

# HAWTHORNE POINT PAD SITES

13 Highway & Hawthorne Blvd., Warrensburg, Missouri



## FOUR PAD SITES TOTALING 3.47 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,280	21,125	25,795
Avg. Household Income	\$81,079	\$64,964	\$66,755

- Four Pad Sites For Sale
- Build-to-suit
- Prime location
- Pad site ready
- All utilities on site
- Co-tenants include Aldi, Zaxby's, AMC Theatres, Marshalls, Shoe Sensation, and Buffalo Wild Wings



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

AERIAL



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## DRONE PHOTOS



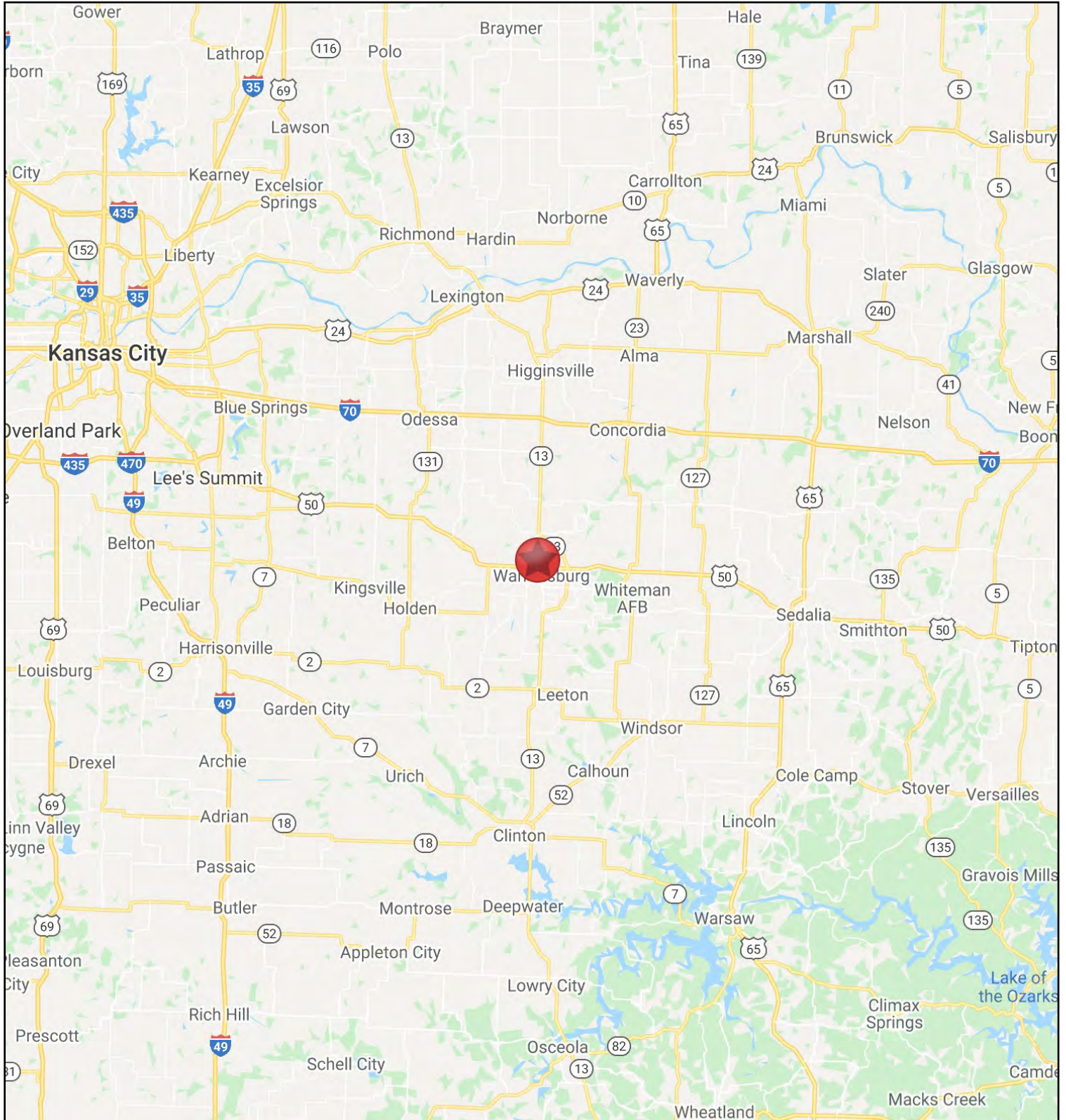
## PHOTOS





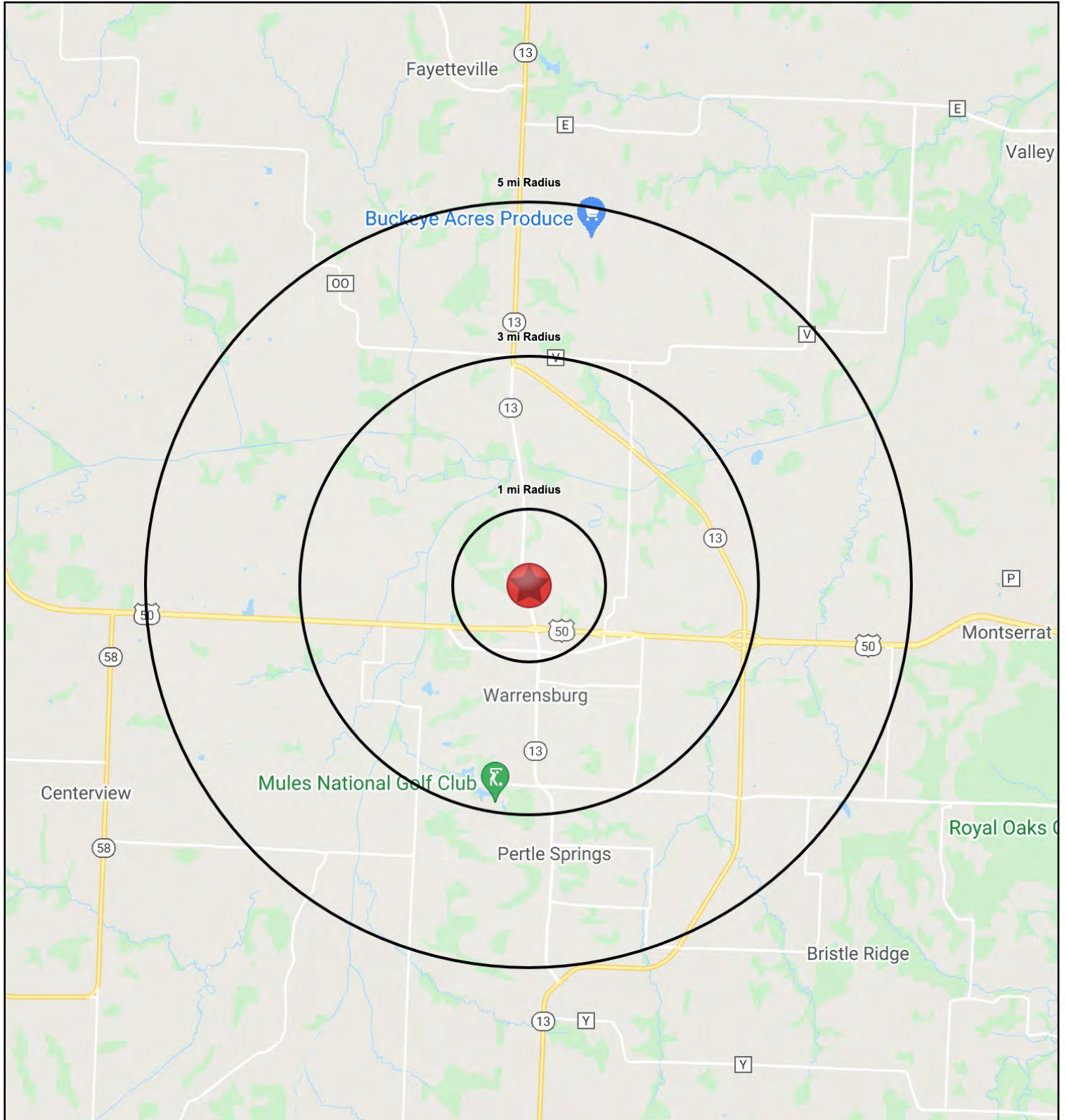
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302 Simpson Court Warrensburg, MO 64093	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	2,280	21,125	25,795
2026 Projected Population	2,436	22,134	27,092
2010 Census Population	1,878	19,477	24,166
2000 Census Population	1,438	17,167	21,236
Projected Annual Growth 2021 to 2026	1.4%	1.0%	1.0%
Historical Annual Growth 2000 to 2021	2.8%	1.1%	1.0%
2021 Median Age	35.1	28.6	29.6
<b>Households</b>			
2021 Estimated Households	909	7,883	9,717
2026 Projected Households	953	8,137	10,049
2010 Census Households	737	7,044	8,820
