



# FORMER US BANK OFFICE BUILDING SITE FOR SALE | 3615 W. Broadway Boulevard, Sedalia, MO



## Sale Price: \$2,000,000 | 31,823 SF Building on 4.63 Acres

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,310	19,177	29,292
Avg. Household Income	\$61,203	\$86,322	\$85,352

- 3 story US Bank building on W. Broadway Boulevard in Sedalia, MO
- Basement space included in full square footage
- 4.63 acre lot prime for redevelopment
- Currently Zoned Commercial
- 114 +/- parking spaces currently on the property



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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FIRST FLOOR & EXTERIOR PHOTOS



SECOND FLOOR PHOTOS





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## THIRD FLOOR PHOTOS

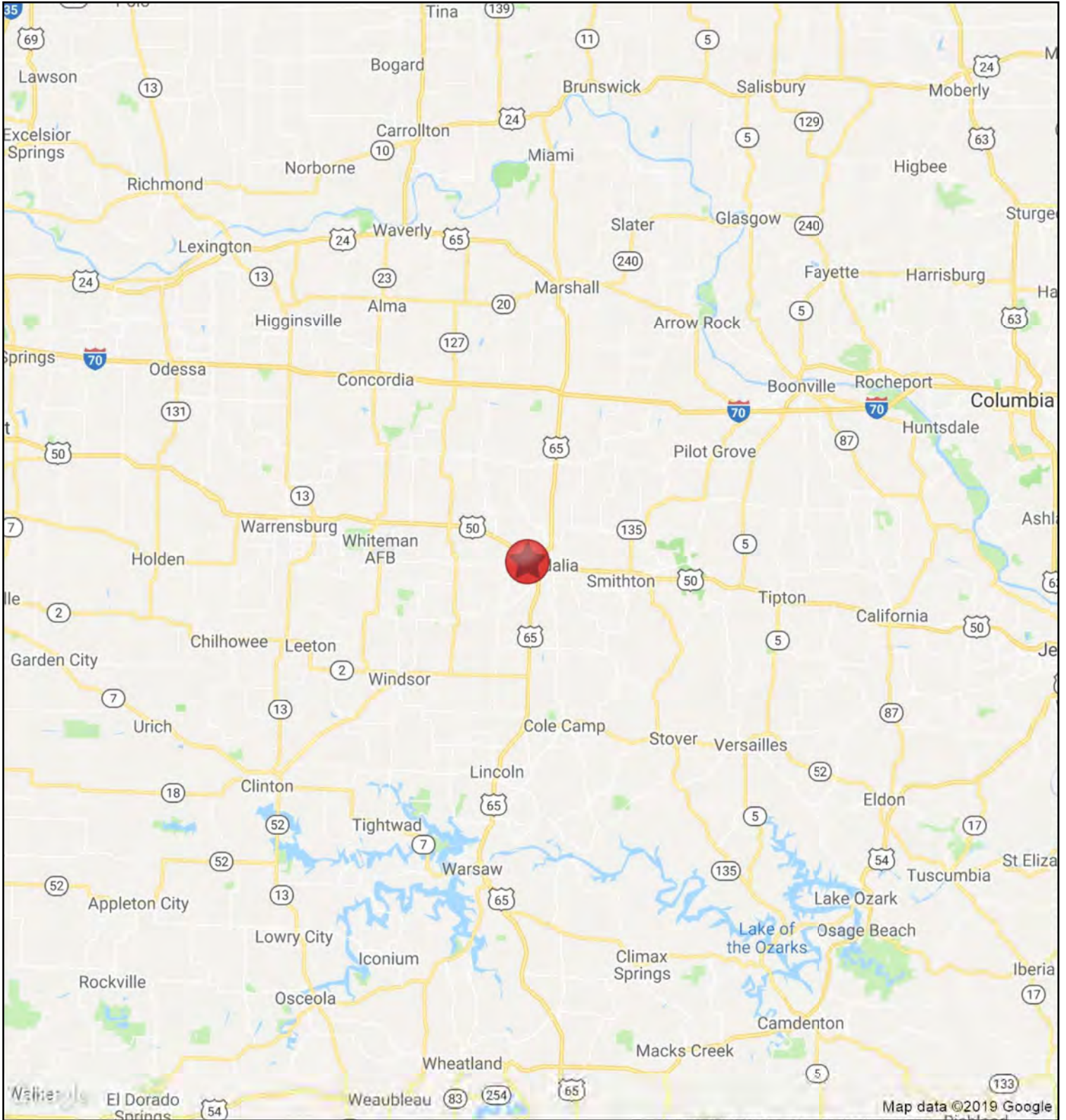


**BASEMENT PHOTOS**



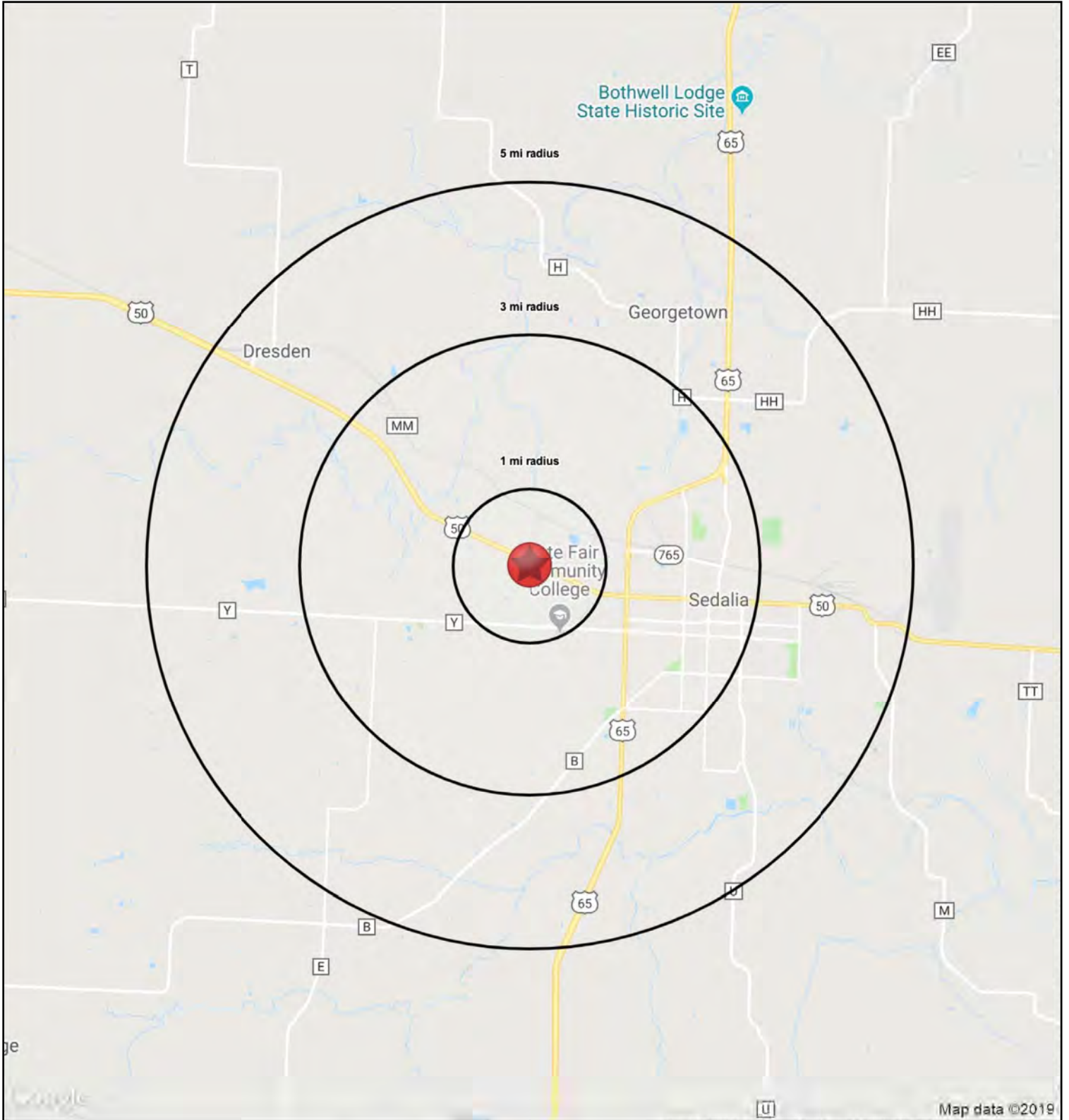


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3615 W Broadway Blvd Sedalia, MO 65301	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,310	19,177	29,292
2028 Projected Population	3,389	18,898	28,953
2020 Census Population	3,257	19,188	29,272
2010 Census Population	2,624	18,436	28,402
Projected Annual Growth 2023 to 2028	0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	2.0%	0.3%	0.2%
2023 Median Age	38.0	35.5	35.9
<b>Households</b>			
2023 Estimated Households	1,538	7,880	11,806
2028 Projected Households	1,568	7,700	11,581
