

# RAYMORE GALLERIA NORTH

58 Highway & Kentucky Road (NEC), Raymore, MO



## MULTIPLE PAD SITES AVAILABLE FOR SALE

### DEMOGRAPHICS

|                       | 1 mile    | 3 miles   | 5 miles   |
|-----------------------|-----------|-----------|-----------|
| Estimated Population  | 8,514     | 45,431    | 67,723    |
| Avg. Household Income | \$105,693 | \$101,588 | \$100,464 |

- Directly across from 400,000 SF power center anchored by Lowe's, Big O Tires, and Sam's Club
- Adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, Taco Bell, Whataburger, and new Chick-Fil-A
- Pads 1-4 can be adjusted or combined
- Signalized intersection with great visibility, access, and high traffic
- Large trade area that draws from many surrounding communities, one of the fastest growing suburbs in Missouri
- Increased access with new Westgate Drive and new full access road next to Go Carwash



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents



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**MULTIPLE PAD  
SITES AVAILABLE  
FOR SALE**

DRONE AERIAL



| KEY |            |                  |
|-----|------------|------------------|
| PAD |            | \$/SF            |
| 1   | 1.12 acres | \$20/SF          |
| 2   | 1.01 acres | \$16/SF          |
| 3   | 1.03 acres | \$15/SF          |
| 4   | 1.43 acres | \$10/SF          |
| A   | .48 acres  | \$13/SF          |
| B   | .38 acres  | \$15/SF          |
| C   | TBD        | Call For Pricing |

\*Lot Lines Approximate\*



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.



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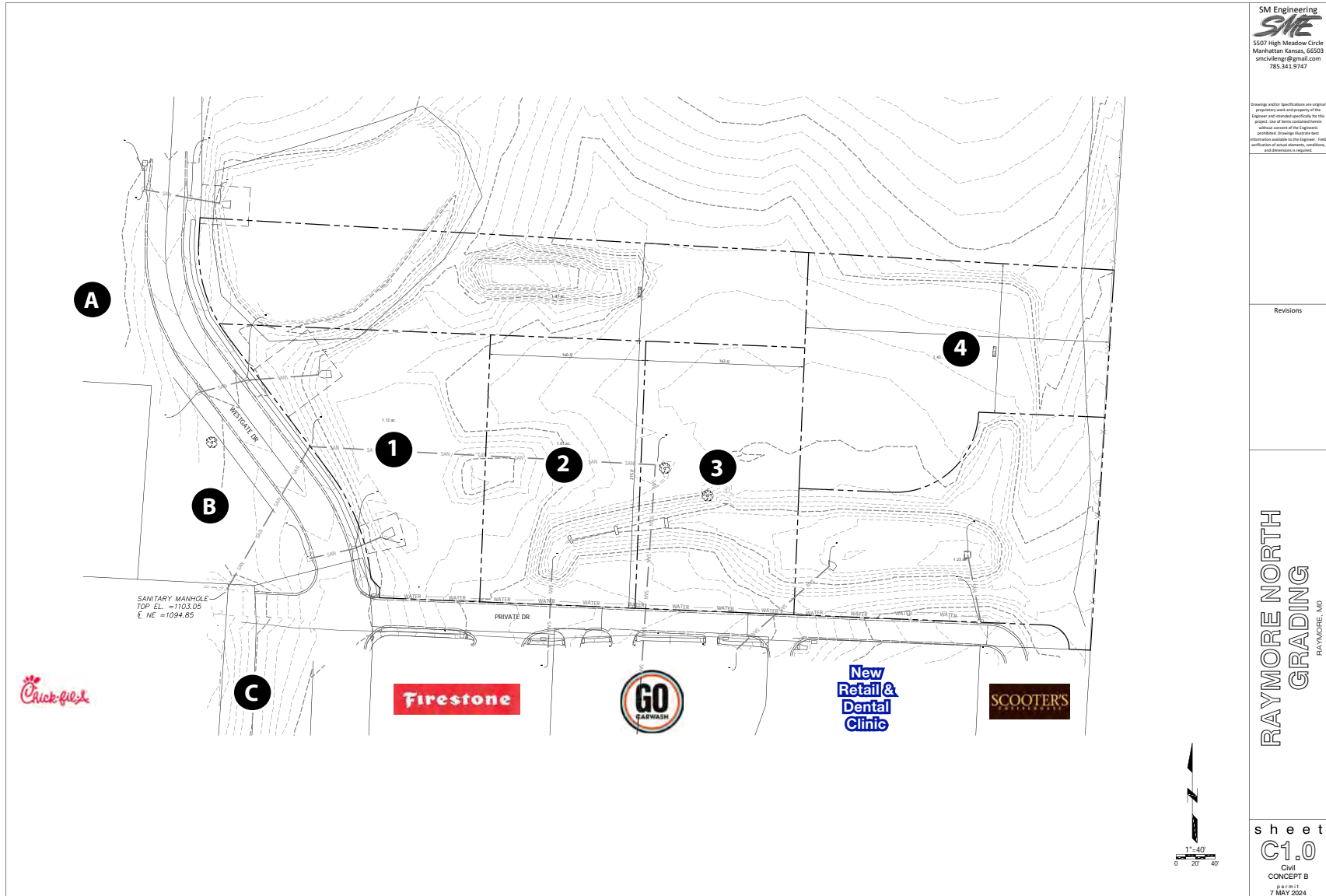


