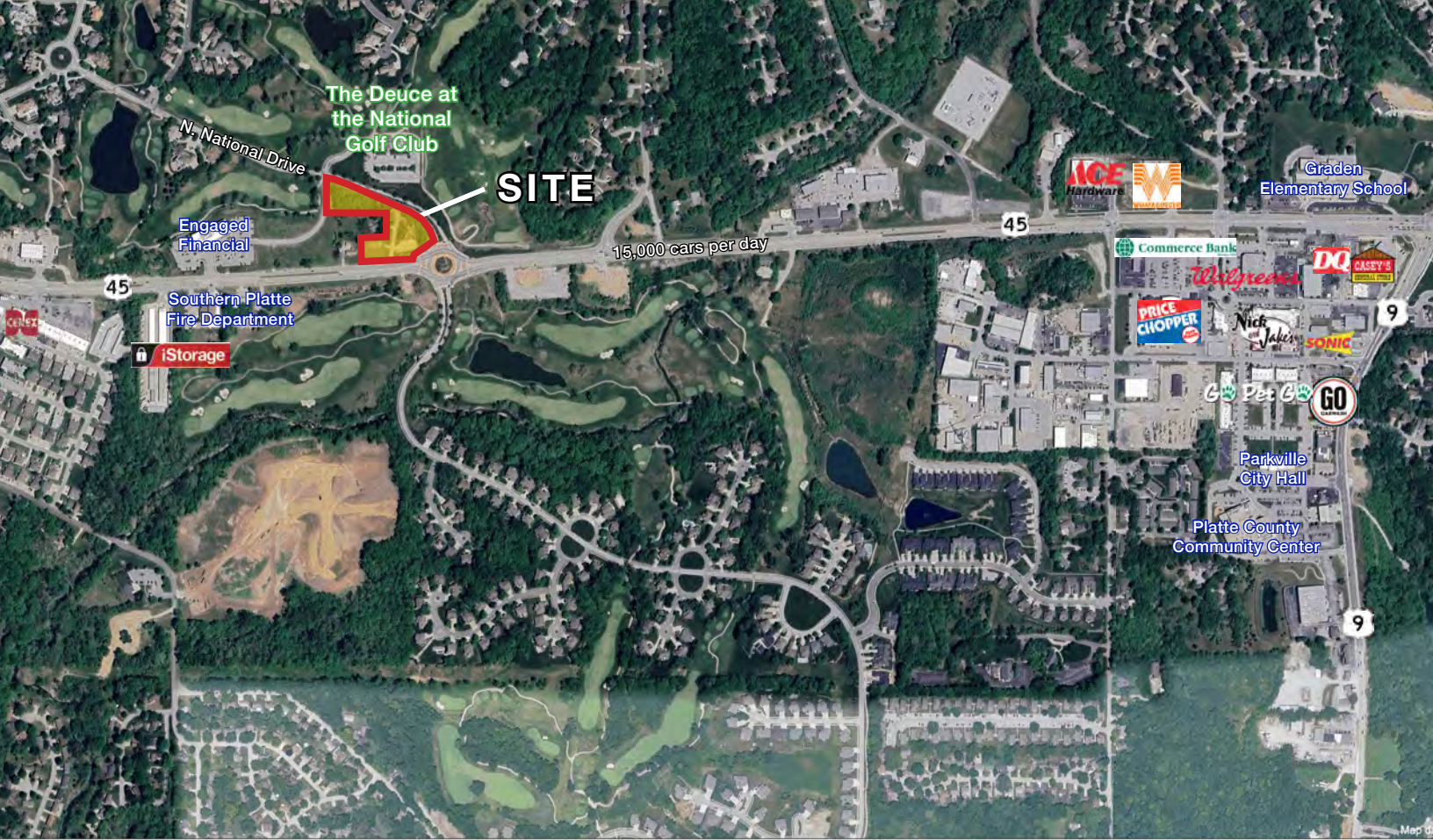




# 2.6 ACRES FOR SALE

## 45 Highway & National Drive (NWC), Parkville, MO



### ALL OFFERS CONSIDERED! | 113,387 SF/2.603 ACRES

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,137	39,563	82,189
Avg. Household Income	\$170,607	\$163,506	\$136,267

- Located at the entrance to The Deuce at the National Golf Club along 45 Highway
- Zoned B-4 Commercial
- Utilities to site
- Approved for up to 4,961 SF building or 9,922 SF two story building
- 45 Highway carries over 15,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*  
**JODY MINDER | 816.916.4039 | [jminder@blockandco.com](mailto:jminder@blockandco.com)**

