



RAYMORE GALLERIA SHOPS

301-317 N. Dean Avenue, Raymore, Missouri



LEASE RATE: \$22/SF NNN | FULLY LEASED

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,817	48,725	67,871
Avg. Household Income	\$104,263	\$104,551	\$103,640

- Easily accessible from I-49/71 Highway
- Co-tenants include Pizza Hut, Baskin Robbins, Big Biscuit, Vapor Maven, and Gallery Nails
- Second generation retail/office space
- Strong demographics in a fast growing community
- Excellent visibility, parking, and signage
- Anchored by Lowes, Sam's Club, and WalMart Supercenter



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agents

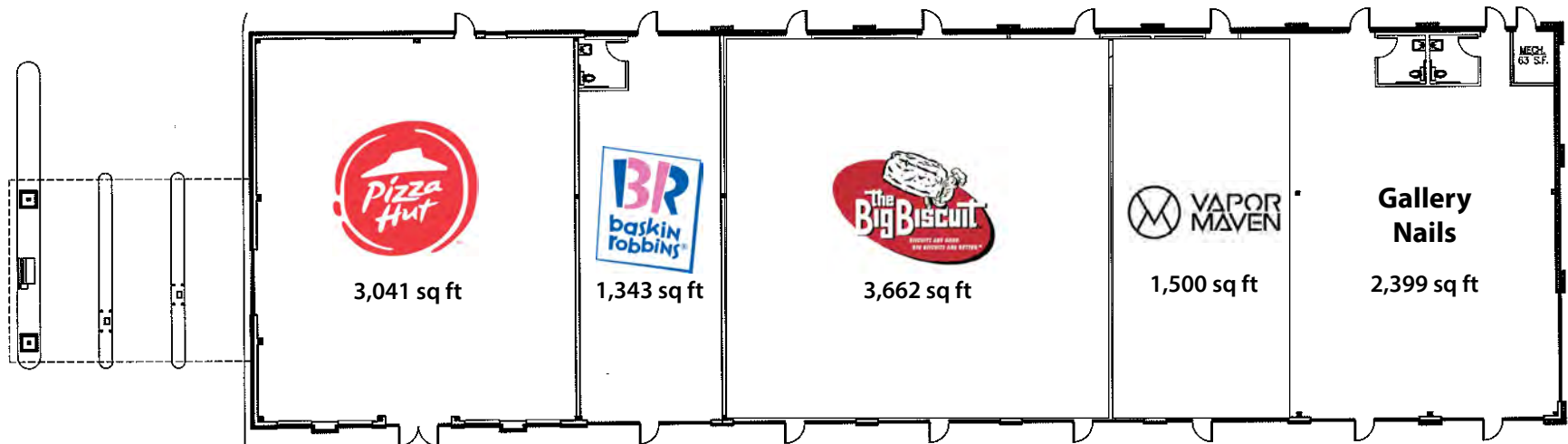




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SITE PLAN



