units of climate controlled storage
- Located in a Walmart anchored center
- Steady income



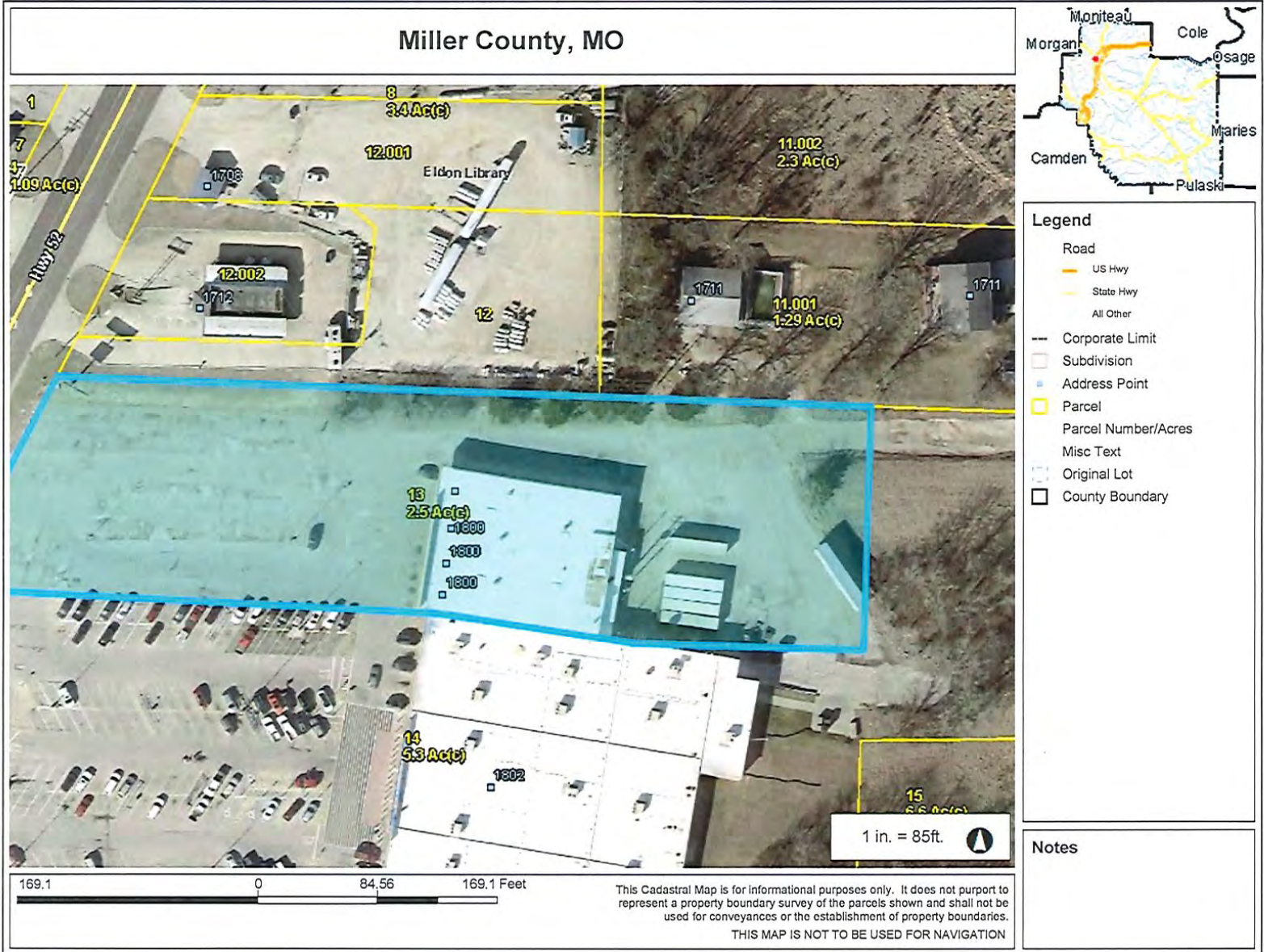
CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

