

# 14155 N Highway



Location: **North of the River Cluster  
I-29 Corridor Submarket  
Platte County  
Platte City, MO 64079**

Building Type: **Class B Office/Medical**

Status: **Built 2010**

Stories: **2**

RBA: **4,200 SF**

Typical Floor: **2,100 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Landlord Rep: **Aristocrat-Realty**

Developer: **-**

Management: **Dana Harding**

Recorded Owner: **Our Savior Evangelical Lutheran Pc**

Sales Company: **Aristocrat-Realty: Michael Meier (913) 271-7656, Sam Blacksher (816) 547-6219**

Parcel Number: **16-10-01-100-001-016-000**

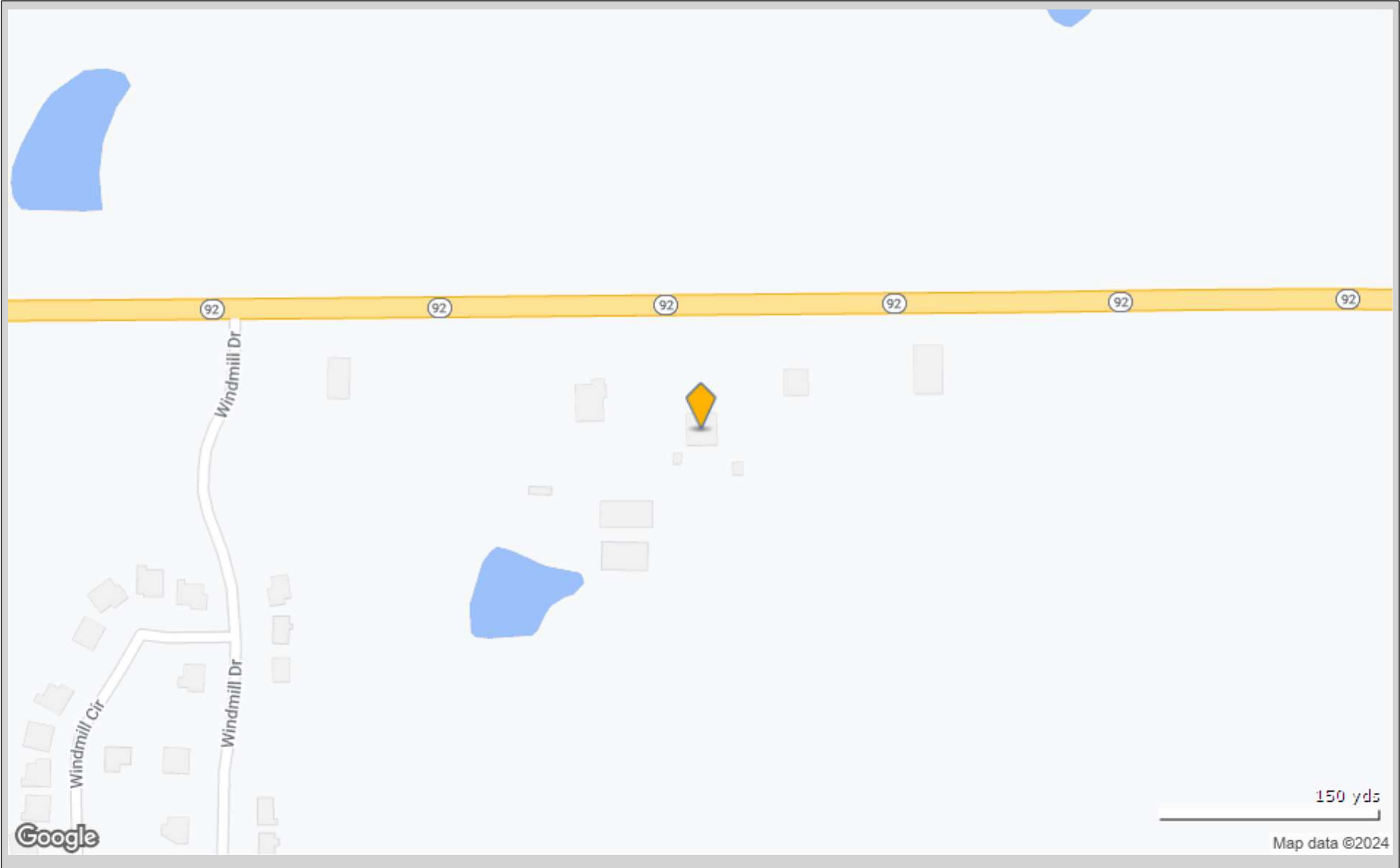
Parking: **20 Surface Spaces are available; Ratio of 4.76/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Central Heating, Monument Signage, Signage**



