

501 S Kingshighway
Cape Girardeau, MO 63703



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MLS# MIS26024309



\$2,395,000

Positioned along one of Cape Girardeau's most heavily trafficked commercial corridors, 501 S Kingshighway presents a rare opportunity to acquire a large-format retail/warehouse building with significant redevelopment upside. Formerly occupied by Tractor Supply and currently home to the Habitat for Humanity ReStore, the property offers approximately 20,000 square feet of flexible space on nearly 3 acres of paved land. The building features a functional layout suitable for a variety of commercial or light industrial uses, including retail, showroom, distribution, or service-oriented concepts. With an existing loading dock, 800-amp electrical service, and fire sprinkler system already in place, the property provides a strong foundation for repositioning or adaptive reuse. While the improvements would benefit from renovation, this creates an attractive value-add opportunity for investors or owner-users seeking to customize a highly visible and accessible site. The expansive paved lot, along with a secure fenced and gated outdoor storage area, further enhances the property's versatility. This offering represents a compelling opportunity to redevelop or reposition a well-located asset in a growing regional trade hub.



Matthew Huber
Phone: (573) 334-5200
Lorimont L.C.
Office: (573) 334-5200

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