



24 HIGHWAY RETAIL BUILDING

11525 E. US 24 Highway Independence, MO



SALE PRICE: \$450,000 | 3,500 SF BUILDING

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 9,837 | 55,360 | 140,847 |
| Avg. Household Income | \$53,954 | \$73,237 | \$73,236 |

- Great location for C-Store or other adaptive retail
- Laundromat is moving
- Complete rehab in 2022
- New roof, plumbing, interior, electric, and parking lot

PLEASE DO NOT DISTURB CURRENT TENANT



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

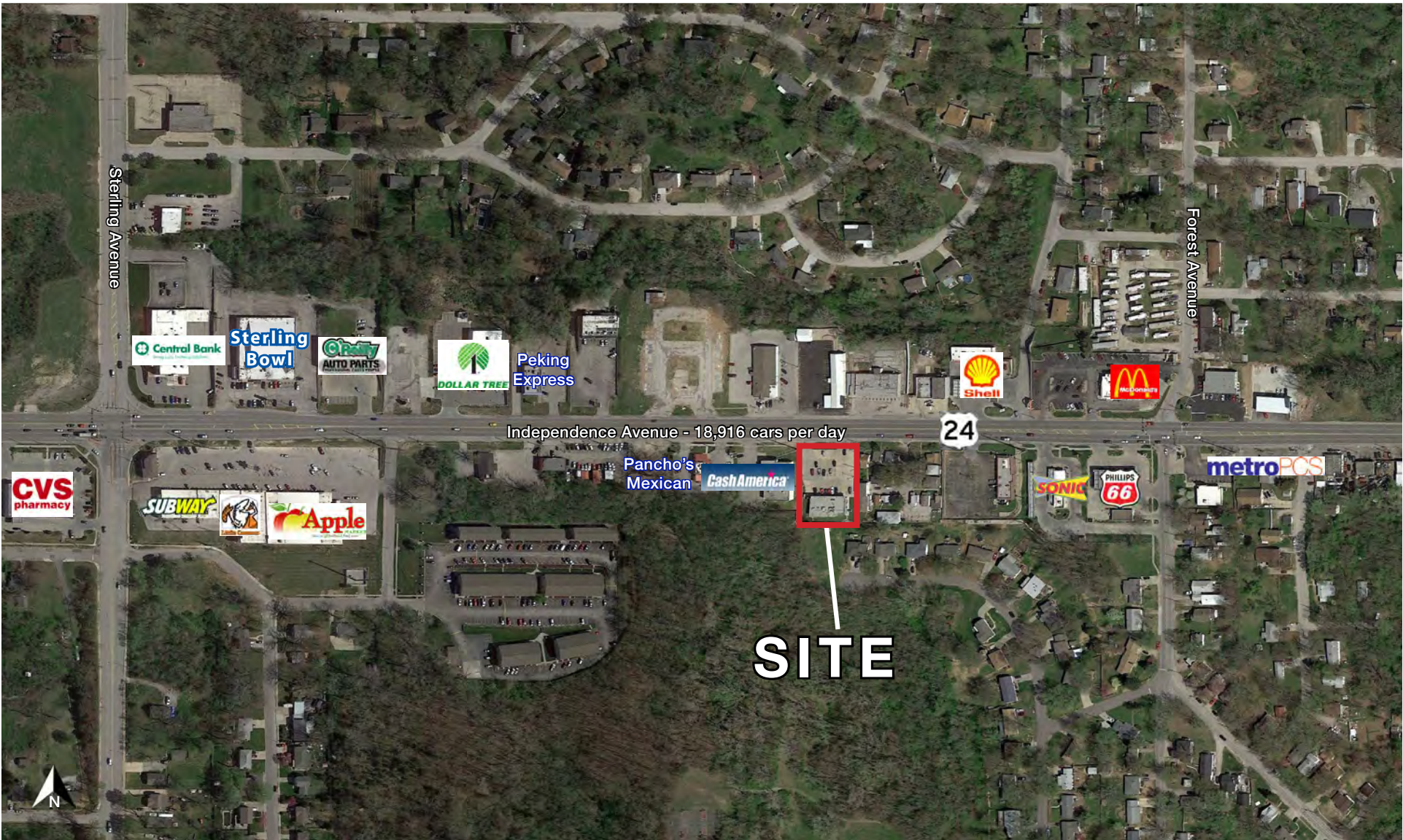




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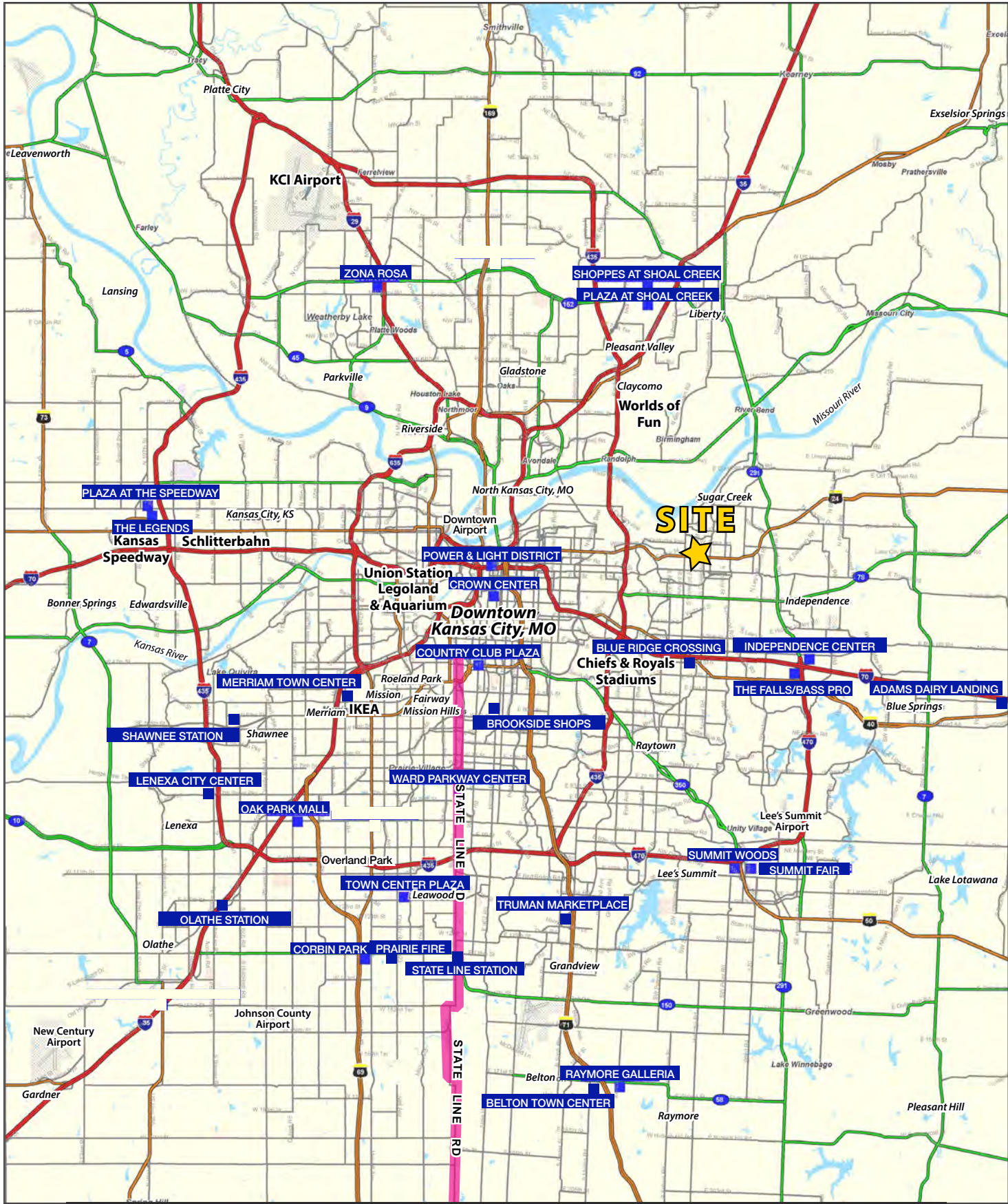
11525 E. US 24 Highway Independence, MO

