



**LOCATION.**  
commercial real estate

# NORTH POINTE CENTER

0.59-3.54 ACRES FOR SALE

CAPE GIRARDEAU, MO



**TRACT 3**  
3.54 ACRES

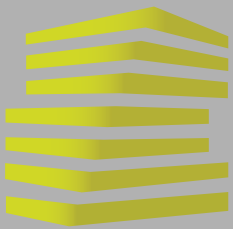
**SEDONA**  
**SUBWAY**

**MAIN TRACT**  
0.59 ACRES

**TRACT 2**  
2.15 ACRES

**TRACT 1**  
0.99 ACRES





# NORTH POINTE CENTER

## NEIGHBORHOOD VIBE

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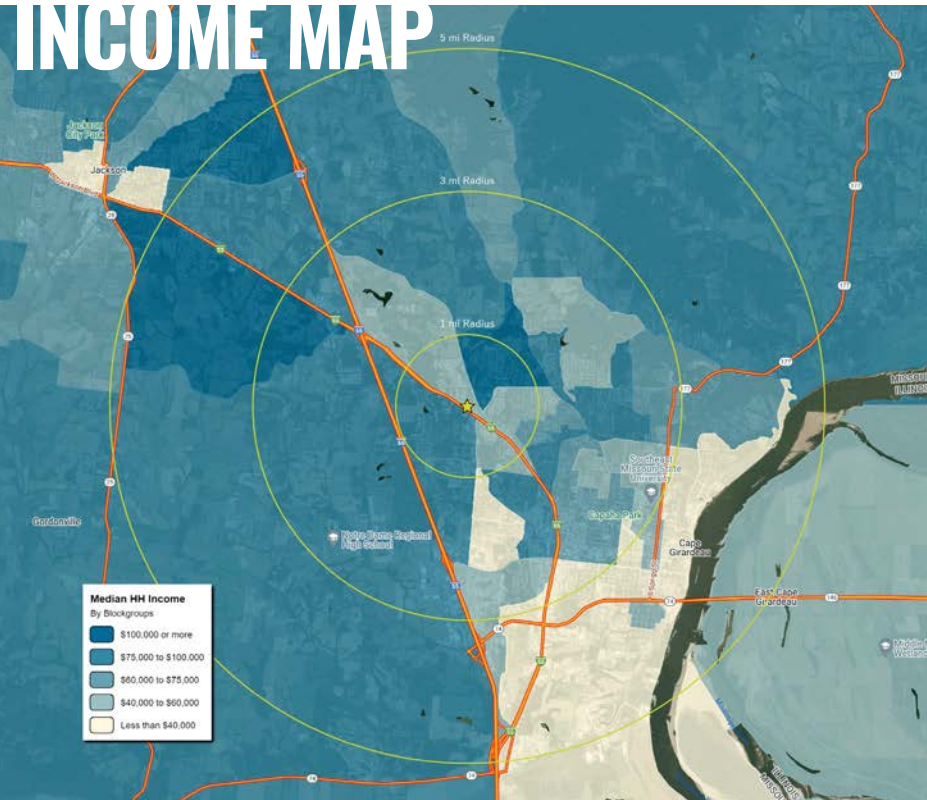
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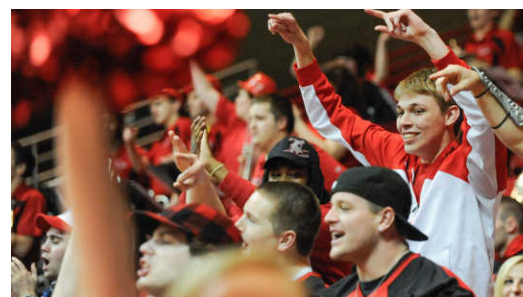
## INCOME MAP



Cape Girardeau, also called 'Cape' by the locals, is the home of Southeast Missouri State University. It is located on the Mississippi River about 120 miles south of St. Louis. Residents enjoy short commute times, a multitude of entertainment and dining options, and a beautiful backdrop all with a low cost of living and a welcoming small town feel. Cape Girardeau is the traffic-free alternative to big city living.

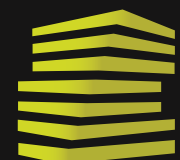
As the regional destination for healthcare, education, entertainment, shopping and employment, Cape Girardeau's population swells to 100,000 daily. Two state-of-the-art hospitals sit within city limits. Together, the hospitals serve more than one million people from five states. Cape Girardeau's top employers include Saint Francis Medical Center, SoutheastHEALTH, Procter & Gamble, Southeast Missouri State University, Robinson Construction, and Isle Casino Cape Girardeau.

Southeast Missouri State University (SEMO) welcomes 10,637 students from the region and across the world every day. Entertainment options include the area's largest shopping mall and a GolfWeek Top 100 course, Dalhousie. Cape Girardeau has a thriving arts and performance community offering something for every taste. Local artists host a monthly art walk inviting connoisseurs and tourists alike to view their latest work. Southeast Missouri State University's River Campus offers concerts, performing arts and other events. From state fairs to ballet, Cape Girardeau is the place for quality entertainment.