2000 Census Households	600	6,274	7,827
Projected Annual Growth 2021 to 2026	1.0%	0.6%	0.7%
Historical Annual Growth 2000 to 2021	2.5%	1.2%	1.2%
<b>Race and Ethnicity</b>			
2021 Estimated White	88.3%	83.6%	84.4%
2021 Estimated Black or African American	4.9%	8.3%	7.6%
2021 Estimated Asian or Pacific Islander	2.2%	3.2%	2.9%
2021 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
2021 Estimated Other Races	3.9%	4.4%	4.5%
2021 Estimated Hispanic	4.5%	4.8%	4.8%
<b>Income</b>			
2021 Estimated Average Household Income	\$81,079	\$64,964	\$66,755
2021 Estimated Median Household Income	\$69,631	\$55,873	\$58,272
2021 Estimated Per Capita Income	\$32,516	\$24,921	\$25,714
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.3%	2.1%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.0%	3.1%
2021 Estimated High School Graduate	26.8%	25.1%	26.4%
2021 Estimated Some College	23.3%	22.6%	22.9%
2021 Estimated Associates Degree Only	7.3%	7.7%	7.4%
2021 Estimated Bachelors Degree Only	20.3%	21.6%	20.8%
2021 Estimated Graduate Degree	18.1%	17.8%	17.4%
<b>Business</b>			
2021 Estimated Total Businesses	173	707	762
2021 Estimated Total Employees	2,080	9,812	10,270
2021 Estimated Employee Population per Business	12.0	13.9	13.5
2021 Estimated Residential Population per Business	13.2	29.9	33.8