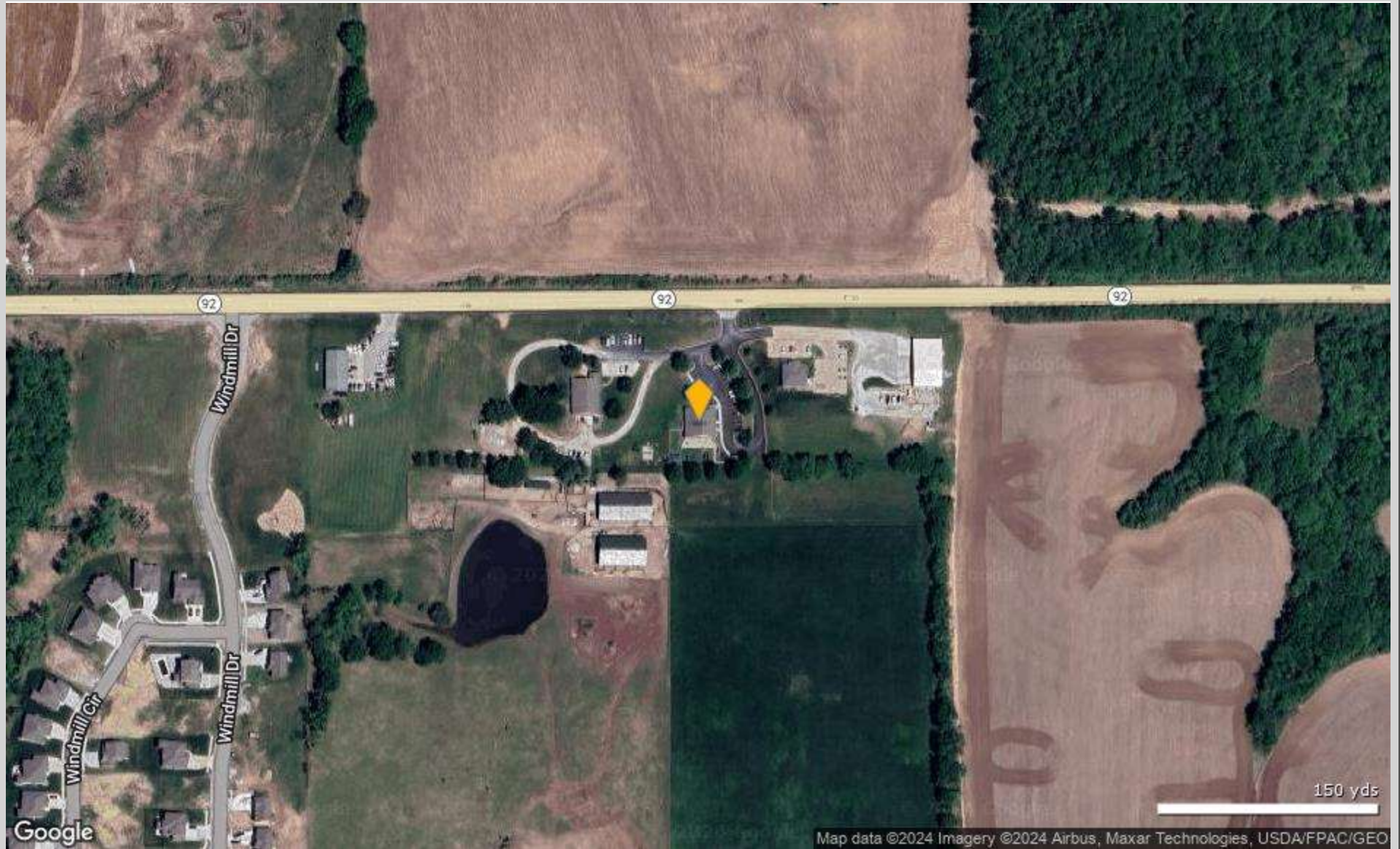
Aerial / Map Report

14155 N Highway - Platte City, MO 64079



Aerial / Map Report

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## Site Plan Report

14155 N Highway, Platte City, MO 64079

No Site Plan image was found for this property



## 14155 N Highway

Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
ASN	2,400	1			07/01/2021	06/30/2024		