*Exclusive Agent*







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## FINANCIALS

### Eldon Retail & Storage

1800 Bus HWY 54, Eldon, MO 65026

<u>UNIT NUMBER</u>	<u>AMOUNT</u>	<u>RENT COLLECTED</u>
<b>STORE FRONT</b>		
1. UNIT #1	\$900.00	\$900.00
2. UNIT #2	\$900.00	\$900.00
3. UNIT #3	\$900.00	\$0 INCLUDED W/1&2
<b>OFFICES UPSTAIRS</b>		
1. UNIT #1	\$400.00	\$100.00
2. UNIT #2	\$400.00	\$100.00
3. UNIT #3	\$400.00	\$0
<b>FRONT PAD SITE</b>	\$500.00	\$0
<b>STORAGE UNITS</b>		
1. 5X9	\$49.95	\$49.95
2. 5X9	\$49.95	\$0
3. 5X9	\$42.95	\$42.95
4. 5X9	\$49.95	\$49.95
5. 2.5X9	\$28.00	\$28.00
6. 10X21.5	\$150.00	\$150.00
7. 10X20	\$170.00	\$150.00
8. 10X20	\$180.00	\$180.00
9. 10X20	\$140.00	\$140.00
10. 10X20	\$140.00	\$140.00
11. 10X20	\$130.00	\$130.00
12. 5X5	\$32.95	\$32.95