2020 Census Households	1,511	7,807	11,676
2010 Census Households	1,244	7,531	11,402
Projected Annual Growth 2023 to 2028	0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2023	1.8%	0.4%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	81.2%	80.9%	82.2%
2023 Estimated Black or African American	3.8%	5.3%	4.9%
2023 Estimated Asian or Pacific Islander	3.0%	1.7%	1.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.4%
2023 Estimated Other Races	11.7%	11.7%	11.0%
2023 Estimated Hispanic	8.4%	11.5%	10.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$61,203	\$86,322	\$85,352
2023 Estimated Median Household Income	\$45,174	\$61,653	\$58,694
2023 Estimated Per Capita Income	\$28,751	\$35,726	\$34,609
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.3%	4.3%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	6.2%	9.1%	8.5%
2023 Estimated High School Graduate	37.5%	35.1%	35.9%
2023 Estimated Some College	21.4%	20.5%	21.5%
2023 Estimated Associates Degree Only	11.3%	11.8%	11.4%
2023 Estimated Bachelors Degree Only	12.3%	10.9%	10.8%
2023 Estimated Graduate Degree	5.9%	8.5%	7.9%
<b>Business</b>			
2023 Estimated Total Businesses	244	1,038	1,244
2023 Estimated Total Employees	3,579	12,592	16,290
2023 Estimated Employee Population per Business	14.7	12.1	13.1
2023 Estimated Residential Population per Business	13.6	18.5	23.6

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