Clarrey Chiropractic	2,400	1	Health Care and Social Assistance		10/01/2017		(816) 858-2633	
Harding Health Centers, Inc.		1	Health Care and Social Assistance	5			(816) 858-2633	
Our Savior Lutheran		1	Services	3	11/30/2018		(816) 858-5255	Larry Block
Willow Woods Learning Center	500	1	Health Care and Social Assistance	15	01/17/2022		(816) 858-5437	Leslie Bales, Director

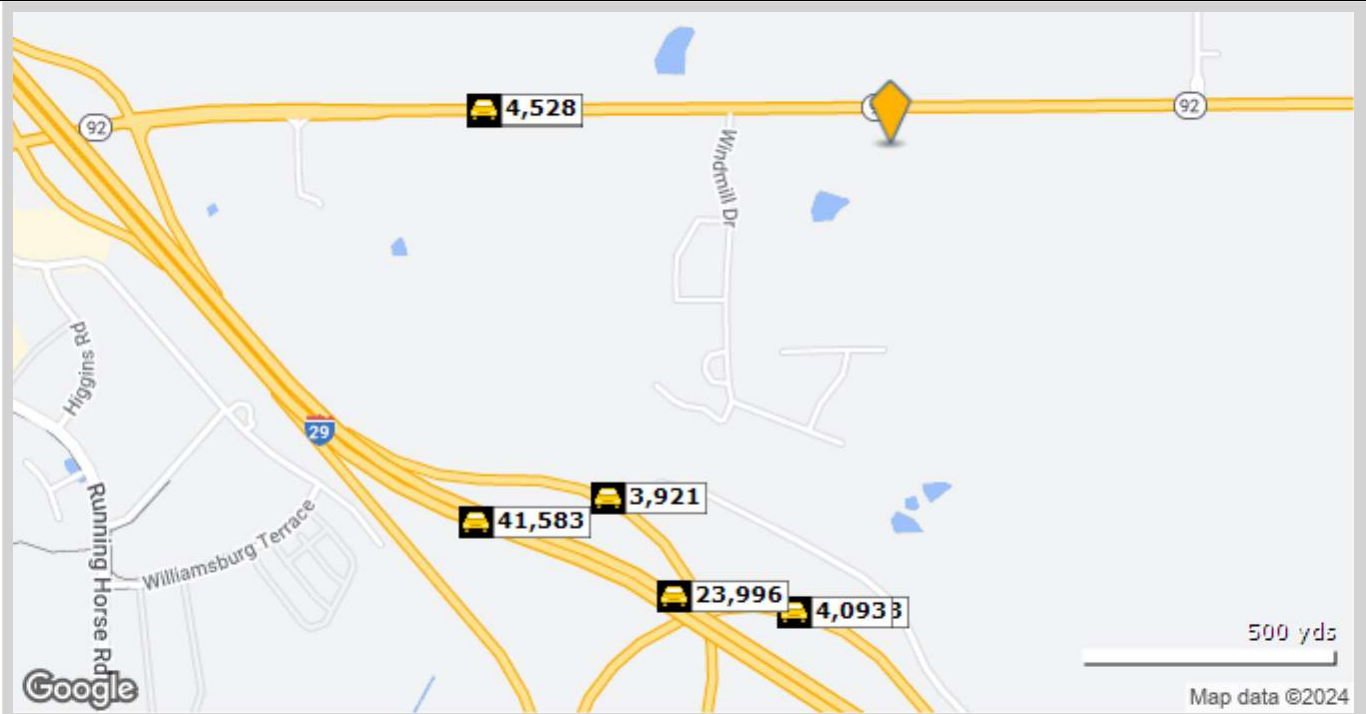
Total Tenants for 14155 N Highway: **5**