13. 8.5X11	\$64.95	\$64.95
14. 10X10	\$77.95	\$0
15. 10X10	\$84.95	\$0
16. 10X10	\$84.95	\$84.95
17. N/A	\$0	\$0
18. 10X10	\$79.95	\$79.95
19. 10X10	\$84.95	\$84.95
20. 10X10	\$84.95	\$84.95





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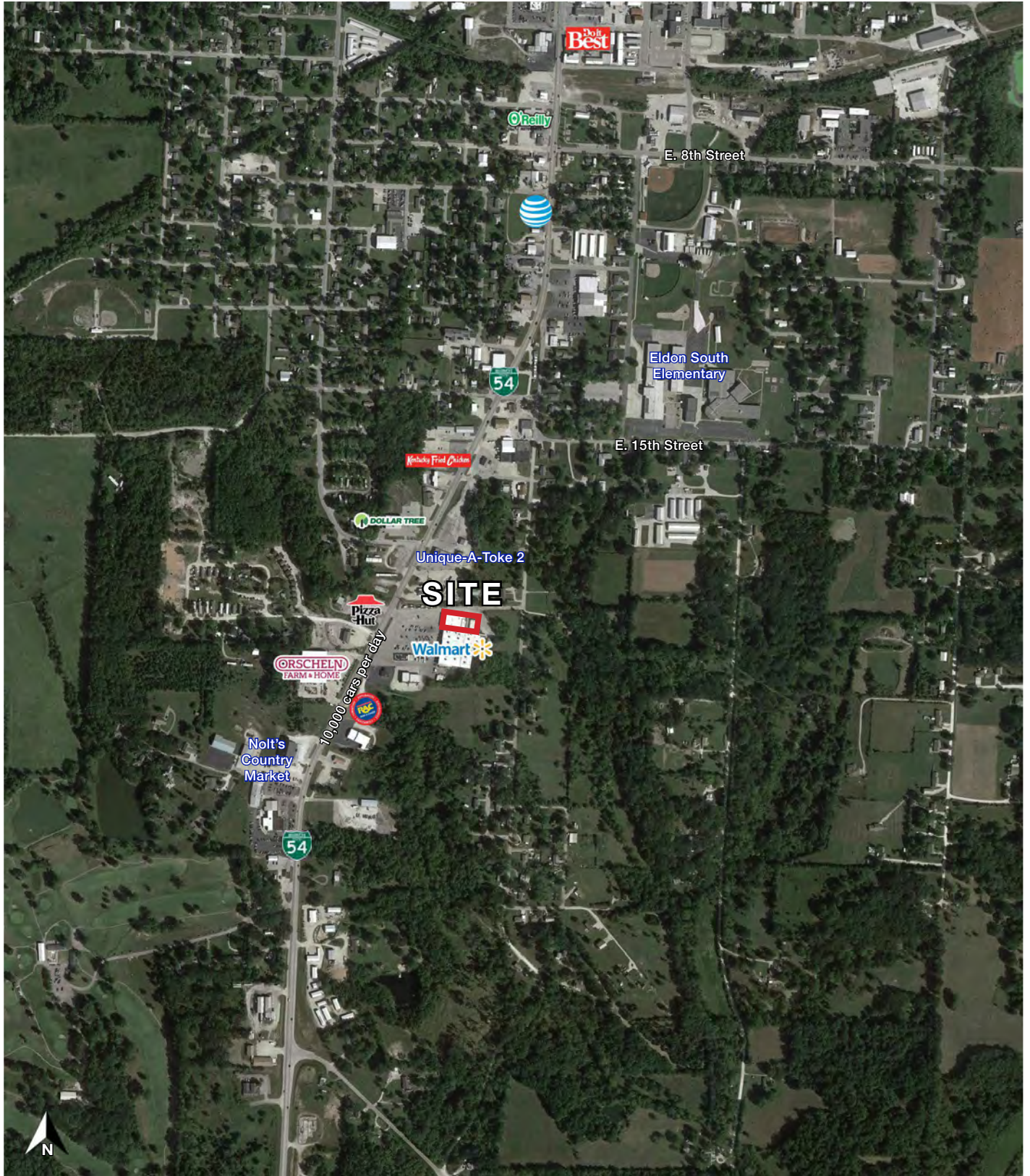
21. 10X20	\$170.00	\$170.00
22. 10X15	\$110.00	\$110.00
23. 10X15	\$120.00	\$120.00
24. 10X15	\$110.00	\$110.00
25. 10X15	\$110.00	\$110.00
26. 10X15	\$130.00	\$130.00
27. 4.5X11	\$54.95	\$54.95
30. 10X15	\$110.00	\$0
31. 16X25	\$225.00	\$225.00
32. 17X32	\$240.00	\$240.00
33. 17X32	\$225.00	\$0
34. 14X32	\$200.00	\$200.00
35. 5X10	\$54.94	\$54.95
36. 5X10	\$47.95	\$47.95
37. 10X10	\$84.95	\$84.95
38. 10X10	\$84.95	\$84.95
39. 5X10	\$49.95	\$0
40. 5X10	\$47.95	\$0
<b>TOTAL</b>	<b>\$8,308.15</b>	<b>\$5,223.30</b>

