



# MENARDS PAD SITE FOR SALE

4111 S. Little Blue Parkway, Independence, Missouri



## SALE PRICE: \$1,500,000 | 2.06 ACRE LOT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,011	45,016	125,682
Avg. Household Income	\$74,031	\$109,721	\$104,320

- High visibility corner lot
- Intersection carries 122,971 cars per day
- Join Menards, Quiktrip, Wendy's, Dutch Bros Coffee, McBee's Coffee N' Carwash, and more
- Perfect for retail, restaurant, bank, etc.
- Opportunity for signage on Menards monument sign facing Interstate 70
- Delivered roughly graded with utilities to site
- Menards is the #2 location in the state and in the 95th percentile nationally



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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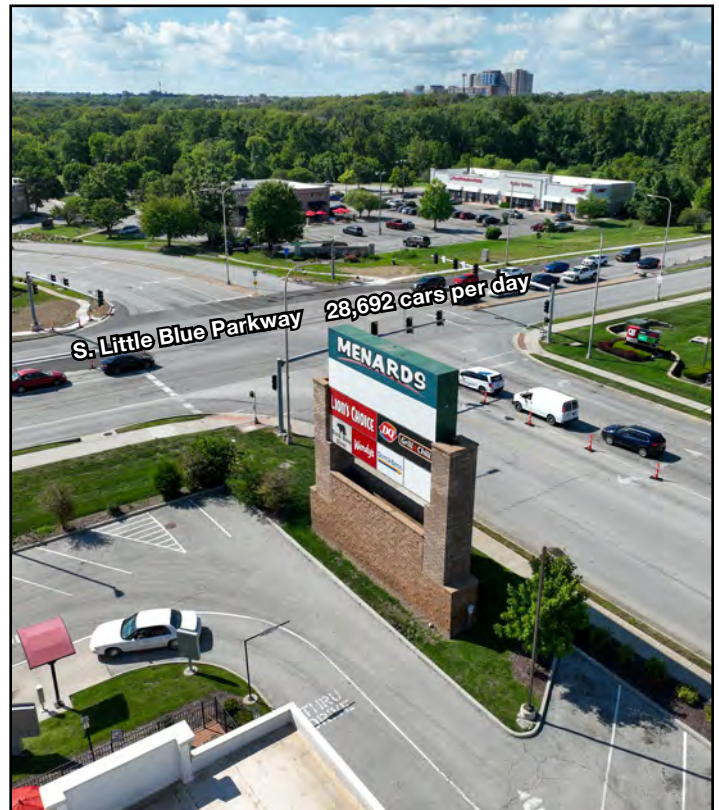
*Exclusive Agents*



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## DRONE PHOTOS





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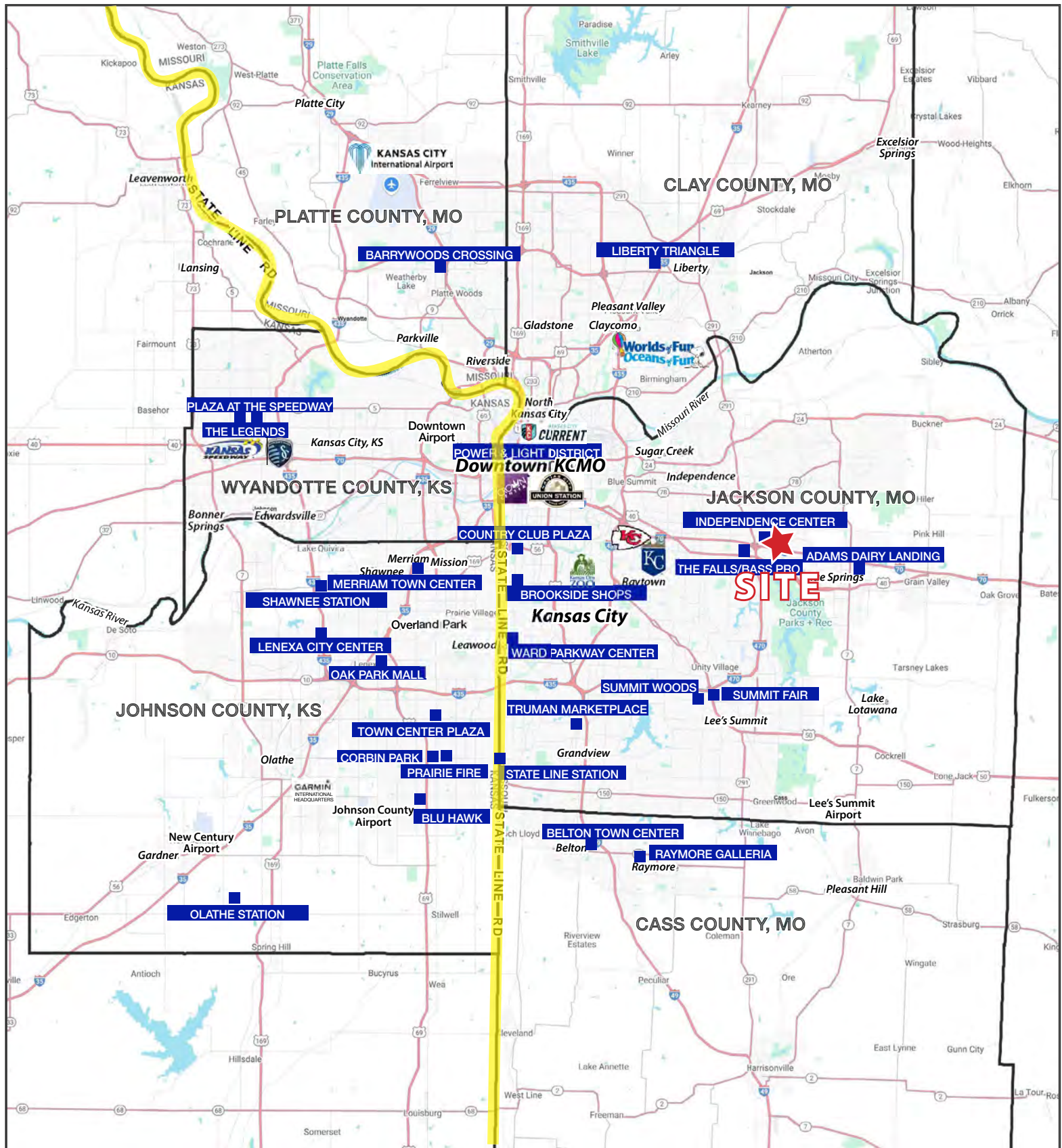
AERIAL





