



BELTON TOWN CENTER

900-910 E. North Ave., Belton, MO

INVESTMENT
PROPERTY
FOR SALE



SALE PRICE: \$7,000,000 | CAP RATE: 6.07%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,877	41,310	66,052
Avg. Household Income	\$58,054	\$82,369	\$85,140

- Class A 26,427 sq ft shopping center
- Located in front of Target, Home Depot, and Kohl's
- Hottest retail area in south Kansas City, Missouri
- Tenants include Rally House, Famous Footwear, Maurices, Jersey Mike's, GNC, Sports Clips, Vapor Maven, and Vintage Stock

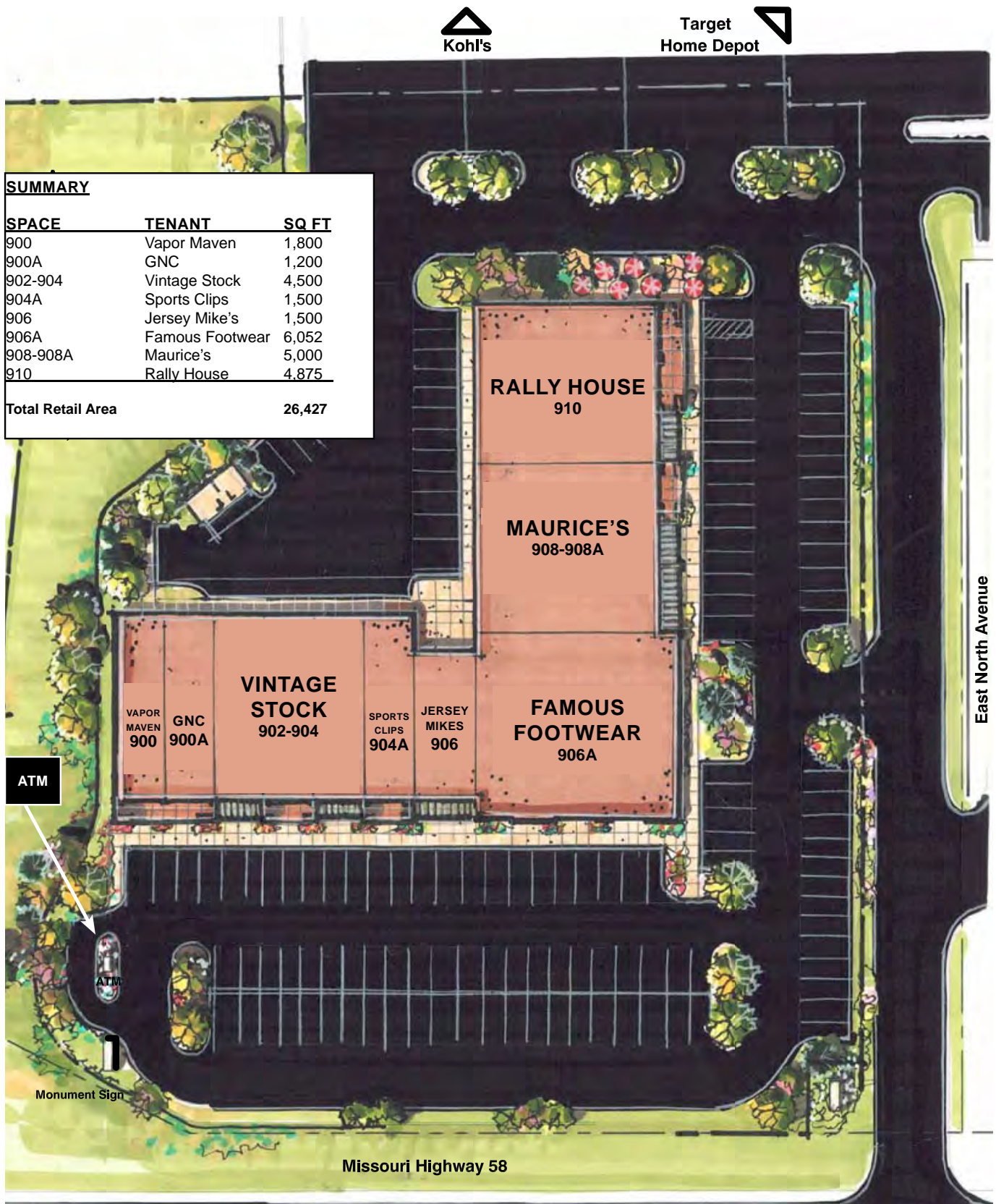
[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com



