



# Retail/Hotel Space Available

**TIMBER TRAILS**  
**DEAN AVENUE AND JOHNSTON DRIVE, RAYMORE, MISSOURI**

## Property Highlights

- Future 300 unit multifamily and retail development
- 2.90 acre hotel pad site available
- 13,560 sf divisible retail space for lease
- Located near I-49 with over 36,000 cars-per-day
- Within of the Raymore and Belton major shopping district
- Contact for sale and lease pricing

## Flythrough Video



Demographics	1 Mile	3 Miles	5 Miles
Population	5,892	45,743	61,276
Households	2,469	17,763	23,763
Avg HH Income	\$88,714	\$95,834	\$94,293
Daytime Population	6,724	38,480	52,695

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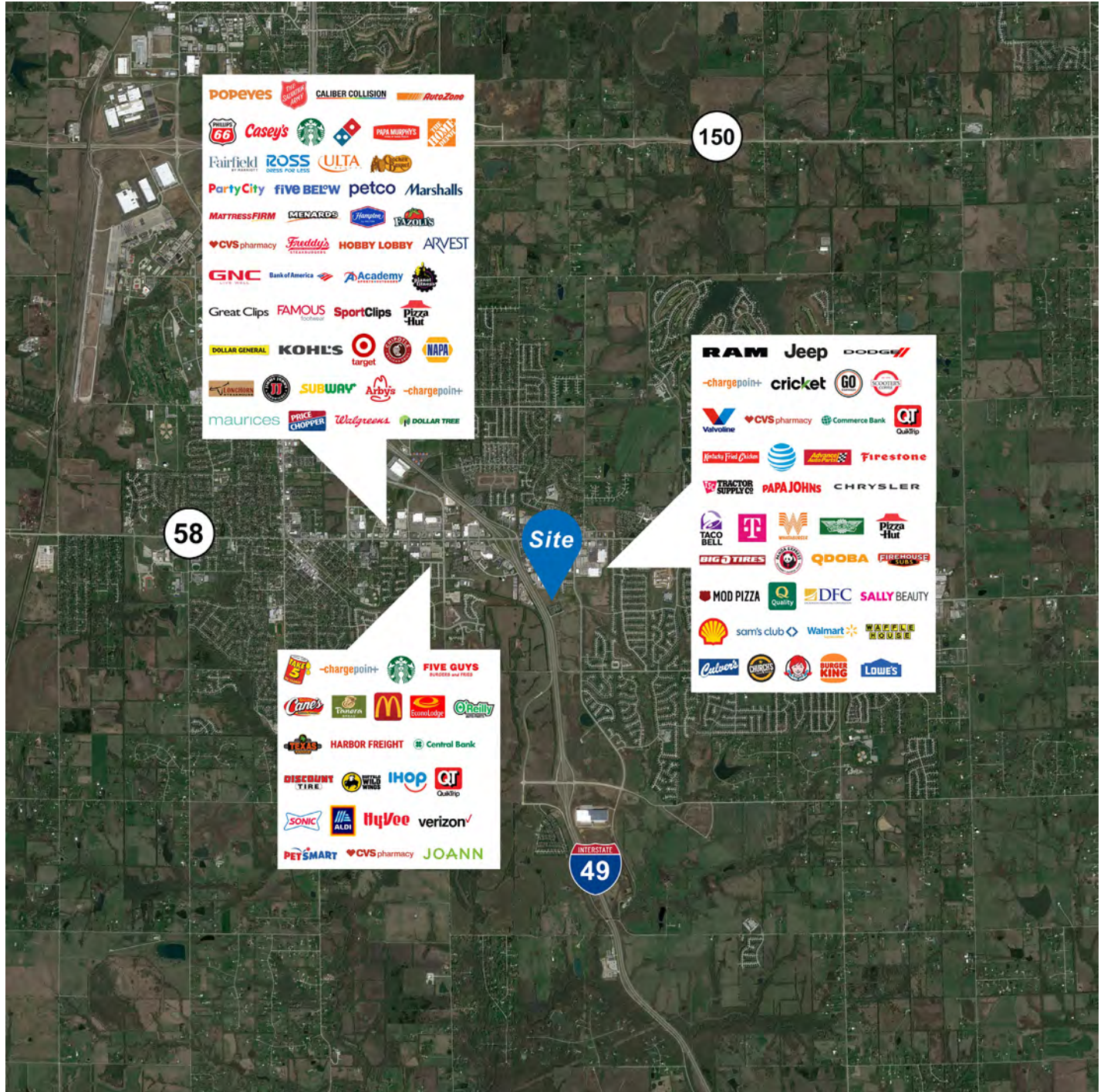
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## DEAN AVENUE AND JOHNSTON DRIVE, RAYMORE, MISSOURI