**Total Tenants for report: 5**

# Traffic Count Report

14155 N Highway, Platte City, MO 64079

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,200 SF**  
 Typical Floor: **2,100 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 92	I- 29	0.47 W	2018	5,055	MPSI	.47
2	7845	I- 29	0.47 W	2015	6,297	MPSI	.47
3	State Hwy 92	I- 29	0.47 W	2022	4,500	MPSI	.47
4	State Hwy 92	I- 29	0.47 W	2021	4,528	MPSI	.47
5	Not Available	Not Available	0.00 No	2020	3,921	MPSI	.51
6	I- 435	I- 29	0.11 W	2019	24,253	AADT	.54
7	I- 435	I- 29	0.11 W	2022	4,093	MPSI	.54
8	I- 29	I- 435	0.03 SE	2022	23,996	MPSI	.57
9	I- 29	I- 435	0.27 SE	2019	19,254	AADT	.64
10	I- 29	I- 435	0.27 SE	2022	41,583	MPSI	.64



# Demographic Market Comparison Report

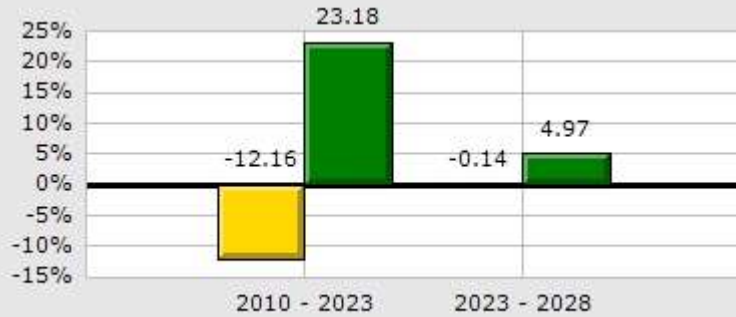
1 mile radius

14155 N Highway, Platte City, MO 64079

Type: **Class B Office/Medical**  
 County: **Platte**

■ 1 Mile  
■ County

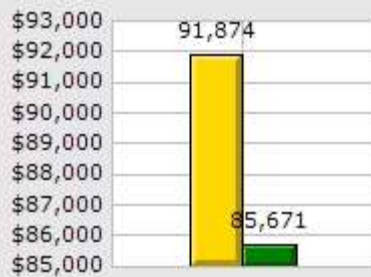
**Population Growth**



**Household Growth**



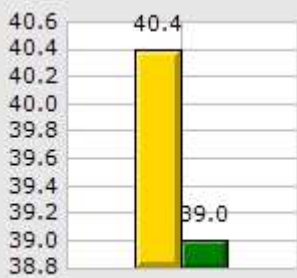
**2023 Med Household Inc**



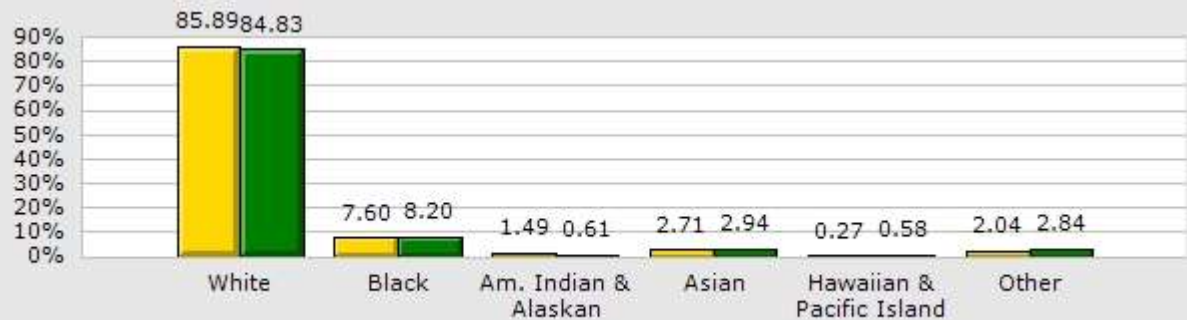
**2023 Households by Household Income**



**2023 Median Age**



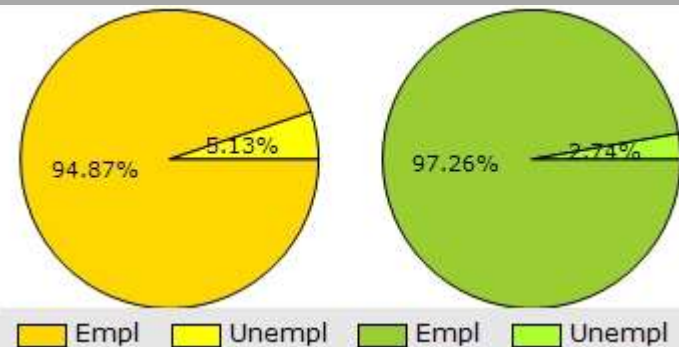
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



# Demographic Market Comparison Report

1 mile radius

14155 N Highway, Platte City, MO 64079

Type: **Class B Office/Medical**  
 County: **Platte**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	-12.16%		23.18%	
Growth 2023 - 2028	-0.14%		4.97%	
Empl	388	94.87%	61,579	97.26%
Unempl	21	5.13%	1,737	2.74%
<b>2023 Population by Race</b>				
	<b>737</b>		<b>110,023</b>	
White	633	85.89%	93,336	84.83%
Black	56	7.60%	9,018	8.20%
Am. Indian & Alaskan	11	1.49%	675	0.61%
Asian	20	2.71%	3,235	2.94%
Hawaiian & Pacific Island	2	0.27%	639	0.58%
Other	15	2.04%	3,120	2.84%
<b>Household Growth</b>				
Growth 2010 - 2023	-9.12%		23.23%	
Growth 2023 - 2028	0.29%		4.95%	
Renter Occupied	185	54.57%	15,670	35.22%
Owner Occupied	154	45.43%	28,821	64.78%
<b>2023 Households by Household Income</b>				
	<b>340</b>		<b>44,491</b>	
Income <\$25K	11	3.24%	4,065	9.14%