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SITE PLAN



SUMMARY		
SPACE	TENANT	SQ FT
900	Vapor Maven	1,800
900A	GNC	1,200
902-904	Vintage Stock	4,500
904A	Sports Clips	1,500
906	Jersey Mike's	1,500
906A	Famous Footwear	6,052
908-908A	Maurice's	5,000
910	Rally House	4,875
Total Retail Area		26,427

AERIAL

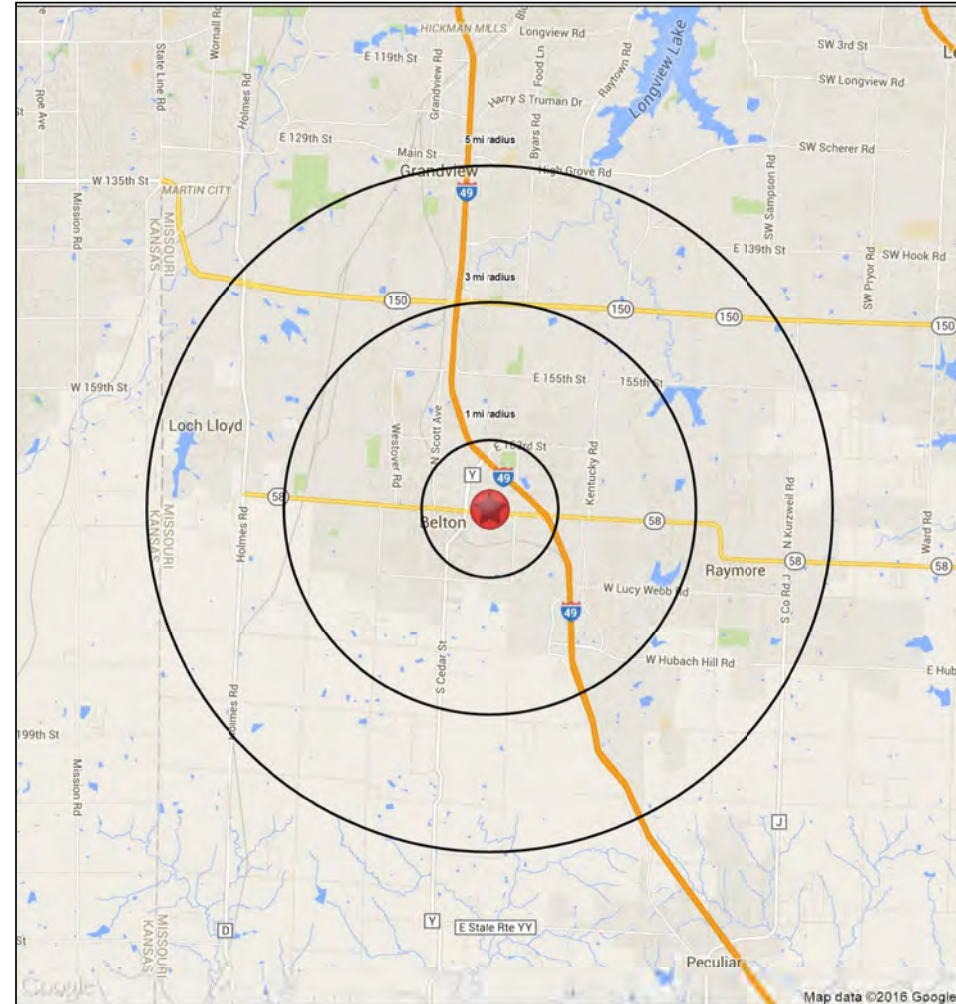
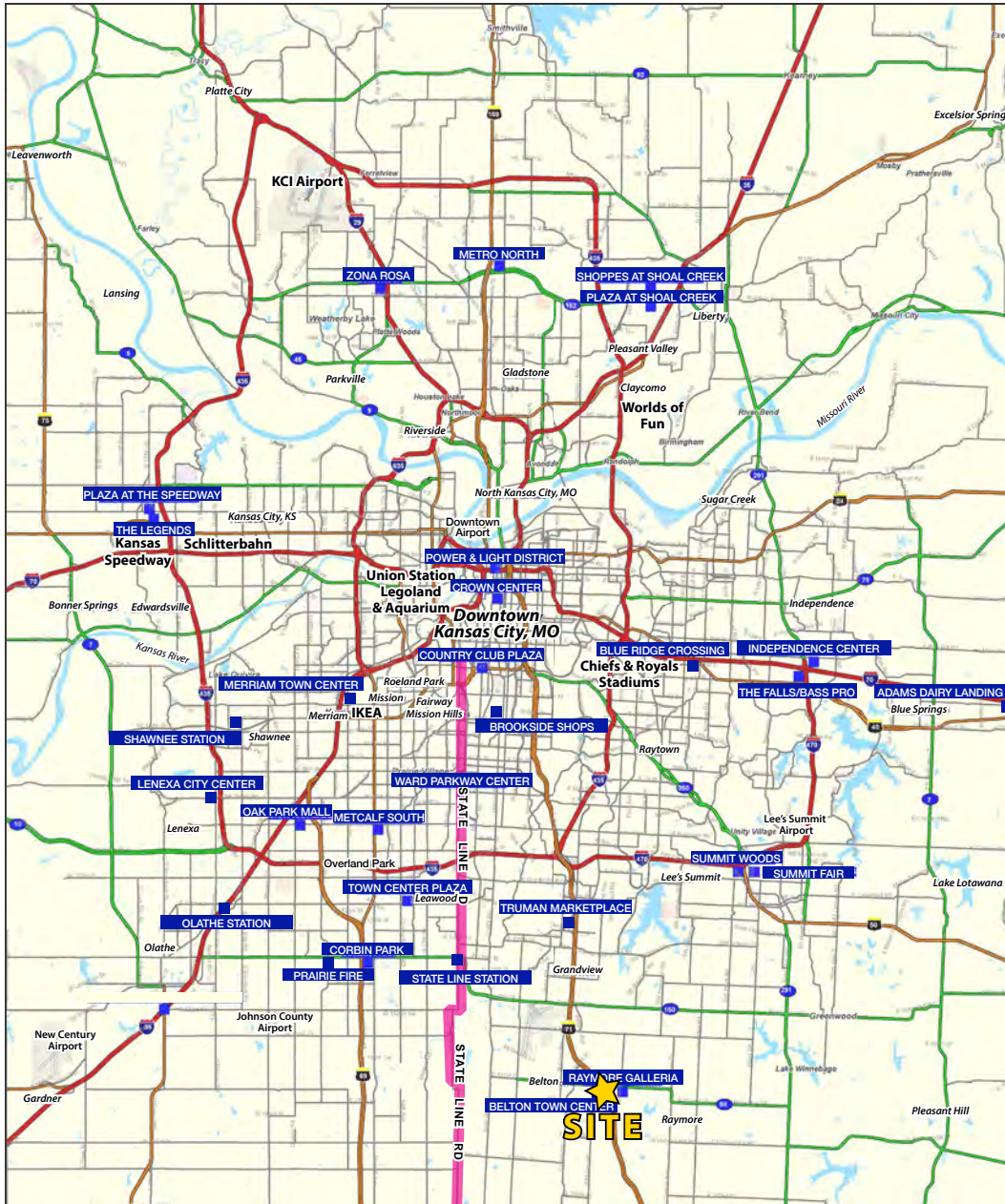