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,920	39,791	55,059
2020 Population	5,749	44,907	60,564
2022 Population	5,892	45,743	61,276
2027 Population	6,691	47,703	63,587
2010-2020 Annual Rate	1.57%	1.22%	0.96%
2020-2022 Annual Rate	1.10%	0.82%	0.52%
2022-2027 Annual Rate	2.58%	0.84%	0.74%
2022 Male Population	47.2%	48.5%	48.6%
2022 Female Population	52.8%	51.5%	51.4%
2022 Median Age	36.9	37.9	37.5

In the identified area, the current year population is 61,276. In 2020, the Census count in the area was 60,564. The rate of change since 2020 was 0.52% annually. The five-year projection for the population in the area is 63,587 representing a change of 0.74% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

#### Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.9.

#### Race and Ethnicity

2022 White Alone	72.5%	76.2%	73.1%
2022 Black Alone	13.5%	10.2%	12.6%
2022 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2022 Asian Alone	1.6%	1.2%	1.2%
2022 Pacific Islander Alone	0.2%	0.2%	0.1%
2022 Other Race	2.9%	2.7%	3.1%
2022 Two or More Races	8.7%	9.1%	9.2%
2022 Hispanic Origin (Any Race)	7.8%	7.3%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.0 in the identified area, compared to 71.6 for the U.S. as a whole.

#### Households

2022 Wealth Index	69	84	82
2010 Households	1,996	15,066	20,511
2020 Households	2,387	17,361	23,221
2022 Households	2,469	17,763	23,763
2027 Households	2,787	18,614	24,788
2010-2020 Annual Rate	1.81%	1.43%	1.25%
2020-2022 Annual Rate	1.51%	1.02%	1.03%
2022-2027 Annual Rate	2.45%	0.94%	0.85%
2022 Average Household Size	2.35	2.56	2.56

The household count in this area has changed from 23,221 in 2020 to 23,763 in the current year, a change of 1.03% annually. The five-year projection of households is 24,788, a change of 0.85% annually from the current year total. Average household size is currently 2.56, compared to 2.59 in the year 2020. The number of families in the current year is 16,663 in the specified area.

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## DEAN AVENUE AND JOHNSTON DRIVE, RAYMORE, MISSOURI

### Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	14.5%	14.3%	14.5%
<b>Median Household Income</b>			
2022 Median Household Income	\$71,899	\$77,599	\$75,912
2027 Median Household Income	\$82,750	\$88,007	\$85,861
2022-2027 Annual Rate	2.85%	2.55%	2.49%
<b>Average Household Income</b>			
2022 Average Household Income	\$88,714	\$95,834	\$94,293
2027 Average Household Income	\$101,751	\$109,473	\$108,128
2022-2027 Annual Rate	2.78%	2.70%	2.78%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$35,293	\$37,108	\$36,615
2027 Per Capita Income	\$40,284	\$42,586	\$42,202
2022-2027 Annual Rate	2.68%	2.79%	2.88%

#### Households by Income

Current median household income is \$75,912 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$85,861 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$94,293 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$108,128 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,615 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,202 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	157	160	158
2010 Total Housing Units	2,201	16,236	22,360
2010 Owner Occupied Housing Units	1,343	10,837	14,739
2010 Renter Occupied Housing Units	655	4,231	5,771
2010 Vacant Housing Units	205	1,170	1,849
2020 Total Housing Units	2,559	18,551	24,794
2020 Vacant Housing Units	172	1,190	1,573
2022 Total Housing Units	2,652	19,061	25,476
2022 Owner Occupied Housing Units	1,643	12,681	16,626
2022 Renter Occupied Housing Units	826	5,082	7,137
2022 Vacant Housing Units	183	1,298	1,713
2027 Total Housing Units	2,995	20,030	26,660
2027 Owner Occupied Housing Units	1,727	13,122	17,207
2027 Renter Occupied Housing Units	1,060	5,492	7,581
2027 Vacant Housing Units	208	1,416	1,872

Currently, 65.3% of the 25,476 housing units in the area are owner occupied; 28.0%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 24,794 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.21%. Median home value in the area is \$208,397, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.62% annually to \$237,186.

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