Income \$25K - \$50K	51	15.00%	9,433	21.20%
Income \$50K - \$75K	81	23.82%	6,357	14.29%
Income \$75K - \$100K	40	11.76%	5,600	12.59%
Income \$100K - \$125K	92	27.06%	6,346	14.26%
Income \$125K - \$150K	39	11.47%	3,325	7.47%
Income \$150K - \$200K	6	1.76%	4,691	10.54%
Income \$200K+	20	5.88%	4,674	10.51%
2023 Med Household Inc	\$91,874		\$85,671	
2023 Median Age	40.40		39.00	





# Demographic Summary Report

14155 N Highway, Platte City, MO 64079

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,200 SF**  
 Typical Floor: **2,100 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2028 Projection	736		12,555		95,121	
2023 Estimate	737		12,342		91,308	
2010 Census	839		12,541		75,864	
Growth 2023 - 2028	-0.14%		1.73%		4.18%	
Growth 2010 - 2023	-12.16%		-1.59%		20.36%	
<b>2023 Population by Hispanic Origin</b>	42		655		6,764	
<b>2023 Population</b>	737		12,342		91,308	
White	633	85.89%	11,298	91.54%	77,344	84.71%
Black	57	7.73%	464	3.76%	7,844	8.59%
Am. Indian & Alaskan	11	1.49%	78	0.63%	642	0.70%
Asian	19	2.58%	150	1.22%	2,378	2.60%
Hawaiian & Pacific Island	2	0.27%	31	0.25%	364	0.40%
Other	15	2.04%	321	2.60%	2,736	3.00%
U.S. Armed Forces	12		160		1,841	
<b>Households</b>						
2028 Projection	340		4,832		37,402	
2023 Estimate	339		4,751		35,865	
2010 Census	373		4,830		29,595	
Growth 2023 - 2028	0.29%		1.70%		4.29%	
Growth 2010 - 2023	-9.12%		-1.64%		21.19%	
Owner Occupied	154	45.43%	3,268	68.79%	22,497	62.73%
Renter Occupied	185	54.57%	1,482	31.19%	13,368	37.27%
<b>2023 Households by HH Income</b>	340		4,749		35,867	
Income: <\$25,000	11	3.24%	418	8.80%	4,023	11.22%
Income: \$25,000 - \$50,000	51	15.00%	1,027	21.63%	7,091	19.77%
Income: \$50,000 - \$75,000	81	23.82%	685	14.42%	5,599	15.61%
Income: \$75,000 - \$100,000	40	11.76%	472	9.94%	5,020	14.00%
Income: \$100,000 - \$125,000	92	27.06%	891	18.76%	4,960	13.83%
Income: \$125,000 - \$150,000	39	11.47%	458	9.64%	2,799	7.80%
Income: \$150,000 - \$200,000	6	1.76%	401	8.44%	3,356	9.36%
Income: \$200,000+	20	5.88%	397	8.36%	3,019	8.42%
<b>2023 Avg Household Income</b>	\$99,099		\$102,083		\$99,720	
<b>2023 Med Household Income</b>	\$91,874		\$87,950		\$81,078	



