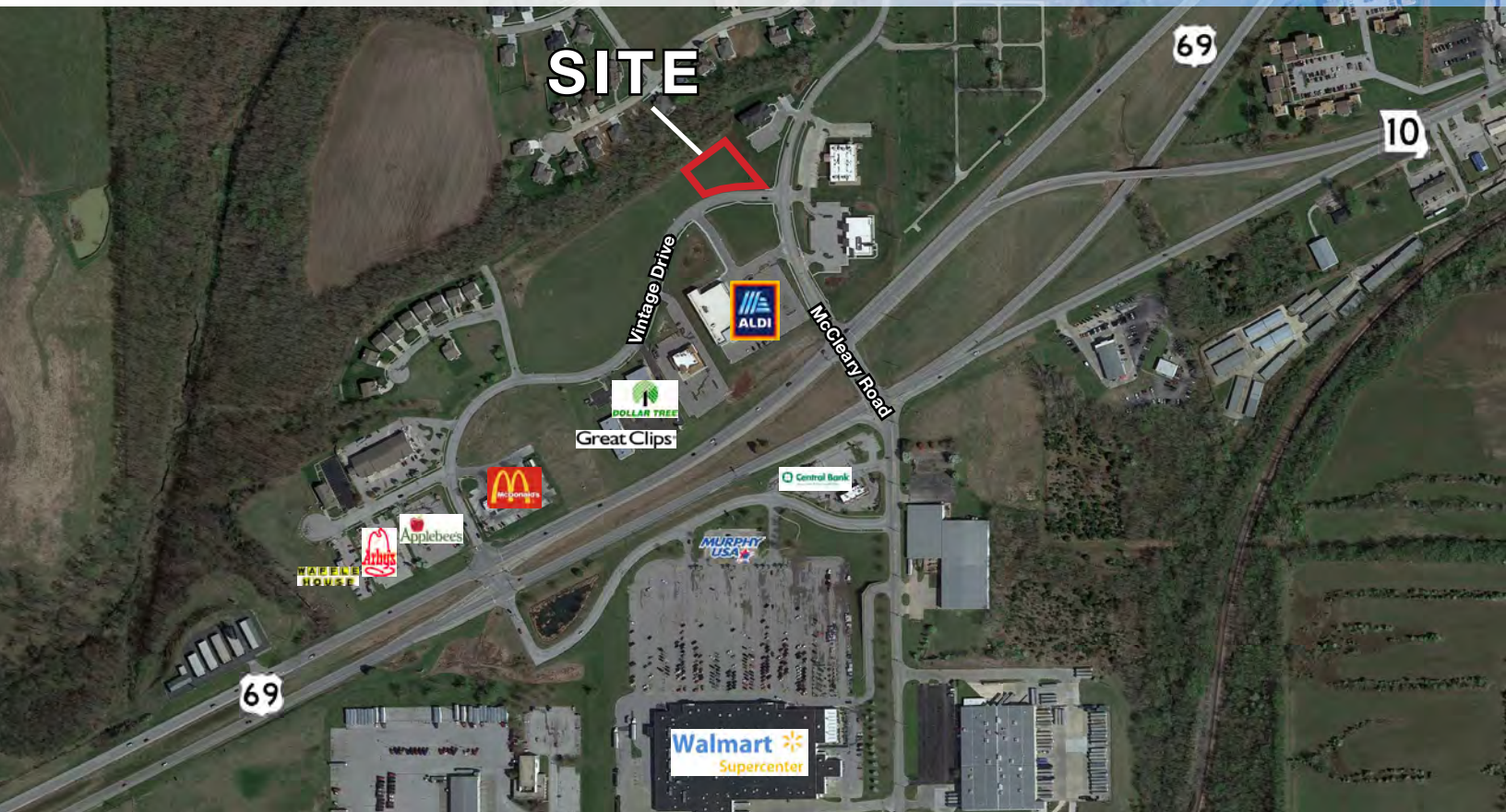


PAD SITE ZONED C-3 (BUSINESS DISTRICT)

McLeary Rd & Vintage Dr (NWQ), Excelsior Springs, MO



SALE PRICE: \$400,000 | 1 ACRE PAD SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,003	11,894	19,190
Avg. Household Income	\$99,058	\$91,270	\$103,890

- One acre pad site adjacent to Aldi's at signalized intersection of 69 Highway & McCleary Road
- Traffic counts over 17,000 cars per day
- Great access to 69 Highway
- Surrounded by rooftops and traffic
- Nearby tenants include Walmart, McDonald's, Dollar Tree, and many more.
- All utilities to site
- Great location for QSR, retail, medical, or office
- Located within the Excelsior Springs Opportunity Zone and Developer Incentives are available



