

# Northridge Shopping Center

Warrensburg, Missouri



## Retail Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:



- ◆ New Retail Planned in Warrensburg anchoring Walmart
- ◆ Over 16,000 cars-per-day on Highway 13
- ◆ Home to the University of Central Missouri with over 12,500 students enrolled
- ◆ Whiteman Airforce Base just east of Warrensburg with over 9,000 employees
- ◆ Retail trade area populations: 70,984
- ◆ Average Income: \$54,898
- ◆ 1,400 sf to 26,150 sf available
- ◆ \$22.00/sf NNN

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**Newmark Grubb  
Zimmer**

1220 Washington St, Kansas City, Missouri 64105

Independently owned and operated

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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## Site Plan



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## Retail Trade Area / Demographics

### Warrensburg, Missouri

Population Summary	Data	%
2000 Total Population	65,204	
2010 Total Population	69,167	
2015 Total Population	70,984	
2020 Total Population	72,935	
2015 – 2020 Annual Rate		.54%
<b>2010 Population by Race/Ethnicity</b>		
Total	69,166	
White Alone		90.90%
Black Alone		3.70%
American Indian Alone		0.50%
Asian Alone		1.20%
Pacific Islander Alone		0.20%
Some Other Race Alone		1.10%
Two or More Races		2.40%
Hispanic Origin		3.40%
Diversity Index	22.6	
<b>2015 Population by Race/Ethnicity</b>		
Total	70,983	
White Alone		89.00%
Black Alone		4.20%
American Indian Alone		1.60%
Asian Alone		0.60%
Pacific Islander Alone		0.20%
Some Other Race Alone		1.40%
Two or More Races		3.00%
Hispanic Origin		4.50%
Diversity Index	27.4	
<b>2020 Population by Race/Ethnicity</b>		
White Alone		87.5%
Black Alone		4.50%
American Indian Alone		0.70%
Asian Alone		1.80%
Pacific Islander Alone		0.30%
Some Other Race Alone		1.50%
Two or More Races		3.60%
Hispanic Origin		5.50%
Diversity Index	31.1	

2010 Population by Sex	Data	%
Males	34,567	
Females	34,591	
<b>2015 Population by Sex</b>		
Males	35,567	
Females	3,374	
<b>2020 Population by Sex</b>		
Males	36,561	
Females	36,374	
<b>Population by Age</b>		
<b>2010 Population by Age</b>		
Total	69,166	
0-4	6.80%	
5-9	6.50%	
10-14	6.20%	
15-24	21.00%	
25-34	12.70%	
35-44	11.00%	
45-54	13.10%	
55-64	10.20%	
65-74	6.50%	
75-84	4.10%	
85+	1.90%	
18+	76.60%	
<b>Population by Age</b>		
<b>2015 Population by Age</b>		
Total	70,983	
0-4	6.50%	
5-9	6.20%	
10-14	6.00%	
15-24	19.80%	
25-34	14.40%	
35-44	11.60%	
45-54	11.60%	
55-64	11.20%	
65-74	7.60%	
75-84	4.10%	
85+	1.90%	
18+	76.60%	

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Median Age	Data	%
2010	32.2	
2015	32.8	
2020	33.8	
<b>2015 Population 15+ by Marital Status</b>		
Total	57,660	
Never Married		32.40%
Married		53.50%
Widowed		5.00%
Divorced		9.10%
<b>2015 25+ by Educational Attainment</b>		
Total	43,602	
Less than 9 <sup>th</sup> Grade		3.20%
9 <sup>th</sup> – 12 <sup>th</sup> Grade, No Diploma		6.50%
High School Graduate		28.70%
GED/Alternative Credential		3.80%
Some College – No Degree		23.90%
Associate Degree		9.80%
Bachelor's Degree		15.00%
Graduate/Professional Degree		9.10%
<b>Household Summary</b>		
2000 Households	24,002	
2000 Average Household Size	2.55	
2010 Households	25,946	
2010 Average Household Size	2.51	
2015 Households	26,724	
2015 Average Household Size	2.5	
2020 Households	27,543	
2020 Average Household Size	2.5	
<b>2015 Household by Income</b>		
Household Income Base	26,724	
<\$15,000		14.90%
\$15,000 - \$24,999		11.70%
\$15,000 – \$34,999		10.20%
\$35,000 - \$49,999		16.80%
\$50,000 - \$74,999		22.00%
\$75,000 - \$99,999		13.30%
\$100,000 - \$149,999		8.10%
\$150,000 – 199,999		2.10%
\$200,000 +		0.90%
Median Household	\$54,898	
<b>2010 Household by Size</b>		
Total	25,946	
1 Person Household		25.00%
2 Person Household		36.30%
3 Person Household		16.20%
4 Person Household		13.00%
5 Person Household		6.00%

6 Person Household		2.20%
7 + Person Household		1.30%
<b>Household by Type</b>		
Total	25,945	
Family Household		25.00%
Husband-Wife Families		75.00%
With Related Children		22.30%
Other Family (No Spouse Present)		13.90%
Other Family with Male Householder		4.30%
With Related Children		22.30%
Other Family with Female Householder		9.60%
Nonfamily Households		8.90%
Multigenerational Household		2.60%
Unmarried Partner Household		6.50%
Male-Female		6.10%
Same Sex		0.40%
<b>2015 Employed Population 16+ by Industry</b>		
Total	31,985	
Agriculture/Mining		2.70%
Construction		6.90%
Manufacturing		12.00%
Wholesale Trade		1.50%
Retail Trade		10.80%
Transportation/Utilities		5.30%
Information		1.30%
Finance/Insurance/Real Estate		4.40%
Services		46.30%
Public Administration		8.80%

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