# Daytime Employment Report

1 Mile Radius

**14155 N Highway, Platte City, MO 64079**

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 Class: **B**      % Leased: **100%**  
 RBA: **4,200 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **2,100 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>64</b>	<b>520</b>	<b>8</b>
Retail & Wholesale Trade	10	107	11
Hospitality & Food Service	2	33	17
Real Estate, Renting, Leasing	4	16	4
Finance & Insurance	4	22	6
Information	1	17	17
Scientific & Technology Services	5	54	11
Management of Companies	0	0	0
Health Care & Social Assistance	28	214	8
Educational Services	0	0	0
Public Administration & Sales	2	13	7
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	0	0	0
Construction	2	7	4
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	6	37	6



# Consumer Spending Report

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 Typical Floor: **2,100 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



2023 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
<b>Total Specified Consumer Spending</b>	<b>\$11,229</b>	<b>\$167,745</b>	<b>\$1,205,518</b>
<b>Total Apparel</b>	<b>\$526</b>	<b>\$8,338</b>	<b>\$61,359</b>
Women's Apparel	202	3,215	23,591
Men's Apparel	116	1,745	12,858
Girl's Apparel	37	606	4,459
Boy's Apparel	28	457	3,324
Infant Apparel	25	379	2,866
Footwear	118	1,937	14,261
<b>Total Entertainment &amp; Hobbies</b>	<b>\$1,654</b>	<b>\$25,094</b>	<b>\$179,536</b>
Entertainment	156	2,882	19,165
Audio & Visual Equipment/Service	372	5,310	38,836
Reading Materials	28	409	2,944
Pets, Toys, & Hobbies	296	4,557	32,541
Personal Items	802	11,936	86,051
<b>Total Food and Alcohol</b>	<b>\$3,022</b>	<b>\$44,138</b>	<b>\$323,366</b>
Food At Home	1,490	22,714	165,944
Food Away From Home	1,301	18,171	133,596
Alcoholic Beverages	232	3,253	23,826
<b>Total Household</b>	<b>\$1,749</b>	<b>\$27,368</b>	<b>\$196,816</b>
House Maintenance & Repair	286	5,905	40,934
Household Equip & Furnishings	734	10,696	77,173
Household Operations	509	7,628	55,853
Housing Costs	221	3,139	22,857



## Consumer Spending Report

14155 N Highway, Platte City, MO 64079

2023 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
<b>Total Transportation/Maint.</b>	<b>\$3,009</b>	<b>\$43,725</b>	<b>\$307,478</b>
Vehicle Purchases	1,603	23,319	159,426
Gasoline	729	10,617	76,367
Vehicle Expenses	43	882	6,613
Transportation	277	3,846	28,578
Automotive Repair & Maintenance	356	5,061	36,493
<b>Total Health Care</b>	<b>\$544</b>	<b>\$8,427</b>	<b>\$60,154</b>
Medical Services	327	5,038	35,910
Prescription Drugs	158	2,521	17,903
Medical Supplies	58	869	6,341
<b>Total Education/Day Care</b>	<b>\$725</b>	<b>\$10,654</b>	<b>\$76,809</b>
Education	456	6,755	48,607
Fees & Admissions	269	3,899	28,202

