



FREESTANDING DRIVE THRU RESTAURANT

20130 E. Valley View Parkway, Independence, MO



SALE PRICE: \$1,150,000 | 3,026 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,043	48,358	127,698
Avg. Household Income	\$62,378	\$105,111	\$102,967

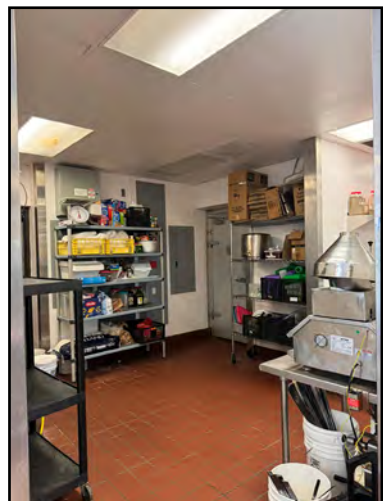
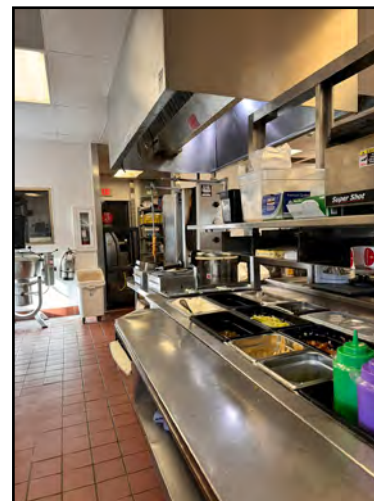
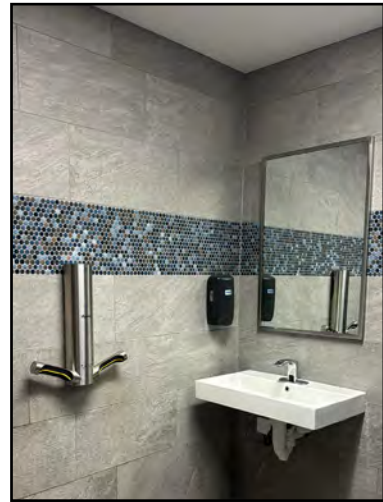
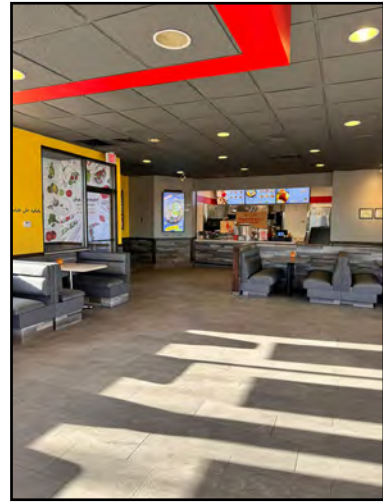
- 3,026 SF freestanding building on 1.18 acres
- Renovated in 2021
- Building will be vacant upon sale
- Located off I-70 & Little Blue Parkway
- All FF & E can remain

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For More Information Contact: *Exclusive Agent*
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PHOTOS





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20130 E. Valley View Parkway, Independence, MO