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900 - 910 E. North Avenue Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	6,877	41,310	66,052
2026 Projected Population	7,280	43,917	69,837
2020 Census Population	6,503	41,808	66,073
2010 Census Population	6,050	37,801	59,993
Projected Annual Growth 2021 to 2026	1.2%	1.3%	1.1%
Historical Annual Growth 2010 to 2021	1.2%	0.8%	0.9%
2021 Median Age	34.5	35.5	36.4
Households			
2021 Estimated Households	2,778	15,879	25,184
2026 Projected Households	2,919	16,775	26,543
2020 Census Households	2,605	16,034	25,182
2010 Census Households	2,397	14,218	22,472
Projected Annual Growth 2021 to 2026	1.0%	1.1%	1.1%
Historical Annual Growth 2010 to 2021	1.4%	1.1%	1.1%
Race and Ethnicity			
2021 Estimated White	71.9%	74.7%	71.8%
2021 Estimated Black or African American	10.6%	10.0%	13.4%
2021 Estimated Asian or Pacific Islander	1.4%	1.4%	1.4%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2021 Estimated Other Races	15.6%	13.2%	12.8%
2021 Estimated Hispanic	11.3%	8.9%	8.5%
Income			
2021 Estimated Average Household Income	\$58,054	\$82,369	\$85,140
2021 Estimated Median Household Income	\$56,885	\$73,280	\$73,936
2021 Estimated Per Capita Income	\$23,488	\$31,692	\$32,501
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	7.0%	5.4%	4.8%
2021 Estimated High School Graduate	46.0%	34.6%	32.9%
2021 Estimated Some College	20.6%	24.2%	24.1%
2021 Estimated Associates Degree Only	6.9%	7.7%	8.0%
2021 Estimated Bachelors Degree Only	10.6%	15.4%	17.3%
2021 Estimated Graduate Degree	6.4%	10.2%	10.6%
Business			
2021 Estimated Total Businesses	348	914	1,476
2021 Estimated Total Employees	5,022	11,408	20,036
2021 Estimated Employee Population per Business	14.4	12.5	13.6
2021 Estimated Residential Population per Business	19.8	45.2	44.8

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