

611 Pawnee Street

Clinton, MO 64735

For Sale



Property Info

- 12,727 SF building on 1.10 acres
 - Rare Shorter Depth to allow for subdivision
 - Depth: approx 80'
- Zoning: C-3 (General Commercial District)
- 64+/- Parking Spaces
- Located near the major intersection of E. Ohio Street & Hwy 7/13/52 with 27,258 VPD at the intersection.
- Nearby businesses include B&B Theatres, Summers Pharmacy, Aldi (coming soon), Walmart, Tractor Supply, Westlake Ace Hardware, Dollar Tree, O'Reilly Auto Parts, Walgreens, Auto Zone Auto Parts, and more!
- 2023 Taxes: \$17,525.07

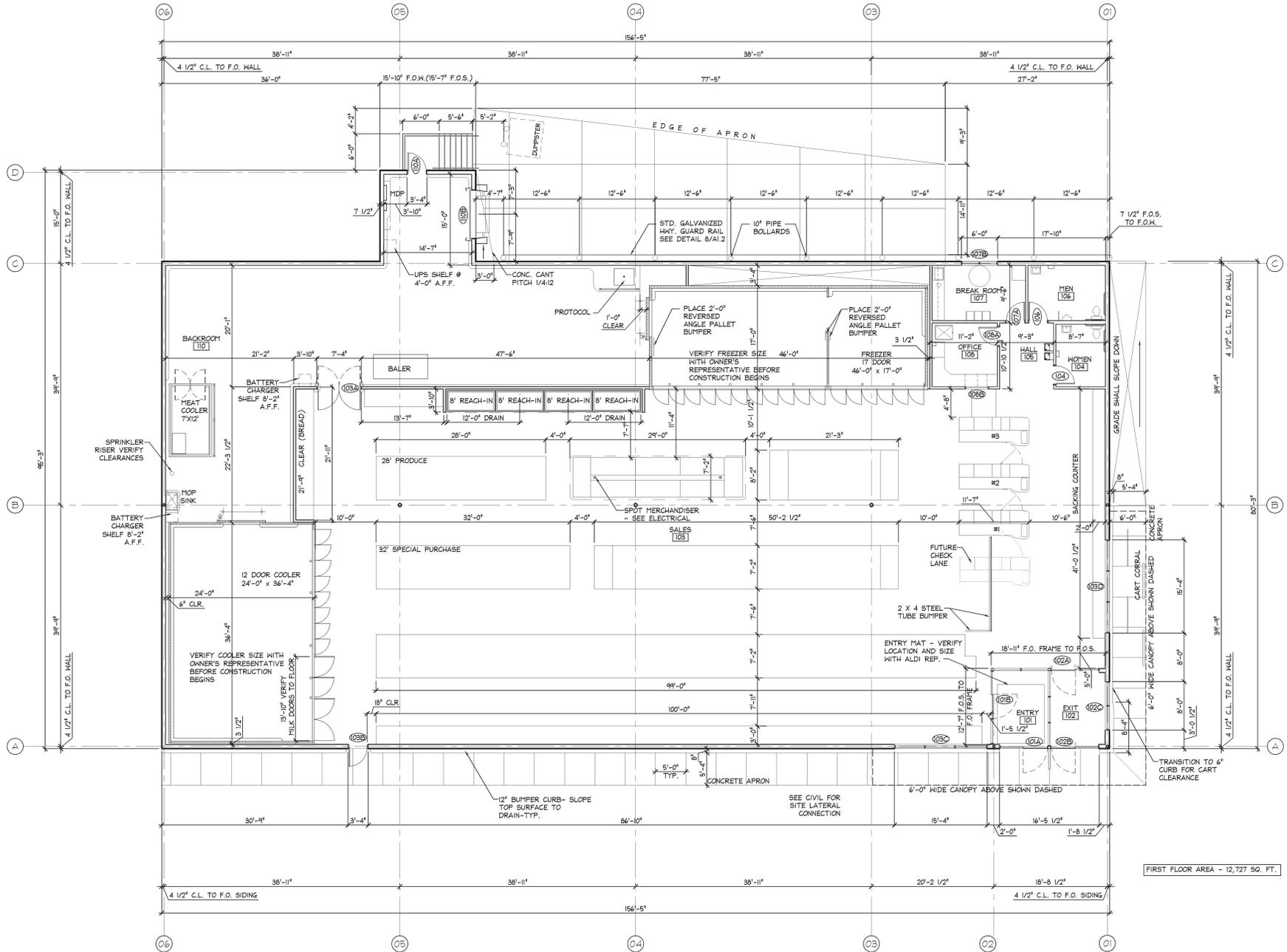
Demographics	1 Mile	3 Miles	5 Miles
Population Density	9,940	10,719	13,657
Households	4,330	4,641	5,864
Average Household Income	\$61,917	\$63,287	\$64,751



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Clinton, the county seat for Henry County, is located at the intersection of three major highways: US Route 7, Missouri Route 13, and Missouri Route 52. It's about 75 miles southeast of Kansas City, making it accessible to a larger metropolitan area while still offering the charm of a small town.

With a population of around 9,000 people, it has a welcoming atmosphere, making it an attractive place for those who enjoy a close-knit community and a slower pace of life.

The family-friendly community hosts events such as the annual Olde Glory Days celebration and the Truman Lake Festival.

Disclaimer: The information provided herein is believed to be reliable, but we cannot guarantee its accuracy or completeness. We have not independently verified the information, and make no warranty, representation, or guarantee, either expressed or implied, as to its reliability, suitability, or availability. Any projections, opinions, assumptions, or estimates provided are for illustrative purposes only and do not necessarily reflect the current or future performance of the property. It is recommended that you and your advisors conduct an independent investigation of the property to ensure it meets your needs. Any photos and logos featured are the property of their respective owners, and their unauthorized use is prohibited.

Major Employers



As one of the largest employers in the area, Golden Valley Memorial Healthcare operates a hospital and several clinics, offering a wide range of medical services.

GVMH has approximately 950 employees.



Schreiber Foods operates a dairy production plant in Clinton, where they produce various dairy products such as cheese and yogurt. The plant provides many jobs in manufacturing, logistics, and support roles.

Schreiber Foods in Clinton has approximately 400 employees.