



OFFICE/WAREHOUSE/SHOWROOM

6905 Blue Ridge Boulevard Raytown, Missouri



SALE PRICE: \$1,100,000 | 9,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,012	54,894	133,938
Avg. Household Income	\$72,973	\$85,643	\$78,006

- 9,000 SF building on 1.03 acres
- 14' clear height
- HVAC available
- Drive-in loading
- Fenced yard with ample parking
- Zoned Highway Commercial - wide range of uses
- Strategic location easily accessible to anywhere in the metro area

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

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com



PHOTOS



PHOTOS

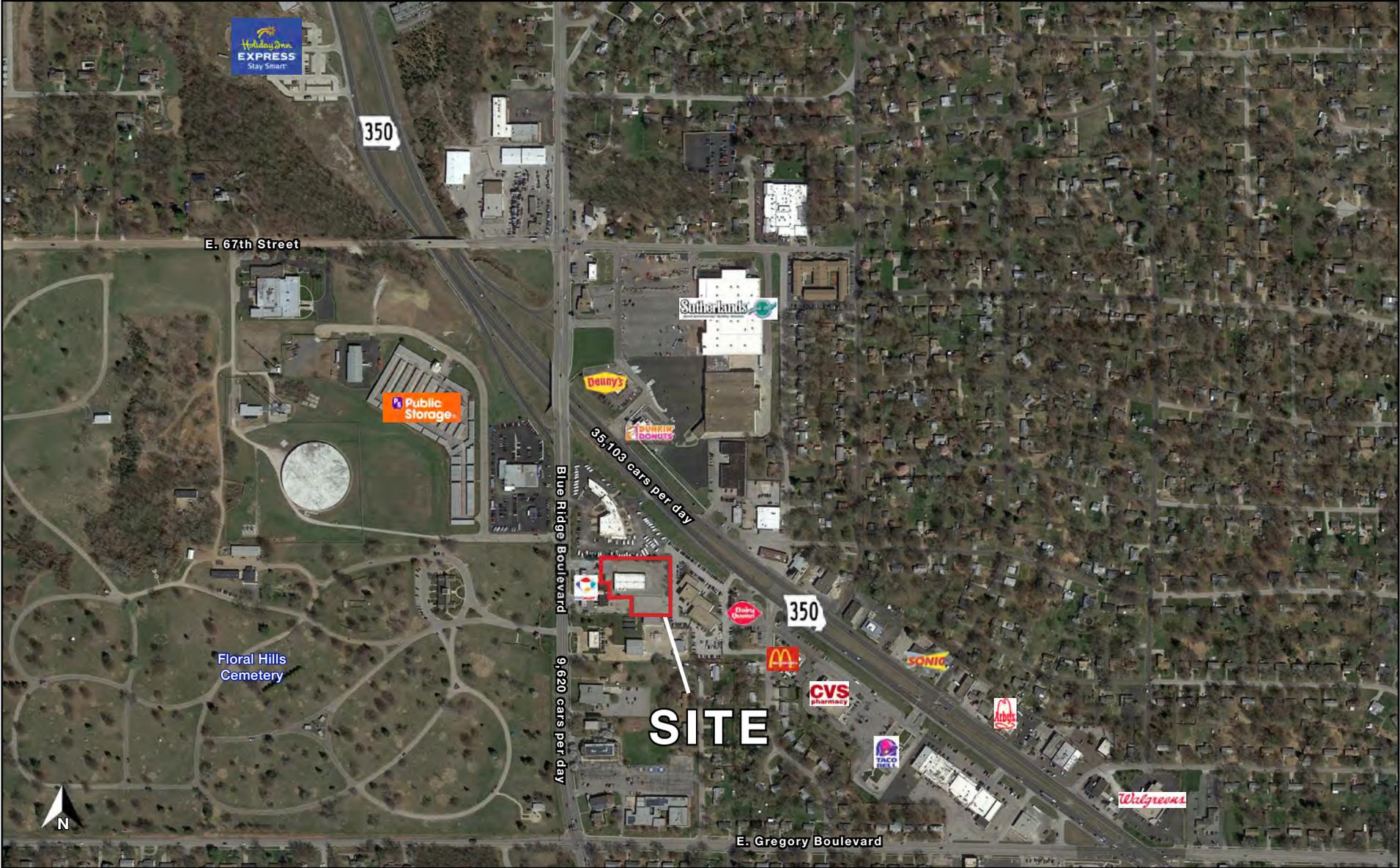




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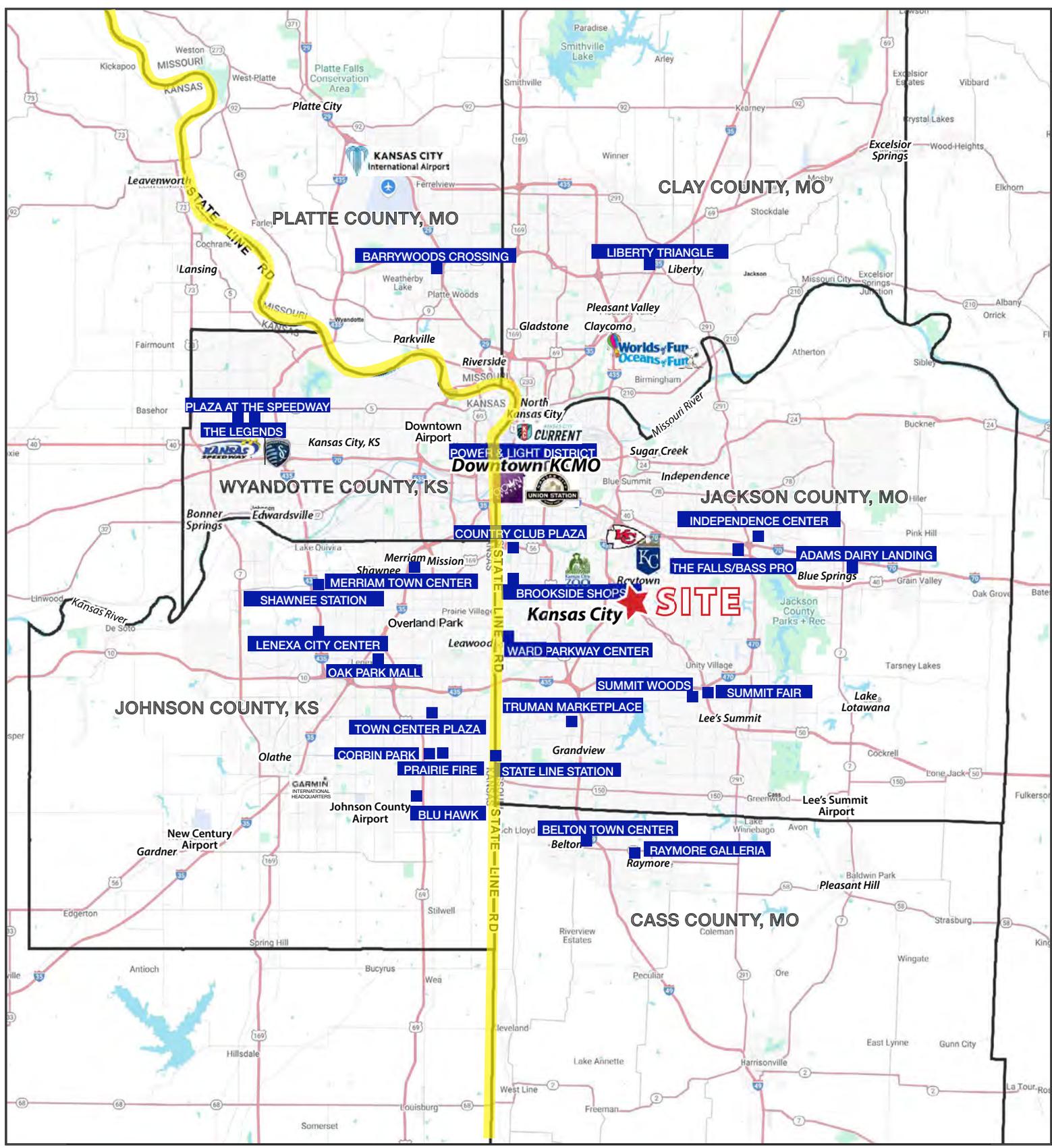
AERIAL