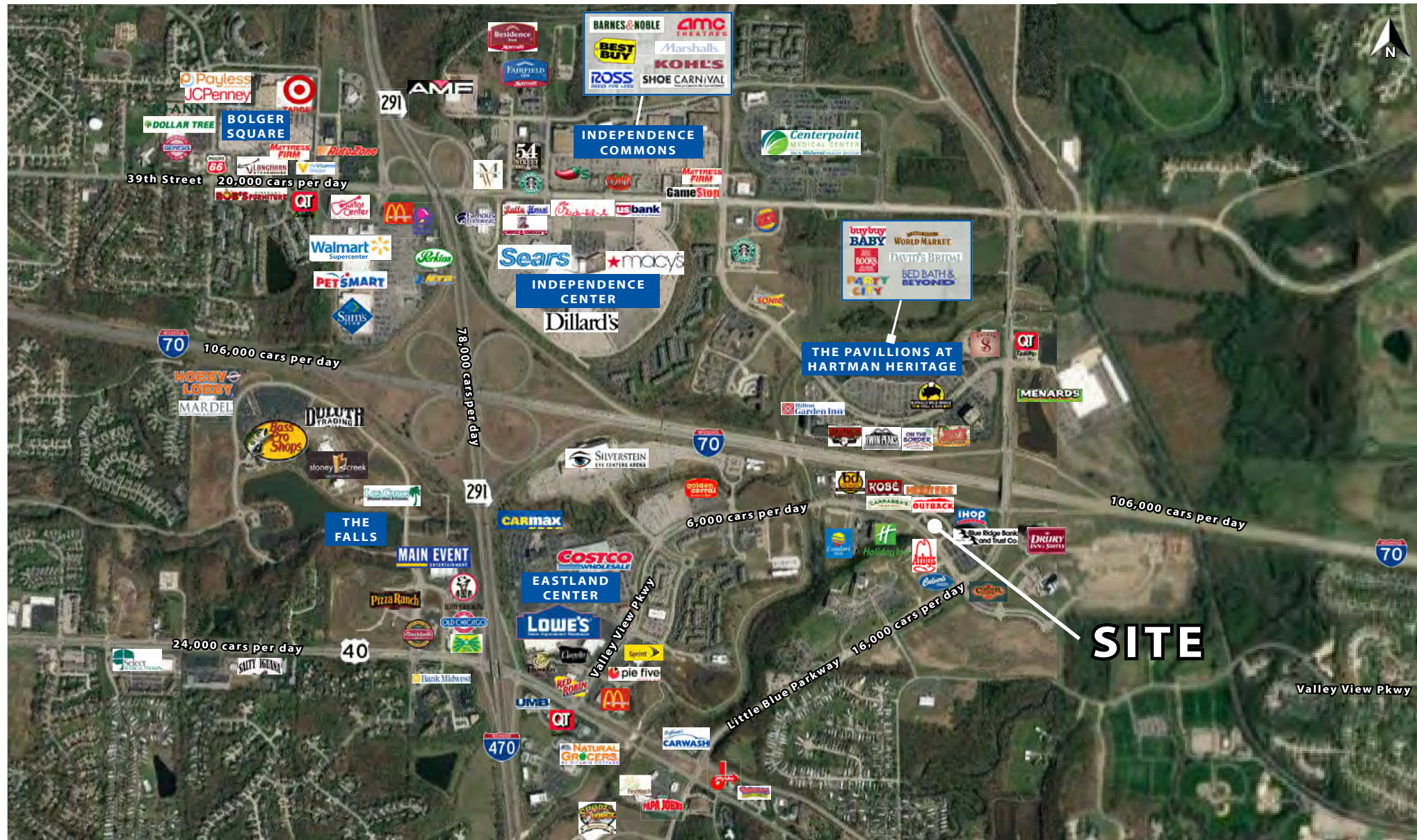
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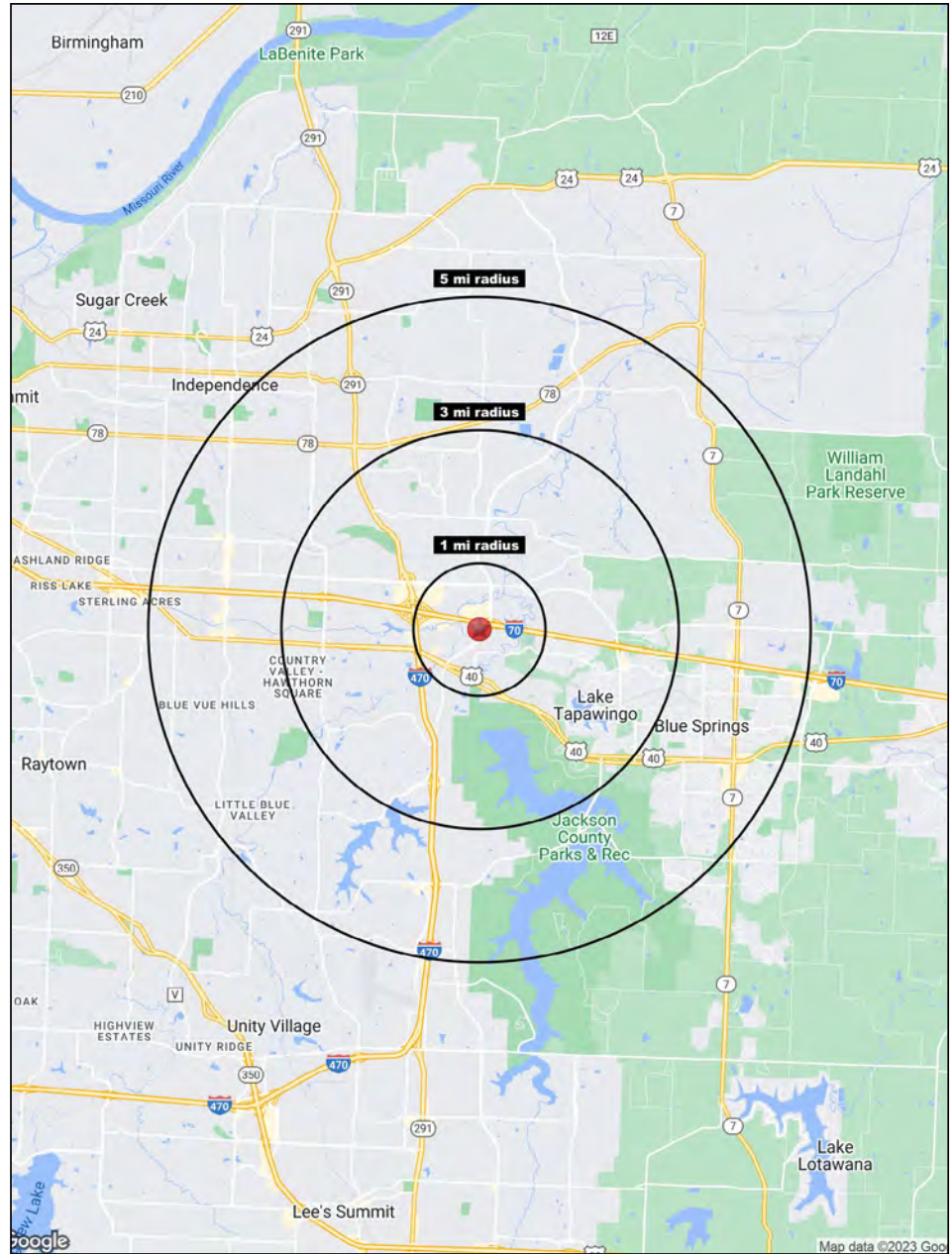
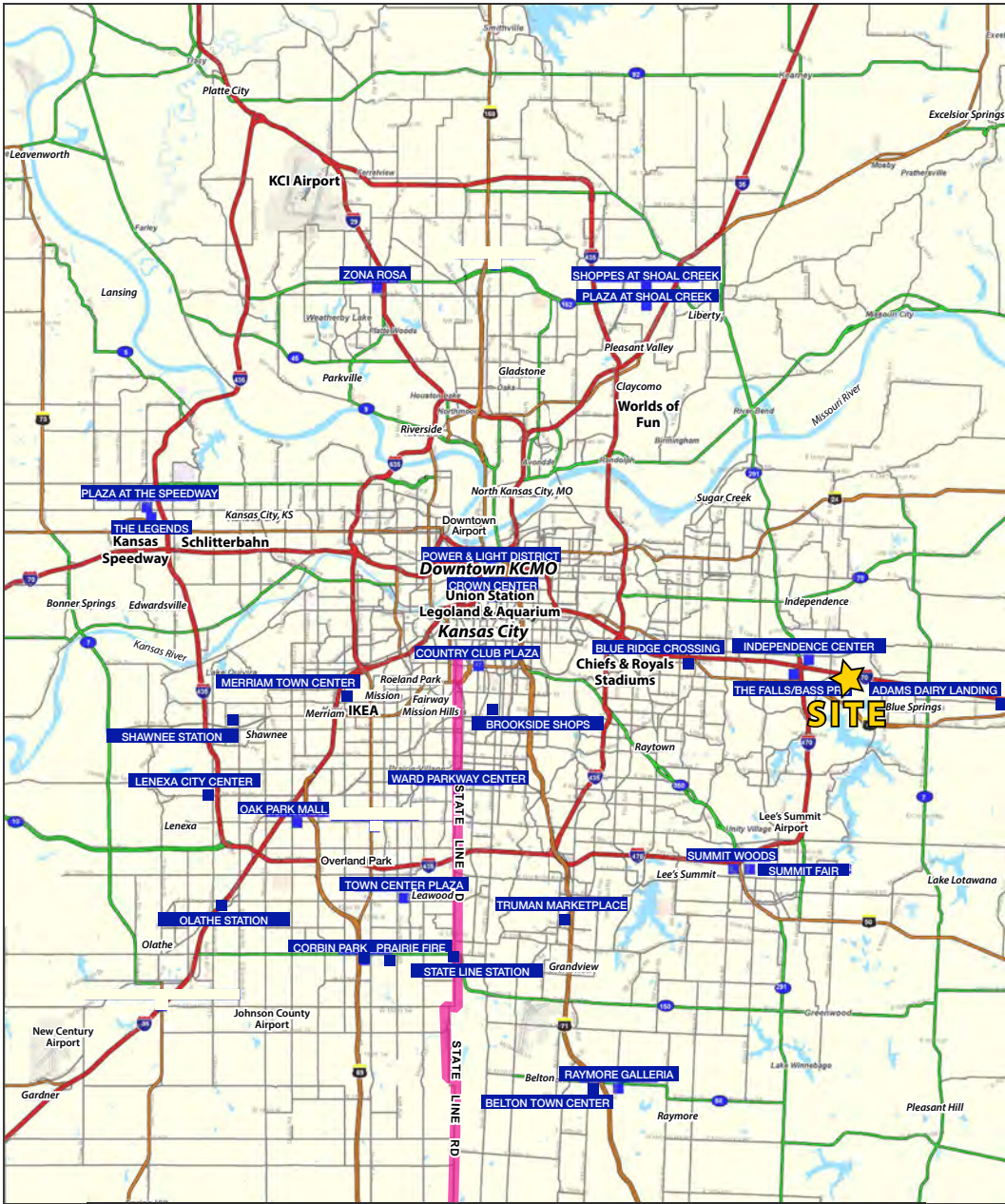
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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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20130 E. Valley View Parkway Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,043	48,358	127,698
2028 Projected Population	3,075	50,216	130,543
2020 Census Population	3,084	48,035	127,797
2010 Census Population	2,348	43,876	118,922
Projected Annual Growth 2023 to 2028	0.2%	0.8%	0.4%
Historical Annual Growth 2010 to 2023	2.3%	0.8%	0.6%
2023 Median Age	42.3	40.2	39.6
Households			