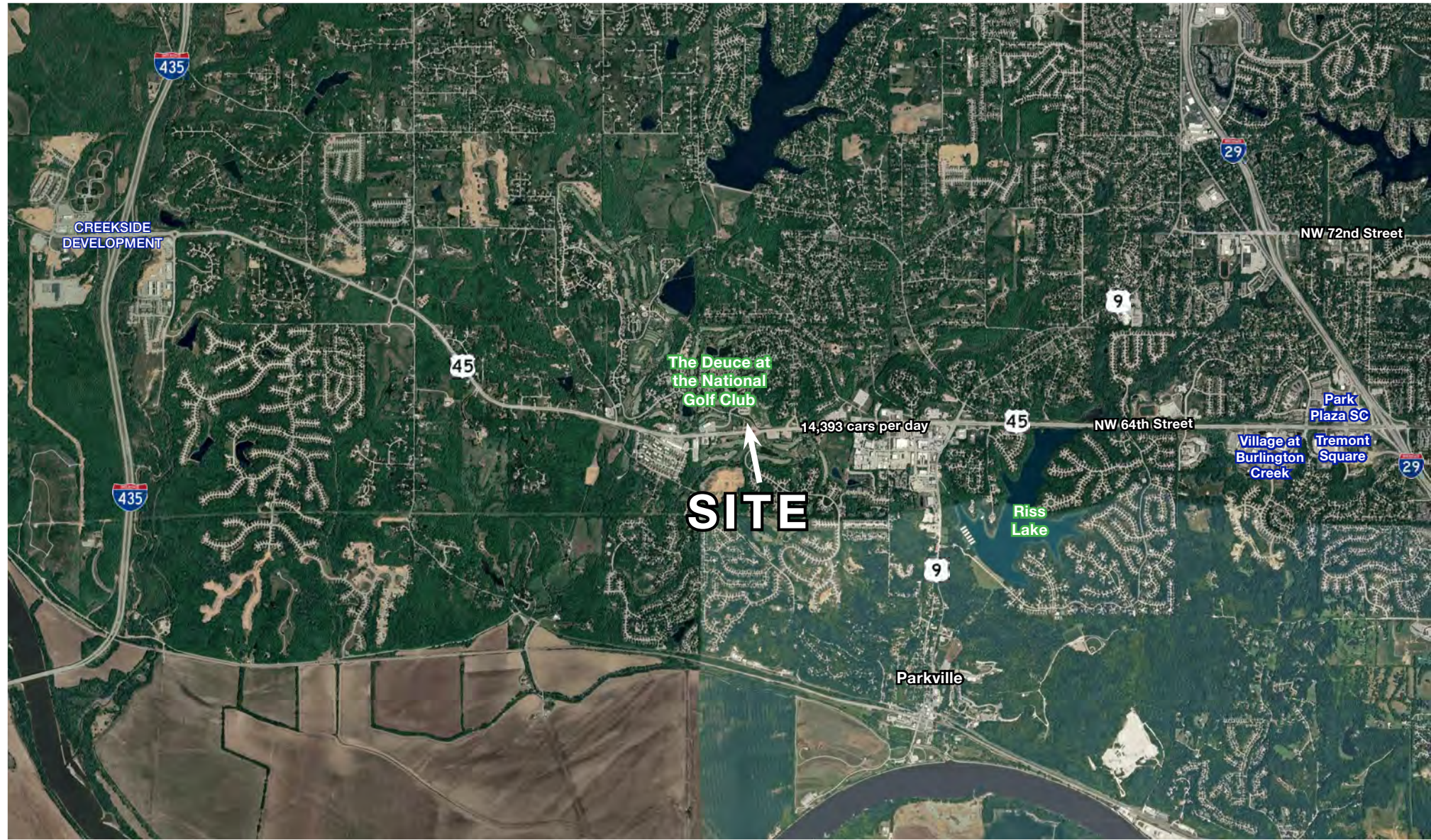




# 2.6 ACRES FOR SALE

## 45 Highway & National Drive (NWC), Parkville, MO

AERIAL