## ANNUAL DEMOGRAPHICS

POPULATION		<u>1 MI</u> 5,411	<u>3 MI</u> 31,727	<u>5 MI</u> 48,954
HOUSEHOLDS		<u>1 MI</u> 2,243	<u>3 MI</u> 12,802	<u>5 MI</u> 20,010
AVG HH INCOME		<u>1 MI</u> \$115,712	<u>3 MI</u> \$84,107	<u>5 MI</u> \$80,555



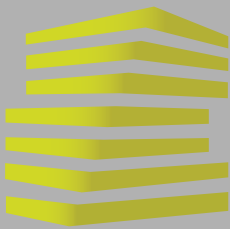
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## NORTH VIEW

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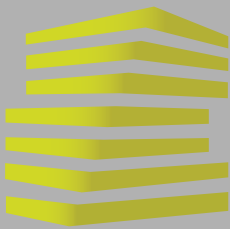
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## SITE PLAN + DETAILS

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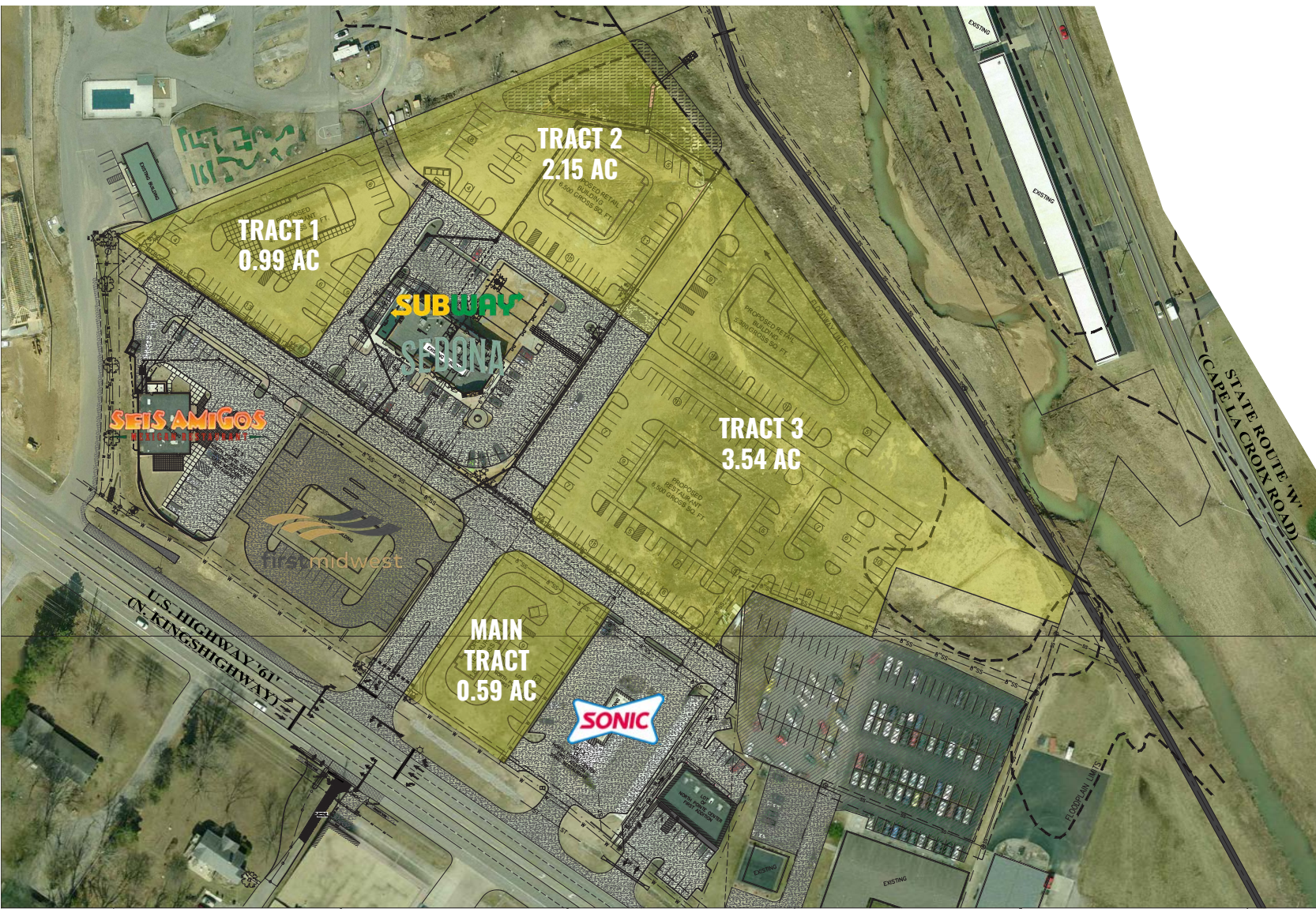
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- 0.59-3.54 ACRES AVAILABLE FOR SALE IN CAPE GIRARDEAU, MO
- LOCATED ALONG BLUES HIGHWAY WITH 21,490 VEHICLES PER DAY
- HIGH VISIBILITY AND FULL ACCESS WITH DEDICATED TURN LANE
- CALL BROKER FOR MORE DETAILS

### NORTH POINTE CENTER DRONE AERIAL FOOTAGE



CLICK FOR DRONE AERIAL  
VIDEOGRAPHY



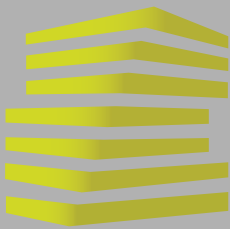
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# NORTH POINTE CENTER MARKET AERIAL

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