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

CAMREN SINCLAIR | 816.412.7352 | csinclair@blockandco.com

Exclusive Agent

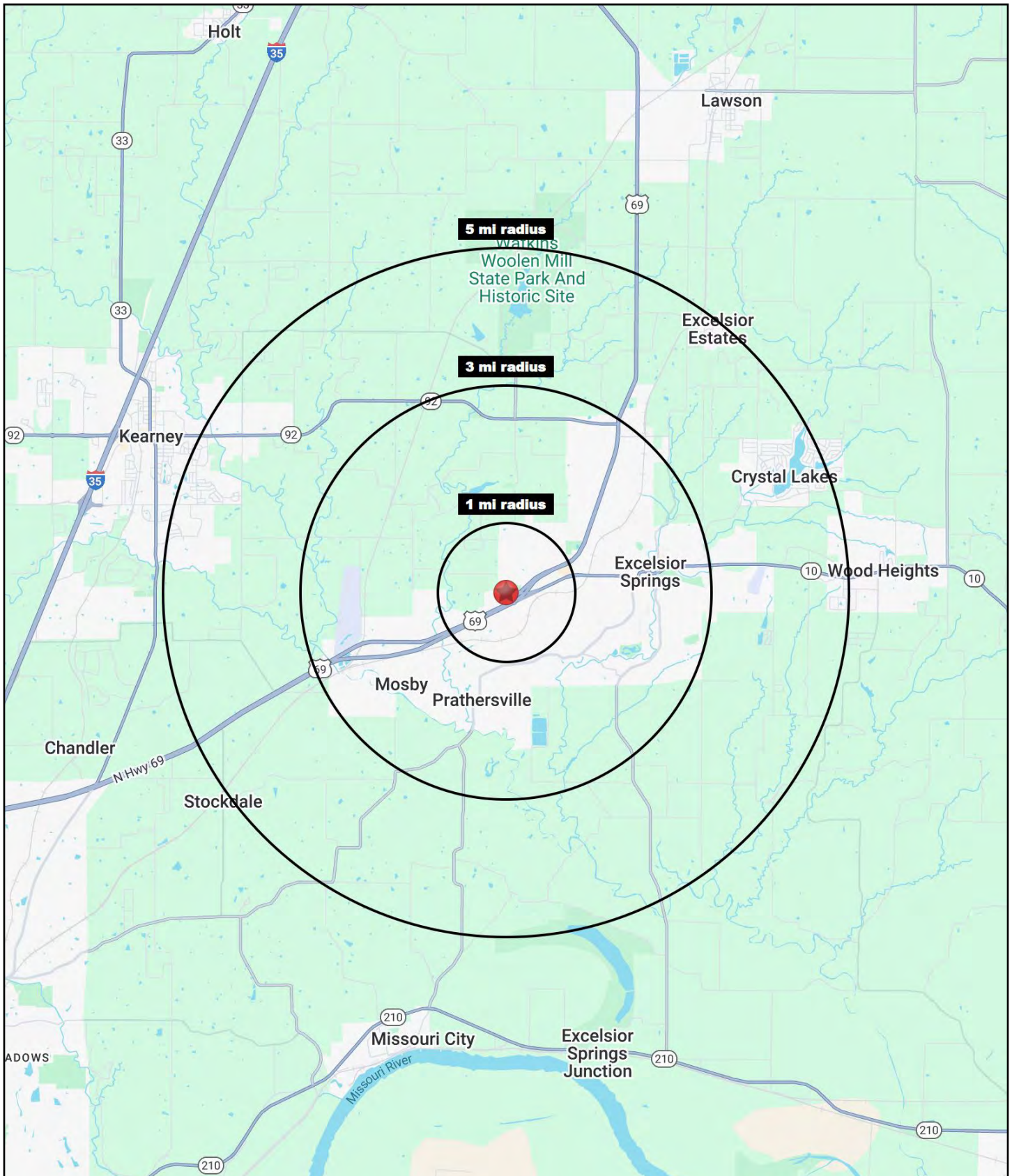
DRONE PHOTOS





PAD SITE ZONED C-3 (BUSINESS DISTRICT)

McLeary Rd & Vintage Dr (NWQ), Excelsior Springs, MO





PAD SITE ZONED C-3 (BUSINESS DISTRICT)

McLeary Rd & Vintage Dr (NWQ), Excelsior Springs, MO

McLeary Road & Vintage Drive (NWQ) Excelsior Springs, MO 64024	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,003	11,894	19,190
2029 Projected Population	2,106	12,372	19,969
2020 Census Population	1,888	11,320	18,427
2010 Census Population	1,779	11,871	18,463
Projected Annual Growth 2024 to 2029	1.0%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	0.9%	-	0.3%
2024 Median Age	38.8	41.2	41.2
Households			
2024 Estimated Households	832	4,939	7,612
2029 Projected Households	888	5,208	8,012
2020 Census Households	762	4,623	7,246
2010 Census Households	677	4,563	6,956
Projected Annual Growth 2024 to 2029	1.3%	1.1%	1.1%
Historical Annual Growth 2010 to 2024	1.6%	0.6%	0.7%
Race and Ethnicity			
2024 Estimated White	89.9%	90.9%	91.7%
2024 Estimated Black or African American	2.7%	2.5%	2.0%
2024 Estimated Asian or Pacific Islander	0.4%	0.5%	0.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2024 Estimated Other Races	6.4%	5.7%	5.3%
2024 Estimated Hispanic	4.7%	4.1%	3.9%
Income			
2024 Estimated Average Household Income	\$99,058	\$91,270	\$103,890
2024 Estimated Median Household Income	\$82,701	\$78,255	\$89,313
2024 Estimated Per Capita Income	\$41,148	\$37,954	\$41,248
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.0%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	5.2%	7.7%	6.7%
2024 Estimated High School Graduate	30.8%	38.8%	34.6%
2024 Estimated Some College	27.5%	21.8%	23.7%
2024 Estimated Associates Degree Only	5.6%	5.5%	7.1%
2024 Estimated Bachelors Degree Only	15.9%	14.4%	16.3%
2024 Estimated Graduate Degree	11.9%	7.7%	8.6%
Business			
2024 Estimated Total Businesses	99	348	447
2024 Estimated Total Employees	1,614	4,197	4,794
2024 Estimated Employee Population per Business	16.2	12.1	10.7
2024 Estimated Residential Population per Business	20.1	34.2	42.9

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