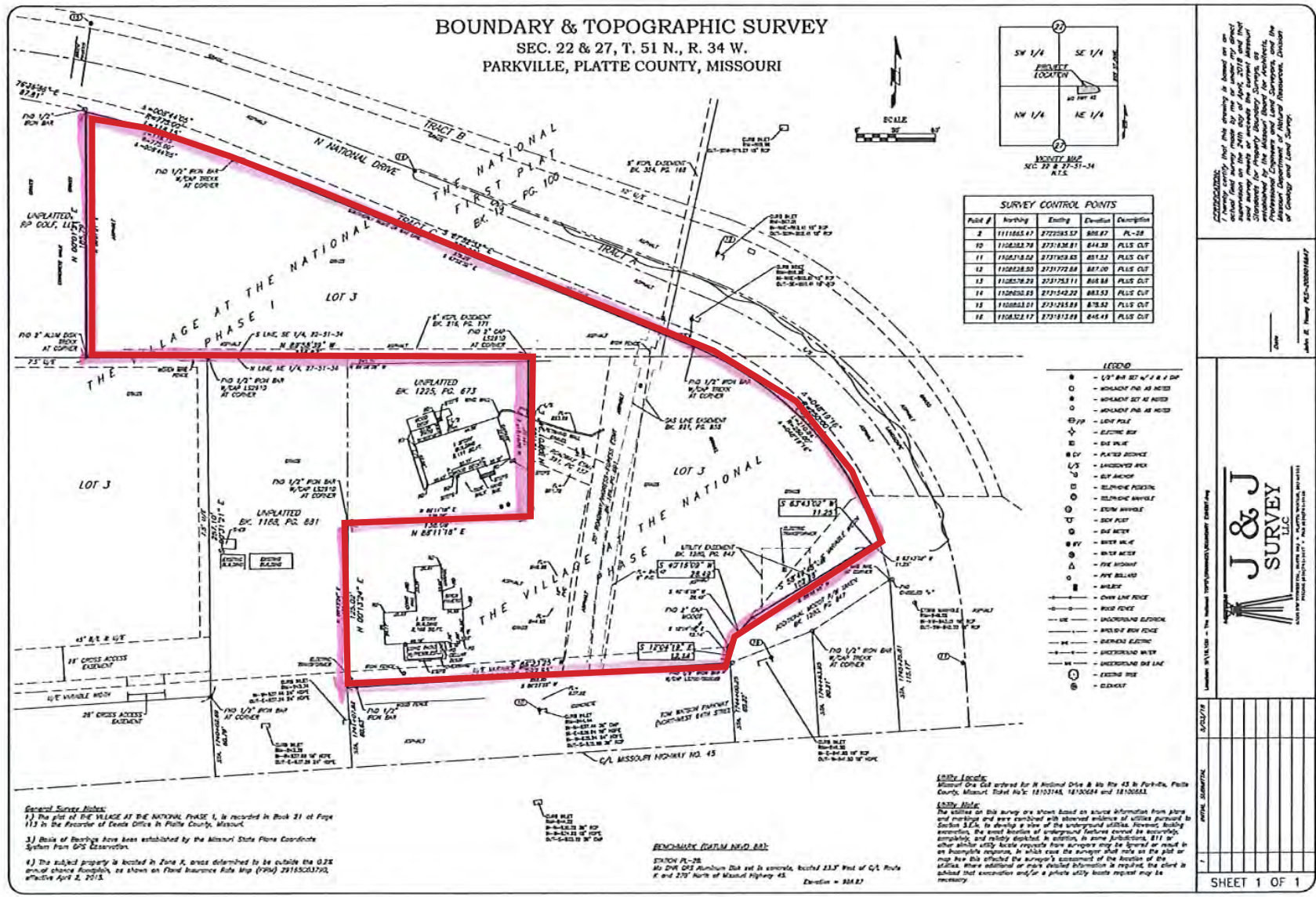




# 2.6 ACRES FOR SALE

## 45 Highway & National Drive (NWC), Parkville, MO

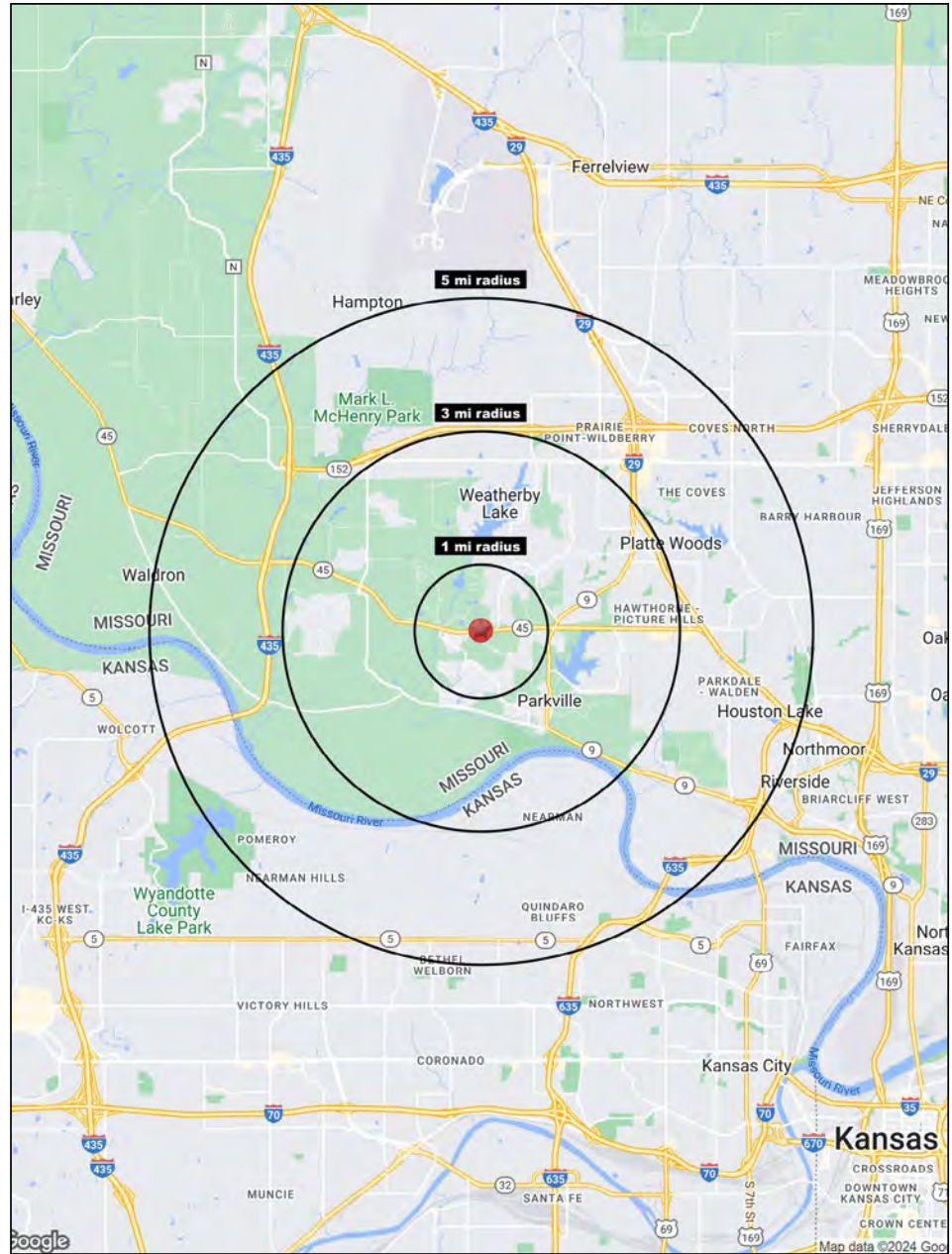
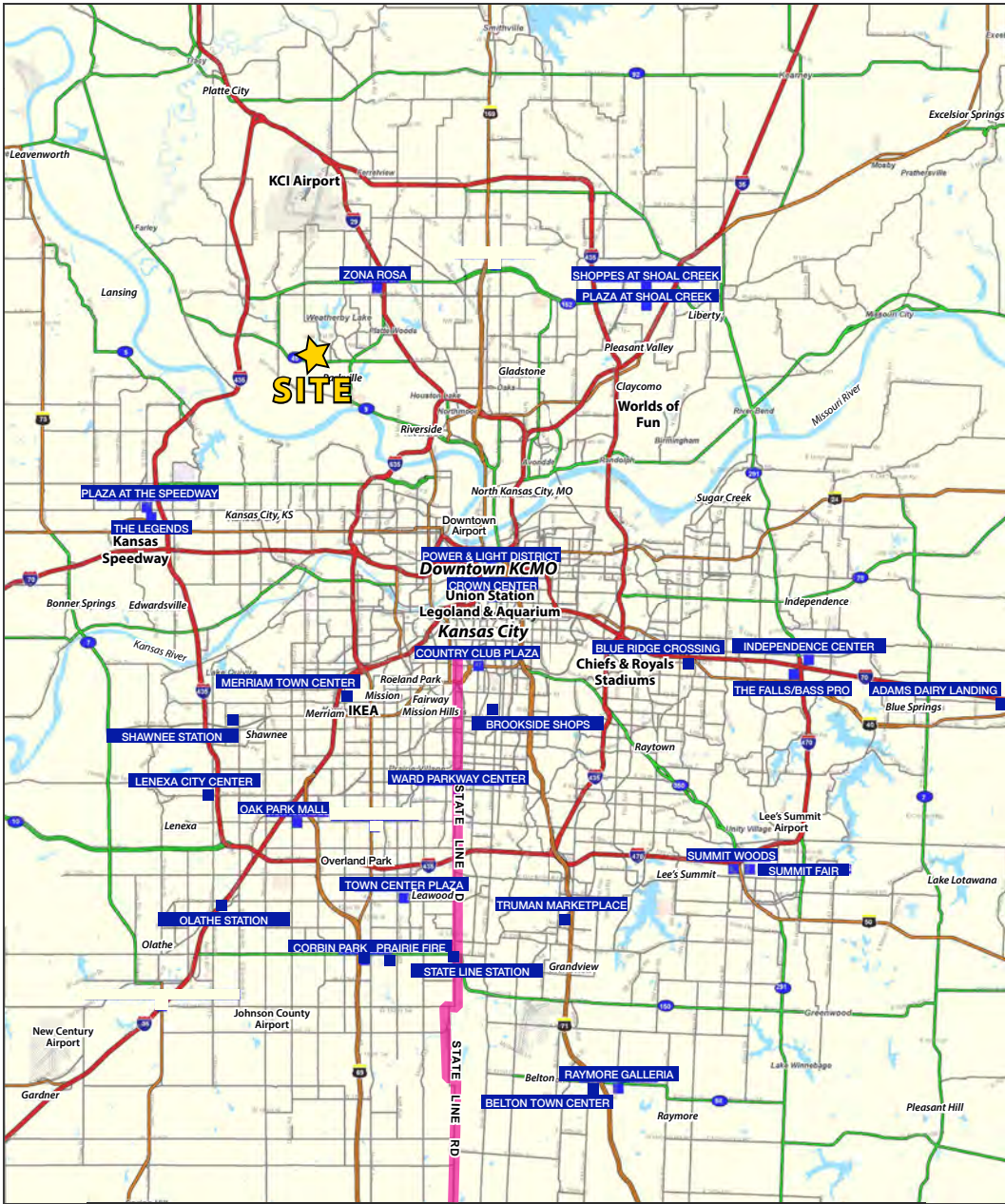
### SURVEY