AERIAL



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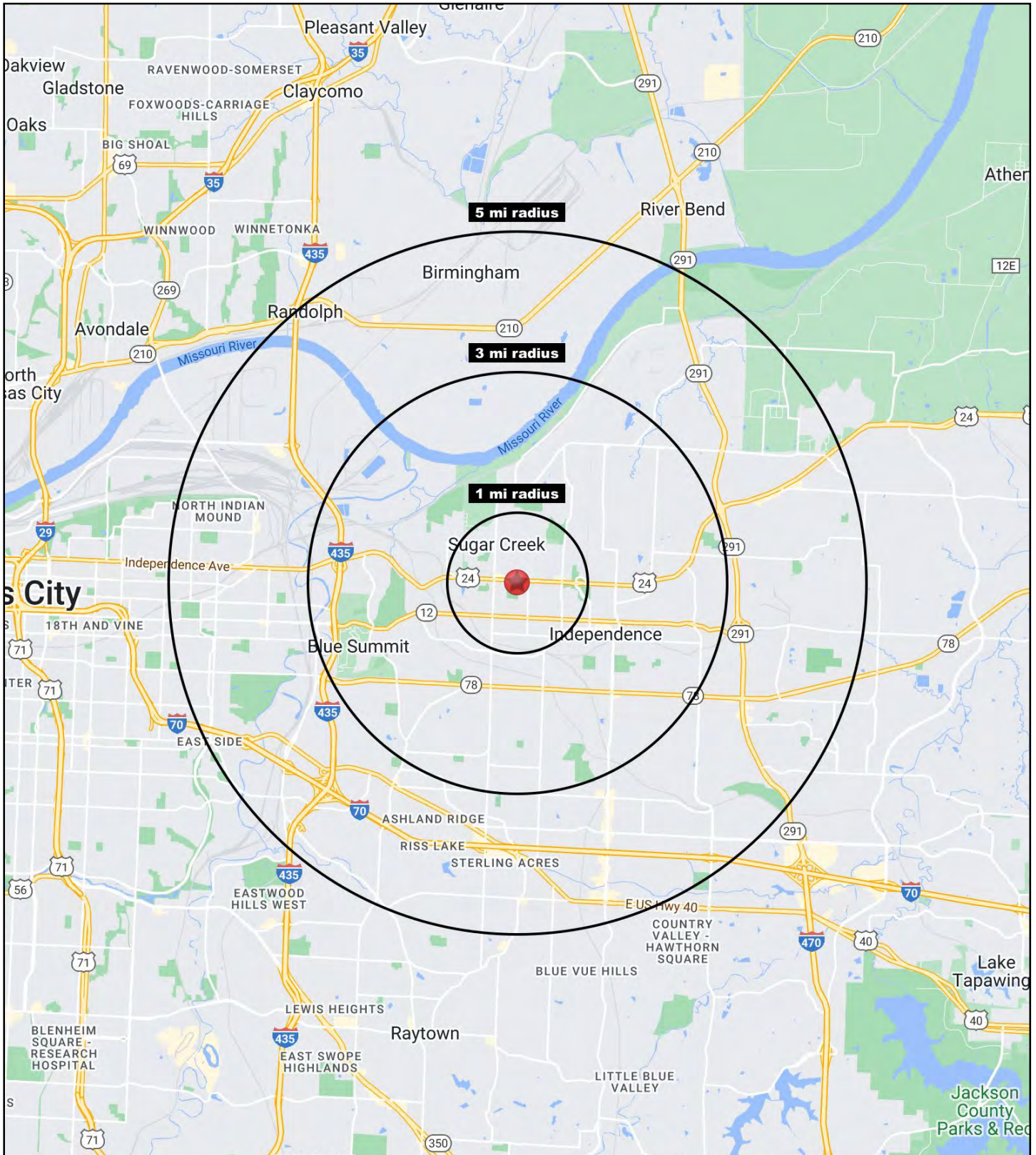
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| 11525 E. US 24 Highway Independence, MO 64054 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 9,837 | 55,360 | 140,847 |
| 2028 Projected Population | 9,989 | 55,637 | 142,343 |
| 2020 Census Population | 9,658 | 55,018 | 140,456 |
| 2010 Census Population | 9,542 | 54,158 | 137,727 |
| Projected Annual Growth 2023 to 2028 | 0.3% | 0.1% | 0.2% |
| Historical Annual Growth 2010 to 2023 | 0.2% | 0.2% | 0.2% |
| 2023 Median Age | 39.8 | 37.8 | 37.1 |
| Households | | | |
| 2023 Estimated Households | 4,232 | 23,312 | 57,237 |
| 2028 Projected Households | 4,253 | 23,118 | 57,096 |
| 2020 Census Households | 4,104 | 22,894 | 56,458 |
| 2010 Census Households | 4,081 | 22,634 | 55,251 |
| Projected Annual Growth 2023 to 2028 | - | -0.2% | - |
| Historical Annual Growth 2010 to 2023 | 0.3% | 0.2% | 0.3% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 74.7% | 73.4% | 65.8% |
| 2023 Estimated Black or African American | 11.4% | 11.4% | 15.0% |
| 2023 Estimated Asian or Pacific Islander | 1.3% | 1.1% | 2.3% |
| 2023 Estimated American Indian or Native Alaskan | 0.5% | 0.6% | 0.6% |
| 2023 Estimated Other Races | 12.2% | 13.4% | 16.3% |
| 2023 Estimated Hispanic | 12.6% | 13.9% | 17.2% |
| Income | | | |
| 2023 Estimated Average Household Income | \$53,954 | \$73,237 | \$73,236 |
| 2023 Estimated Median Household Income | \$46,656 | \$53,502 | \$55,146 |
| 2023 Estimated Per Capita Income | \$23,529 | \$30,972 | \$29,842 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 2.9% | 3.0% | 4.7% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 12.0% | 8.9% | 8.6% |
| 2023 Estimated High School Graduate | 35.6% | 38.6% | 37.7% |
| 2023 Estimated Some College | 25.3% | 24.8% | 22.9% |
| 2023 Estimated Associates Degree Only | 6.3% | 7.9% | 8.5% |
| 2023 Estimated Bachelors Degree Only | 12.2% | 11.3% | 11.5% |
| 2023 Estimated Graduate Degree | 5.6% | 5.5% | 6.2% |
| Business | | | |
| 2023 Estimated Total Businesses | 241 | 1,529 | 4,189 |
| 2023 Estimated Total Employees | 2,069 | 11,841 | 47,082 |
| 2023 Estimated Employee Population per Business | 8.6 | 7.7 | 11.2 |
| 2023 Estimated Residential Population per Business | 40.8 | 36.2 | 33.6 |

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