Taxes = \$5,776

PHOTOS



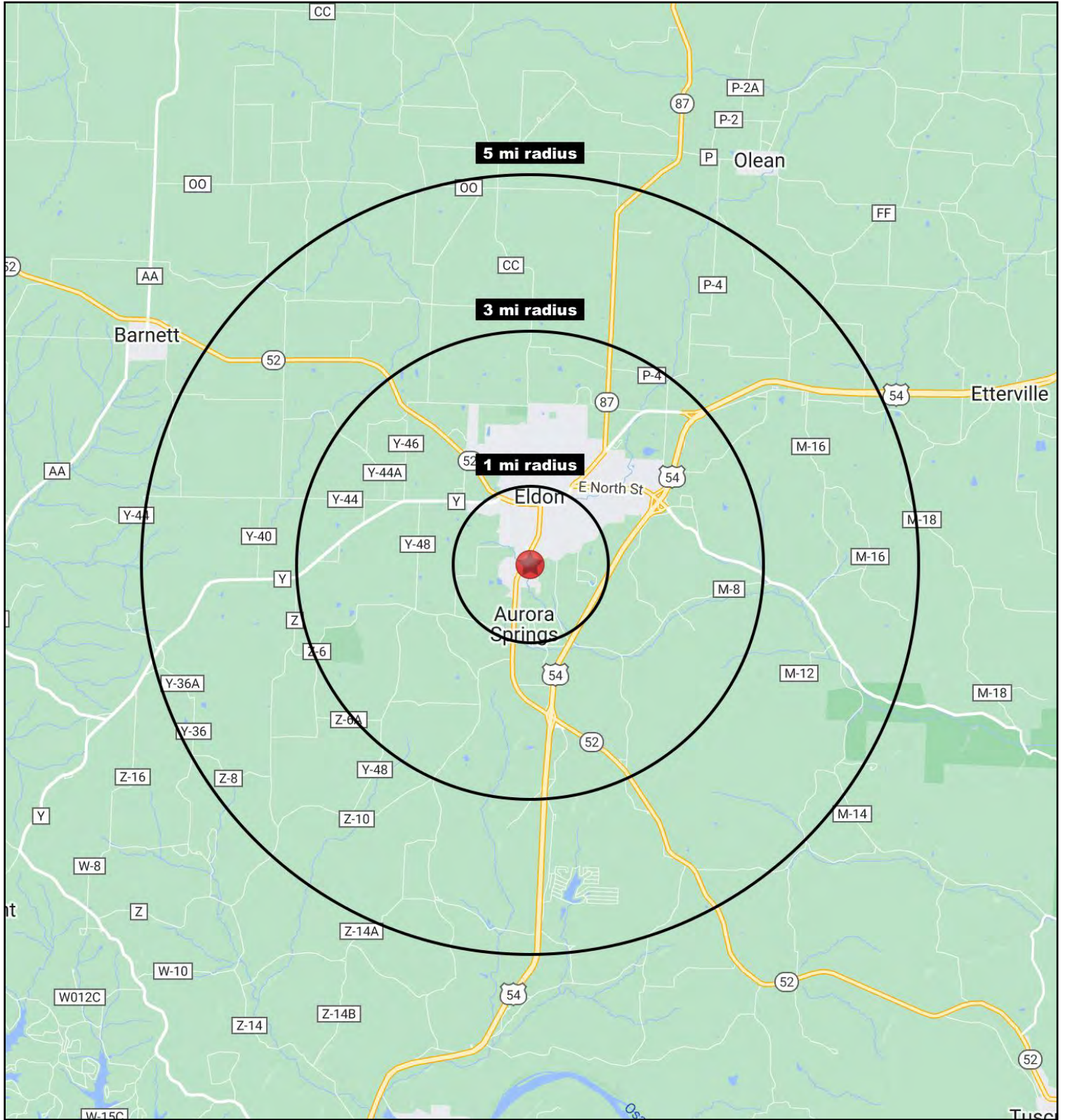
## AERIAL





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1800 S Business 54 Eldon, MO 65026	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	2,002	6,366	8,520
2028 Projected Population	1,985	6,319	8,526
2020 Census Population	1,913	6,354	8,433
2010 Census Population	2,054	6,596	8,672
Projected Annual Growth 2023 to 2028	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2023	-0.2%	-0.3%	-0.1%
2023 Median Age	36.9	40.1	40.3
<b>Households</b>			
2023 Estimated Households	812	2,671	3,508
2028 Projected Households	792	2,619	3,461
2020 Census Households	766	2,638	3,443
2010 Census Households	832	2,770	3,580
Projected Annual Growth 2023 to 2028	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	-0.2%	-0.3%	-0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	94.9%	94.8%	95.0%
2023 Estimated Black or African American	0.5%	0.7%	0.7%
2023 Estimated Asian or Pacific Islander	0.8%	0.7%	0.6%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	3.4%	3.5%	3.5%
2023 Estimated Hispanic	2.1%	2.2%	2.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$62,385	\$65,226	\$65,160
2023 Estimated Median Household Income	\$38,191	\$42,905	\$43,082
2023 Estimated Per Capita Income	\$25,323	\$27,442	\$26,892
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.6%	2.5%
2023 Estimated Some High School (Grade Level 9 to 11)	13.4%	8.5%	8.2%
2023 Estimated High School Graduate	32.5%	41.5%	42.3%
2023 Estimated Some College	22.7%	22.5%	22.2%
2023 Estimated Associates Degree Only	8.4%	6.9%	7.1%
2023 Estimated Bachelors Degree Only	17.8%	13.4%	12.7%
2023 Estimated Graduate Degree	3.2%	4.6%	4.9%
<b>Business</b>			
2023 Estimated Total Businesses	128	291	330
2023 Estimated Total Employees	1,321	2,713	3,022
2023 Estimated Employee Population per Business	10.3	9.3	9.2
2023 Estimated Residential Population per Business	15.6	21.9	25.8

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