# 2.6 ACRES FOR SALE

## 45 Highway & National Drive (NWC), Parkville, MO



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# 2.6 ACRES FOR SALE

## 45 Highway & National Drive (NWC), Parkville, MO

10316 NW 64th Street Kansas City, MO 64152	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	6,137	39,563	82,189
2028 Projected Population	6,596	44,115	88,383
2020 Census Population	5,543	36,507	78,200
2010 Census Population	4,975	30,240	66,986
Projected Annual Growth 2023 to 2028	1.5%	2.3%	1.5%
Historical Annual Growth 2010 to 2023	1.8%	2.4%	1.7%
2023 Median Age	37.7	39.7	38.6
<b>Households</b>			
2023 Estimated Households	2,286	14,454	32,662
2028 Projected Households	2,464	16,001	34,998
2020 Census Households	2,138	13,539	31,087
2010 Census Households	1,971	11,490	27,079
Projected Annual Growth 2023 to 2028	1.6%	2.1%	1.4%
Historical Annual Growth 2010 to 2023	1.2%	2.0%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.8%	81.6%	75.3%
2023 Estimated Black or African American	9.8%	6.7%	11.3%
2023 Estimated Asian or Pacific Islander	2.2%	4.3%	4.4%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	7.8%	7.1%	8.7%
2023 Estimated Hispanic	7.4%	6.8%	8.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$170,607	\$163,506	\$136,267
2023 Estimated Median Household Income	\$120,069	\$124,898	\$105,833
2023 Estimated Per Capita Income	\$63,562	\$59,824	\$54,235
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.6%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.0%	2.6%
2023 Estimated High School Graduate	21.0%	18.4%	20.5%
2023 Estimated Some College	19.6%	19.8%	21.0%
2023 Estimated Associates Degree Only	8.6%	6.7%	8.1%
2023 Estimated Bachelors Degree Only	29.8%	31.0%	28.2%
2023 Estimated Graduate Degree	18.2%	21.4%	18.0%
<b>Business</b>			
2023 Estimated Total Businesses	197	967	2,538
2023 Estimated Total Employees	1,772	10,349	27,324
2023 Estimated Employee Population per Business	9.0	10.7	10.8
2023 Estimated Residential Population per Business	31.1	40.9	32.4

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