2023 Estimated Households	1,575	19,920	52,187
2028 Projected Households	1,575	20,436	52,651
2020 Census Households	1,574	19,526	51,572
2010 Census Households	1,032	17,827	47,943
Projected Annual Growth 2023 to 2028	-	0.5%	0.2%
Historical Annual Growth 2010 to 2023	4.1%	0.9%	0.7%
Race and Ethnicity			
2023 Estimated White	77.6%	76.5%	76.4%
2023 Estimated Black or African American	11.3%	12.3%	12.4%
2023 Estimated Asian or Pacific Islander	1.6%	2.3%	2.0%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	9.1%	8.6%	8.9%
2023 Estimated Hispanic	8.0%	7.4%	7.7%
Income			
2023 Estimated Average Household Income	\$62,378	\$105,111	\$102,967
2023 Estimated Median Household Income	\$52,238	\$81,629	\$78,014
2023 Estimated Per Capita Income	\$32,807	\$43,350	\$42,148
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.5%	1.3%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	4.1%	4.1%
2023 Estimated High School Graduate	32.7%	29.3%	30.5%
2023 Estimated Some College	21.6%	24.5%	23.7%
2023 Estimated Associates Degree Only	7.6%	7.6%	8.1%
2023 Estimated Bachelors Degree Only	20.9%	21.5%	20.1%
2023 Estimated Graduate Degree	8.4%	11.7%	11.9%
Business			
2023 Estimated Total Businesses	389	1,429	4,511
2023 Estimated Total Employees	7,034	15,356	40,674
2023 Estimated Employee Population per Business	18.1	10.7	9.0
2023 Estimated Residential Population per Business	7.8	33.8	28.3

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