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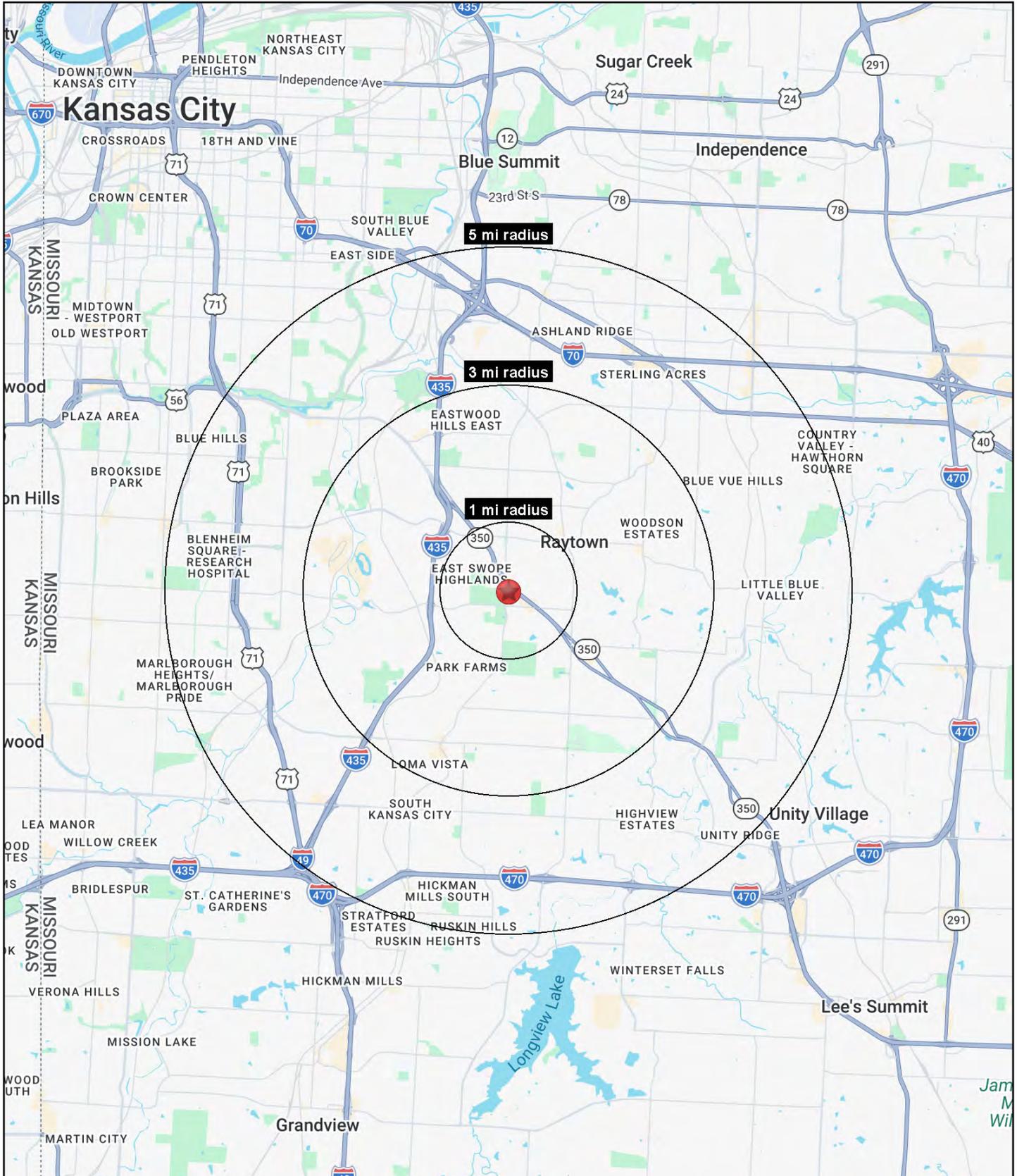
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6905 Blue Ridge Boulevard Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,012	54,894	133,938
2030 Projected Population	7,097	54,612	132,585
2020 Census Population	6,769	55,955	134,675
2010 Census Population	6,696	55,264	131,889
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	-	0.1%
2025 Median Age	38.1	38.7	37.6
Households			
2025 Estimated Households	3,137	22,935	55,927
2030 Projected Households	3,208	22,997	55,805
2020 Census Households	2,983	23,395	56,049
2010 Census Households	2,905	22,589	54,039
Projected Annual Growth 2025 to 2030	0.4%	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	54.4%	49.7%	41.9%
2025 Estimated Black or African American	32.3%	38.8%	46.4%
2025 Estimated Asian or Pacific Islander	1.9%	1.6%	1.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2025 Estimated Other Races	10.9%	9.6%	9.8%
2025 Estimated Hispanic	10.3%	9.1%	9.2%
Income			
2025 Estimated Average Household Income	\$72,973	\$85,643	\$78,006
2025 Estimated Median Household Income	\$60,087	\$67,194	\$61,011
2025 Estimated Per Capita Income	\$32,709	\$35,874	\$32,675
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.1%	6.2%
2025 Estimated High School Graduate	40.0%	34.0%	34.5%
2025 Estimated Some College	22.8%	26.8%	26.1%
2025 Estimated Associates Degree Only	7.6%	9.4%	9.0%
2025 Estimated Bachelors Degree Only	14.9%	15.2%	14.4%
2025 Estimated Graduate Degree	7.6%	7.9%	7.0%
Business			
2025 Estimated Total Businesses	331	1,672	4,282
2025 Estimated Total Employees	3,972	15,794	41,840
2025 Estimated Employee Population per Business	12.0	9.4	9.8
2025 Estimated Residential Population per Business	21.2	32.8	31.3

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