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58 Highway & Kentucky Road (NEC), Raymore, MO

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## SITE PLAN



SM Engineering  
**SME**  
5507 High Meadow Circle  
Manhattan Kansas, 66503  
smcivlengr@gmail.com  
785.341.9747

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Revisions

RAYMORE NORTH  
GRADING  
RAYMORE, MO

sheet  
**C10**  
Civil  
CONCEPT B  
DATE: 11  
7 MAY 2024



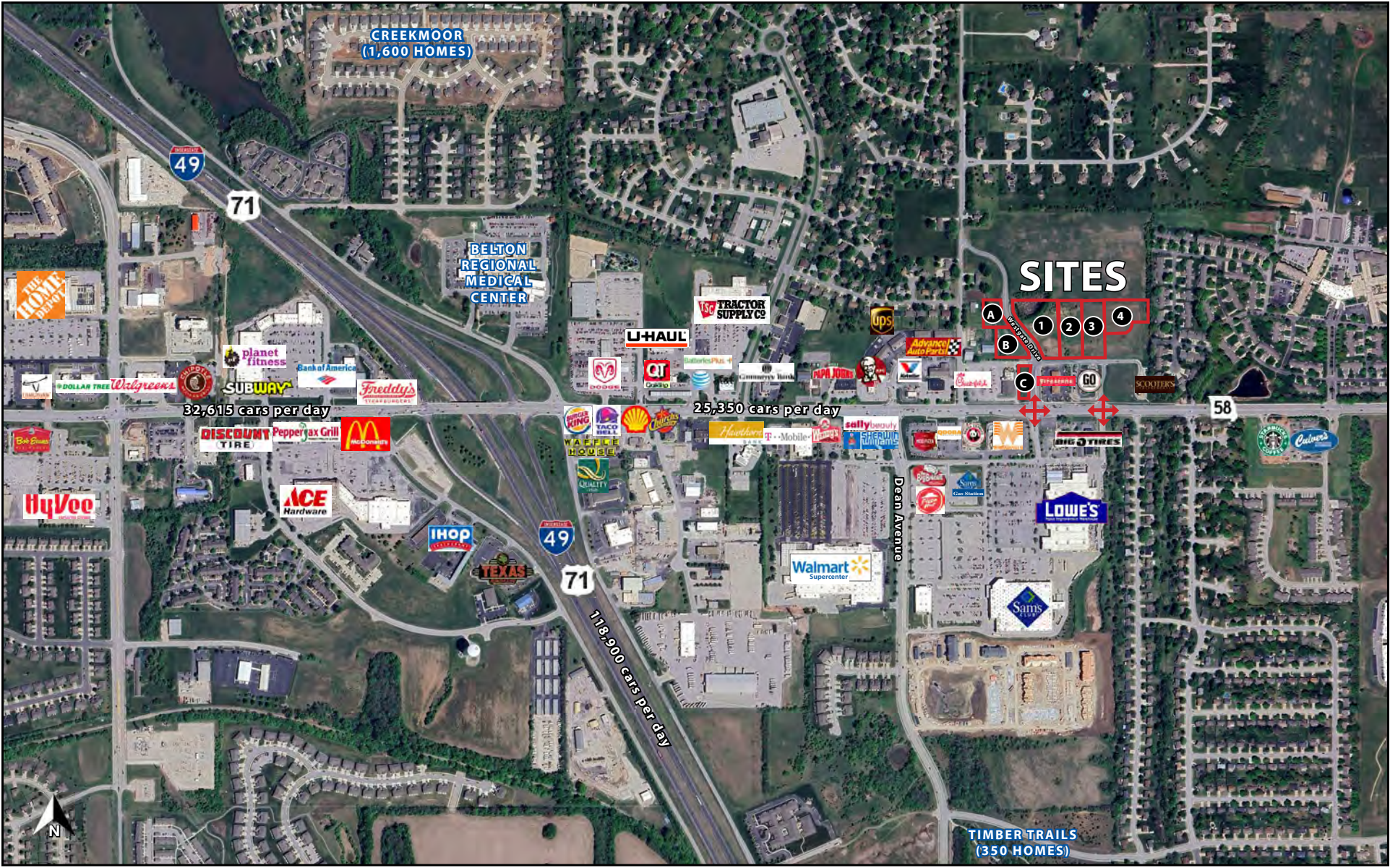


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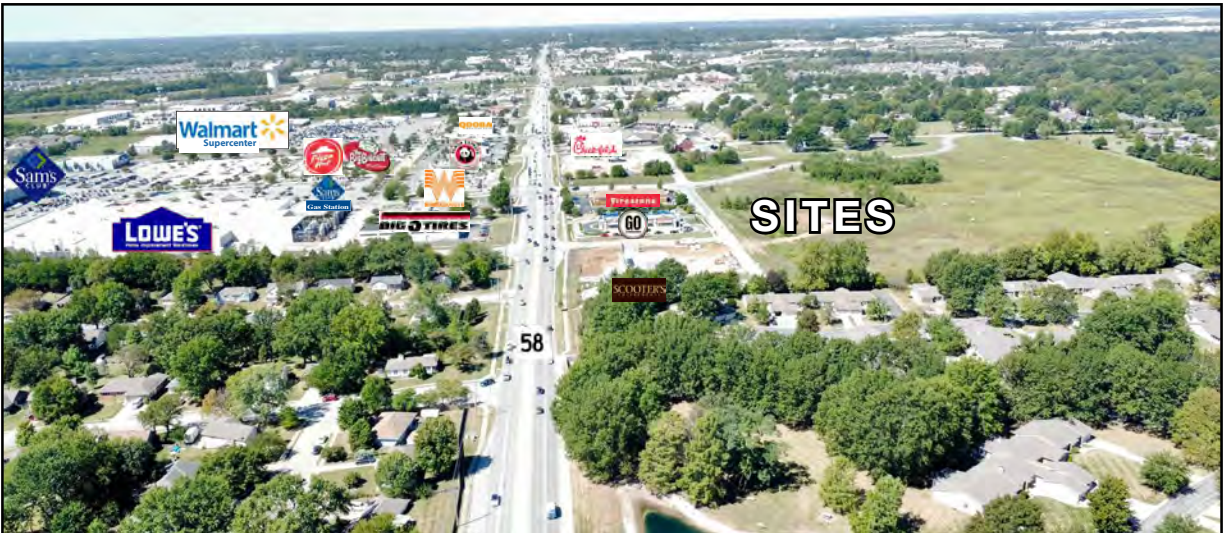
58 Highway & Kentucky Road (NEC), Raymore, MO