 **LEASE PLAN**
SCALE: 1/8" = 1'-0"





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AERIAL

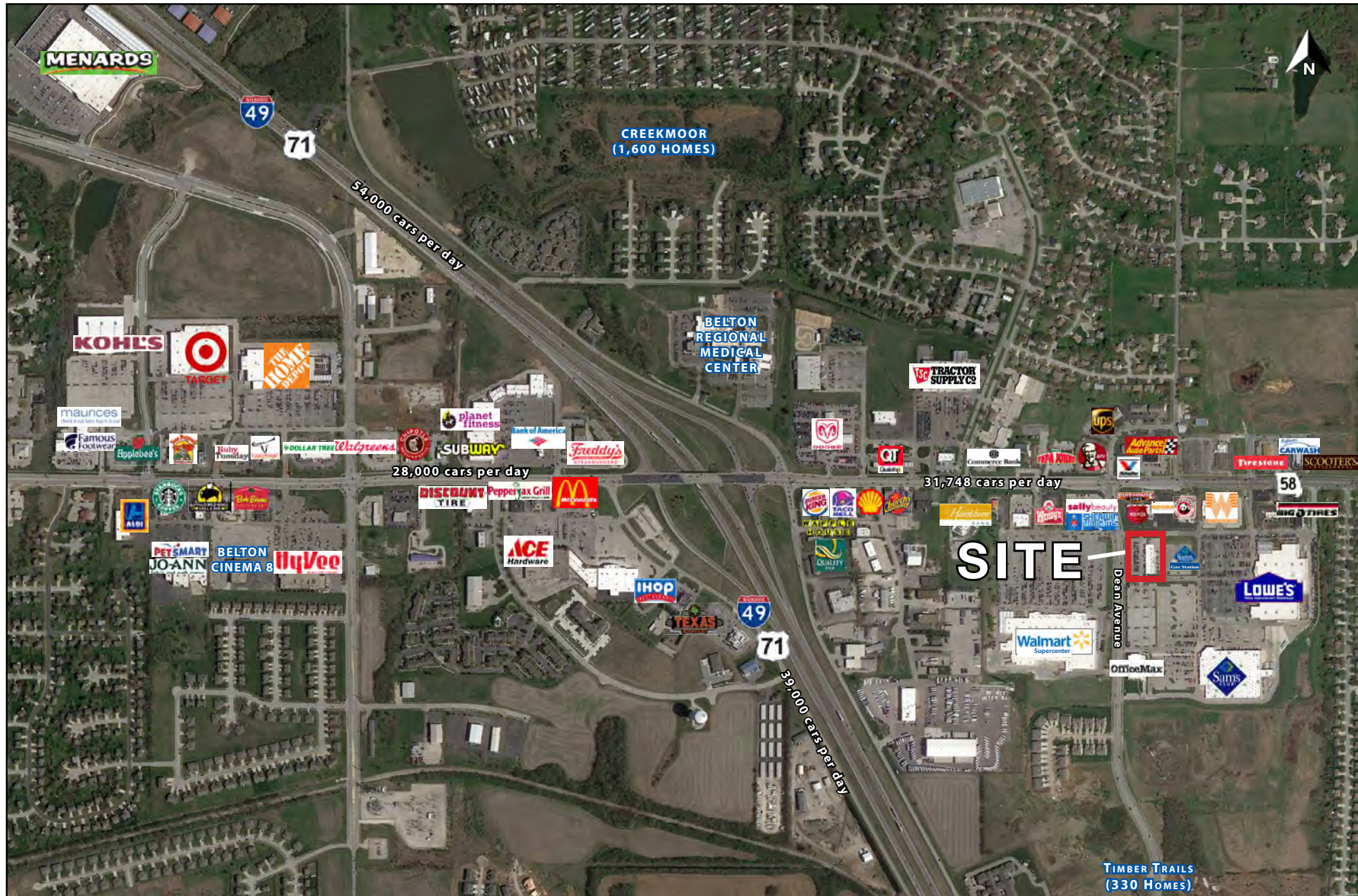


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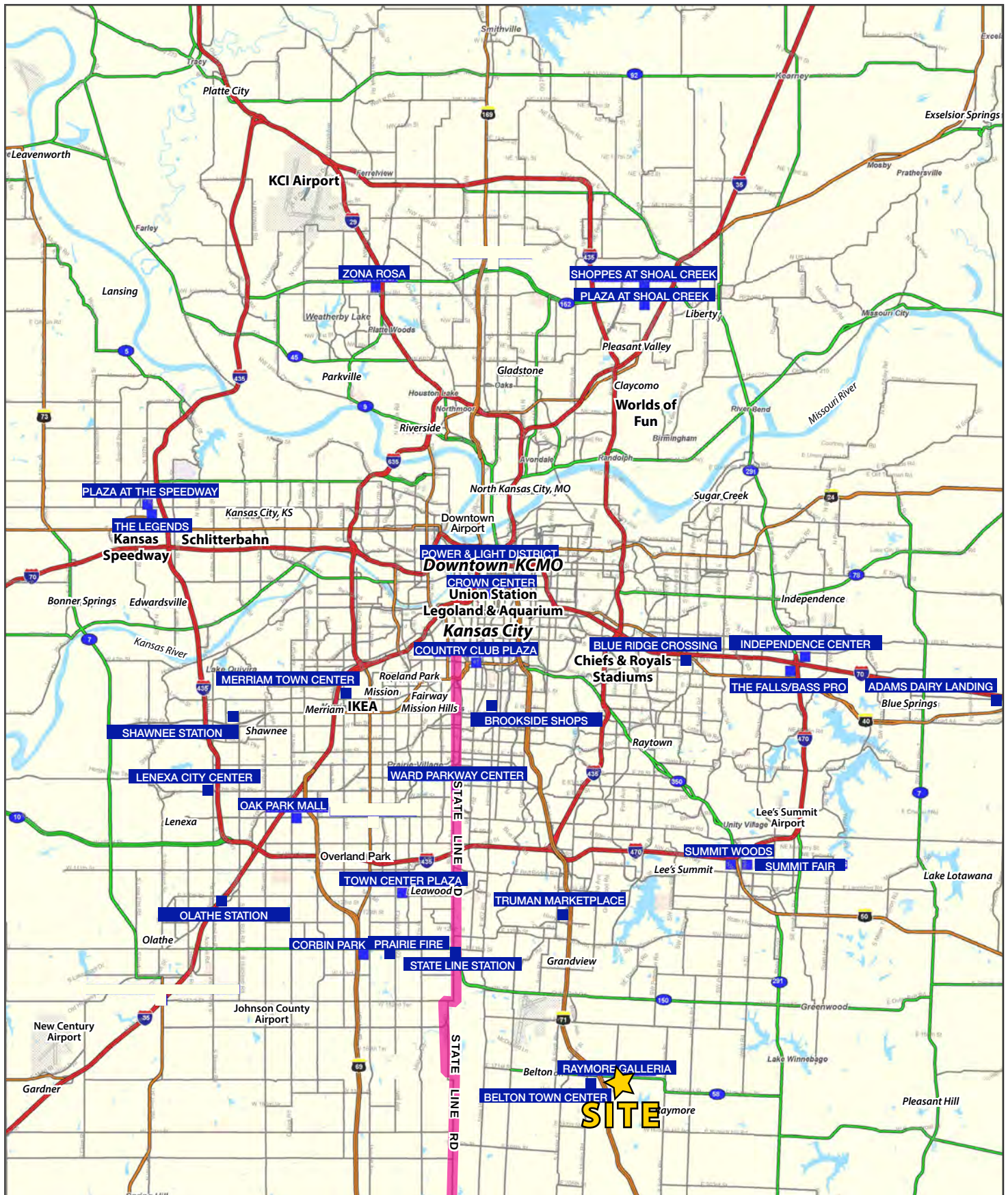
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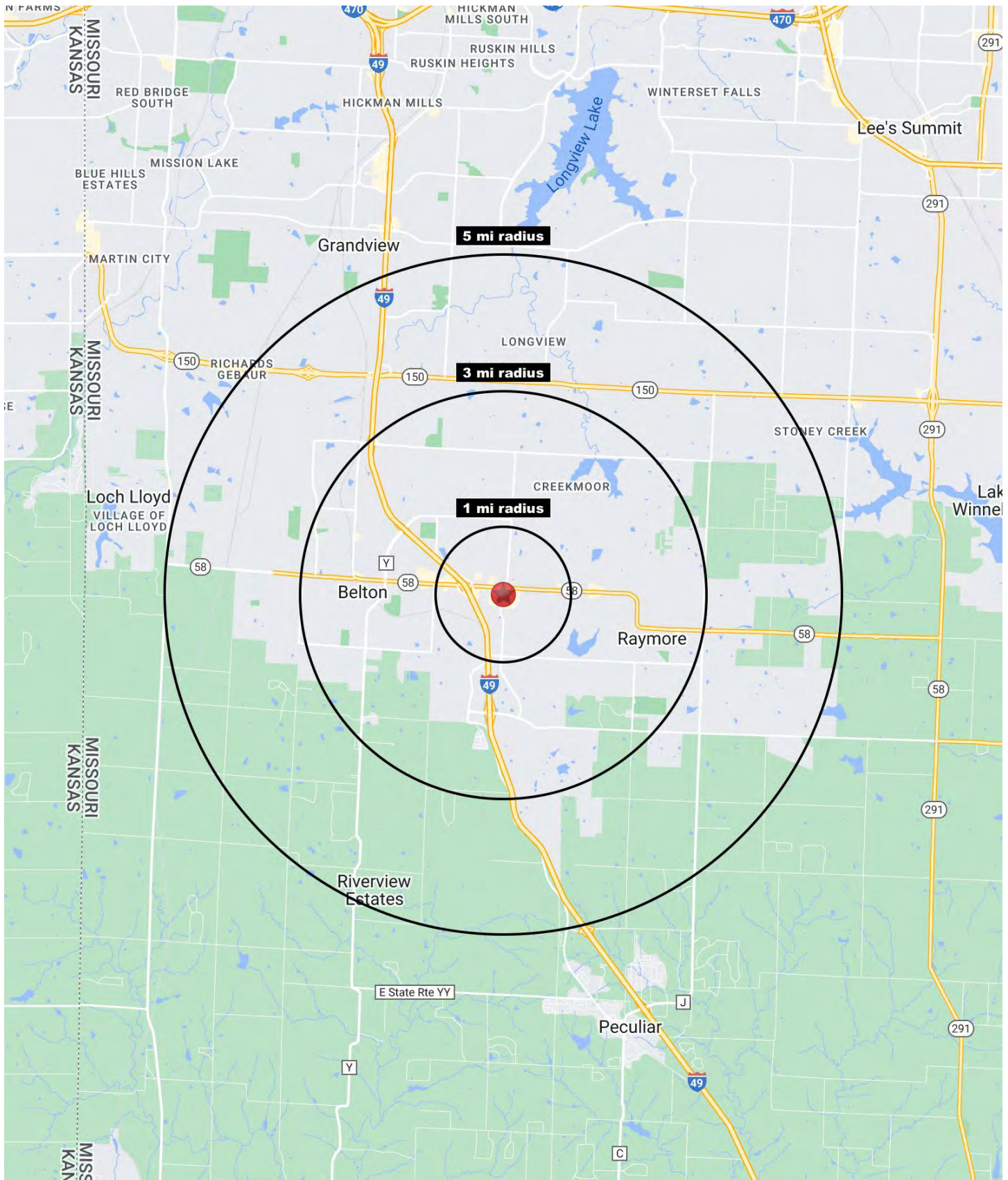
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301-317 N. Dean Avenue Raymore, MO 64083	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,817	48,725	67,871
2028 Projected Population	9,065	52,428	72,286
2020 Census Population	7,476	45,420	63,938
2010 Census Population	6,512	40,485	57,767
Projected Annual Growth 2023 to 2028	3.2%	1.5%	1.3%
Historical Annual Growth 2010 to 2023	1.5%	1.6%	1.3%
