



**2025 DEMOGRAPHICS**  
 3 Mile | 5 Miles | 10 Miles

**Population**  
 17,743 | 20,278 | 30,034

**Daytime Population**  
 12,115 | 13,970 | 20,094

**Median Household Income**  
 \$61,253 | \$63,538 | \$67,562

# LAND FOR GROUND LEASE

4839 McMasters Avenue | Hannibal, Missouri 63401  
 27,008 SF (0.62 Acres) | Lease Rate: \$70,000/Year, NNN

**PROPERTY DETAILS**

Outlot adjoining new Pizza Hut delivery unit (not included)  
 Pad ready with utilities and stormwater infrastructure in place

Across the street from Hannibal High School and Hannibal LaGrange University

Area businesses include Walmart, Lowe's, Taco Bell, Arby's, Burger King, McDonald's, Farm & Home Supply, Tractor Supply & more

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# Survey



Adjoining Pizza Hut Not Included