

### THE PROPERTY

# FOR SALE OR LEASE

5181 Warren Road Imperial, MO 63052

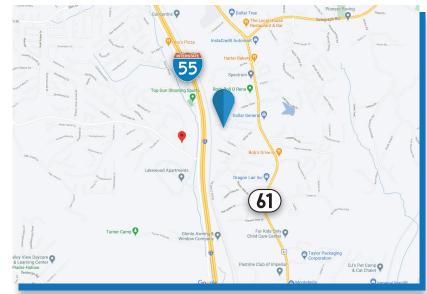


- Owner/User Opportunity
- Operated as Prime Time Childcare Academy
- Site was Licensed for 98 Children
- Fenced Yard and Playground Equipment

- 4,335+/- SF on 0.37 Acres
- In Immediate Proximity to Elk's Lodge on Miller Road
- Strong Demographics and Income
- Taxes for 2019 were \$8,503

Demographics	1 Mile	3 Mile
Population	8,316	40,410
Households	3,017	14,490
Median HH Income	\$69,725	\$78,227

### For Sale: \$279,000 For Lease: \$6 SF NNN



For more information contact:

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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



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