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FOR SALE**

AERIAL



## DRONE PHOTOS





# RAYMORE GALLERIA NORTH

58 Highway & Kentucky Road (NEC), Raymore, Missouri

| 58 Highway & Westgate Drive<br>Raymore, MO 64083      | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2024 Estimated Population                             | 8,514          | 45,431         | 67,723         |
| 2029 Projected Population                             | 9,255          | 48,029         | 70,918         |
| 2020 Census Population                                | 7,328          | 43,825         | 65,615         |
| 2010 Census Population                                | 6,344          | 38,905         | 58,998         |
| Projected Annual Growth 2024 to 2029                  | 1.7%           | 1.1%           | 0.9%           |
| Historical Annual Growth 2010 to 2024                 | 2.4%           | 1.2%           | 1.1%           |
| 2024 Median Age                                       | 39.7           | 38.1           | 37.7           |
| <b>Households</b>                                     |                |                |                |
| 2024 Estimated Households                             | 3,448          | 18,175         | 26,603         |
| 2029 Projected Households                             | 3,754          | 19,269         | 27,924         |
| 2020 Census Households                                | 2,951          | 16,854         | 24,936         |
| 2010 Census Households                                | 2,435          | 14,661         | 21,990         |
| Projected Annual Growth 2024 to 2029                  | 1.8%           | 1.2%           | 1.0%           |
| Historical Annual Growth 2010 to 2024                 | 3.0%           | 1.7%           | 1.5%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2024 Estimated White                                  | 78.3%          | 79.7%          | 76.0%          |
| 2024 Estimated Black or African American              | 12.8%          | 11.2%          | 14.2%          |
| 2024 Estimated Asian or Pacific Islander              | 2.1%           | 1.4%           | 1.4%           |
| 2024 Estimated American Indian or Native Alaskan      | 0.4%           | 0.3%           | 0.4%           |
| 2024 Estimated Other Races                            | 6.4%           | 7.3%           | 8.0%           |
| 2024 Estimated Hispanic                               | 6.0%           | 6.7%           | 7.3%           |
| <b>Income</b>   |                |                |                |
| 2024 Estimated Average Household Income               | \$105,693      | \$101,588      | \$100,464      |
| 2024 Estimated Median Household Income                | \$89,910       | \$85,182       | \$83,798       |
| 2024 Estimated Per Capita Income                      | \$42,851       | \$40,673       | \$39,496       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 1.1%           | 2.4%           | 2.1%           |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 3.4%           | 3.2%           | 3.6%           |
| 2024 Estimated High School Graduate                   | 25.9%          | 30.1%          | 29.9%          |
| 2024 Estimated Some College                           | 26.7%          | 24.3%          | 24.2%          |
| 2024 Estimated Associates Degree Only                 | 12.2%          | 9.0%           | 8.9%           |
| 2024 Estimated Bachelors Degree Only                  | 19.2%          | 21.1%          | 20.9%          |
| 2024 Estimated Graduate Degree                        | 11.5%          | 10.0%          | 10.4%          |
| <b>Business</b>                                       |                |                |                |
| 2024 Estimated Total Businesses                       | 259            | 1,157          | 1,584          |
| 2024 Estimated Total Employees                        | 2,734          | 13,723         | 21,118         |
| 2024 Estimated Employee Population per Business       | 10.6           | 11.9           | 13.3           |
| 2024 Estimated Residential Population per Business    | 32.9           | 39.3           | 42.8           |

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