

HOT SPOT FOOD MART

219 W Clinton Ave. Seymour, MO 65746



Exclusively Listed By:

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FOR SALE



OFFERING SUMMARY

Sale Price:	\$875,000
Building Size:	2,800 SF
Price / SF:	\$312.50

PROPERTY OVERVIEW

Moreno Group is pleased to bring you the opportunity to own and operate Hot Spot The Food Mart located in Seymour, Missouri. Sitting at 2,800 sf, this service station offers both gasoline and diesel fuel. Limited competition. Excellent Owner/User opportunity with visibility and location! Sale of this business includes real property, business and fixtures.

PROPERTY HIGHLIGHTS

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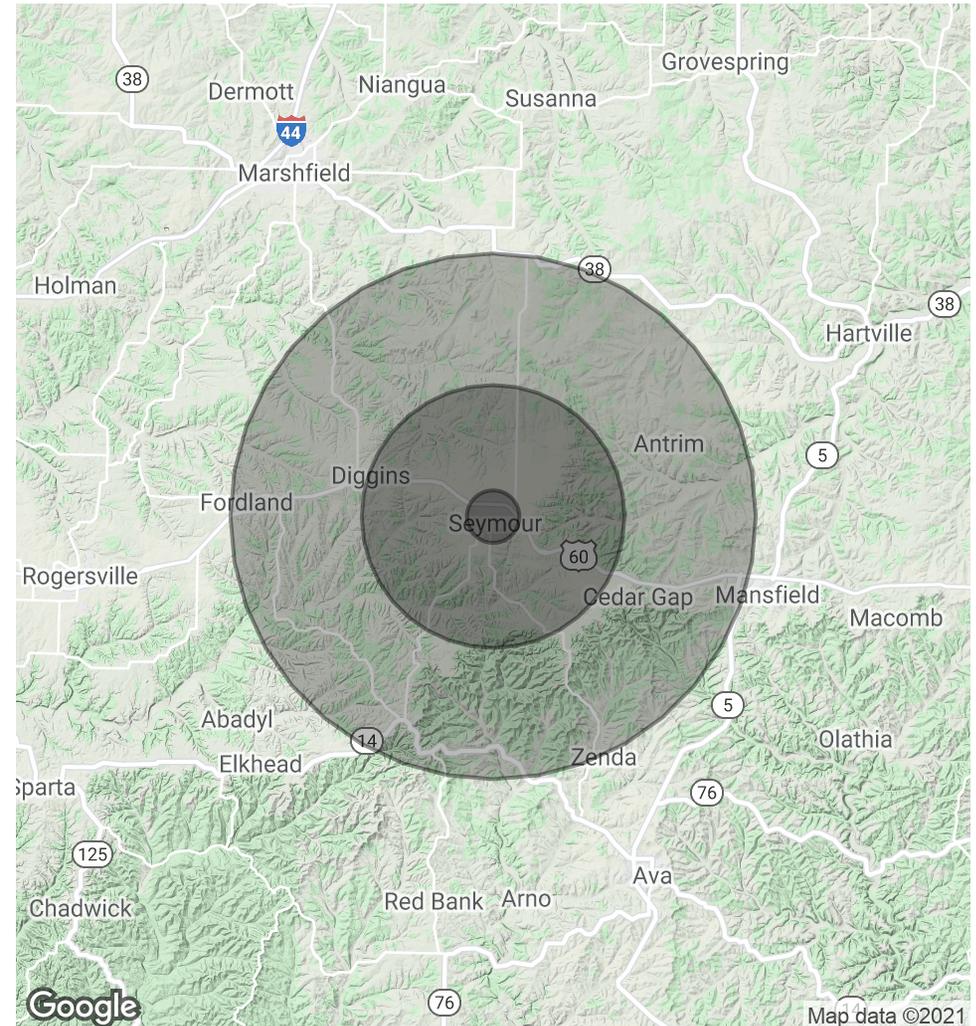
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	167	3,981	13,128
Average age	35.1	35.0	36.5
Average age (Male)	29.3	29.9	33.8
Average age (Female)	39.6	39.2	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	59	1,412	4,627
# of persons per HH	2.8	2.8	2.8
Average HH income	\$48,255	\$48,709	\$47,643
Average house value	\$113,074	\$117,246	\$132,147

* Demographic data derived from 2010 US Census



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