2023 Median Age	39.9	38.1	37.8
Households			
2023 Estimated Households	3,486	18,893	25,994
2028 Projected Households	4,014	20,102	27,359
2020 Census Households	3,052	17,463	24,344
2010 Census Households	2,525	15,255	21,559
Projected Annual Growth 2023 to 2028	3.0%	1.3%	1.1%
Historical Annual Growth 2010 to 2023	2.9%	1.8%	1.6%
Race and Ethnicity			
2023 Estimated White	78.4%	80.0%	76.4%
2023 Estimated Black or African American	11.8%	10.4%	13.4%
2023 Estimated Asian or Pacific Islander	1.6%	1.3%	1.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	7.8%	7.9%	8.3%
2023 Estimated Hispanic	7.5%	7.2%	7.6%
Income			
2023 Estimated Average Household Income	\$104,263	\$104,551	\$103,640
2023 Estimated Median Household Income	\$93,816	\$89,687	\$86,975
2023 Estimated Per Capita Income	\$46,580	\$40,573	\$39,731
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	4.5%	3.4%	3.8%
2023 Estimated High School Graduate	28.6%	30.0%	30.0%
2023 Estimated Some College	24.1%	24.9%	24.5%
2023 Estimated Associates Degree Only	12.8%	9.5%	9.4%
2023 Estimated Bachelors Degree Only	17.6%	20.3%	20.3%
2023 Estimated Graduate Degree	10.8%	9.8%	10.1%
Business			
2023 Estimated Total Businesses	262	1,164	1,566
2023 Estimated Total Employees	2,872	13,894	20,924
2023 Estimated Employee Population per Business	11.0	11.9	13.4
2023 Estimated Residential Population per Business	29.8	41.9	43.3

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