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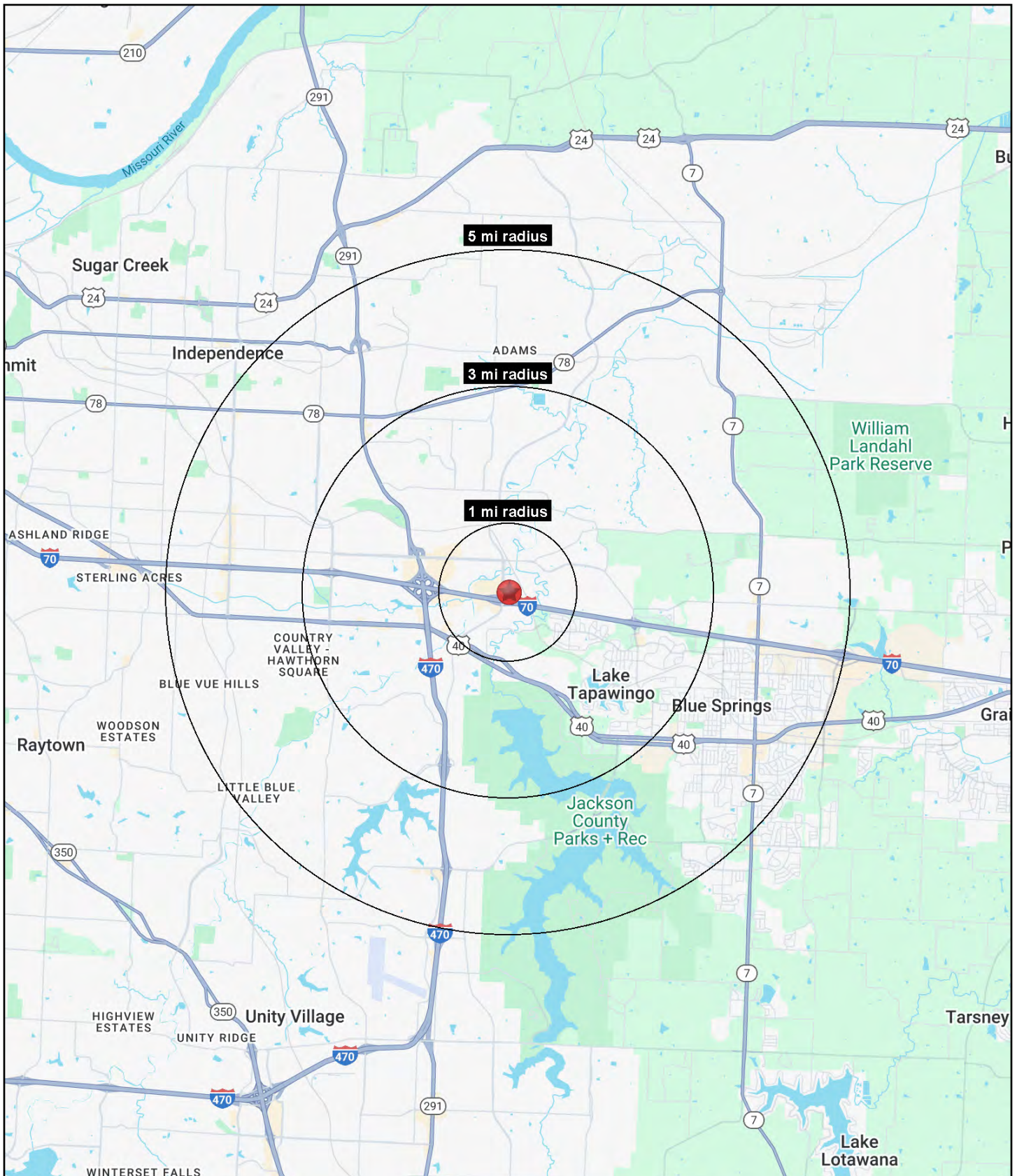
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## 4111 S. Little Blue Parkway, Independence, Missouri

4111 S. Little Blue Parkway Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,011	45,016	125,682
2030 Projected Population	2,928	44,858	126,371
2020 Census Population	3,204	47,251	128,390
2010 Census Population	2,478	43,364	119,311
Projected Annual Growth 2025 to 2030	-0.6%	-	0.1%
Historical Annual Growth 2010 to 2025	1.4%	0.3%	0.4%
2025 Median Age	50.9	42.1	40.8
<b>Households</b>			
2025 Estimated Households	1,560	18,783	51,572
2030 Projected Households	1,527	18,830	52,221
2020 Census Households	1,607	19,164	51,623
2010 Census Households	1,074	17,571	47,914
Projected Annual Growth 2025 to 2030	-0.4%	-	0.3%
Historical Annual Growth 2010 to 2025	3.0%	0.5%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.4%	77.9%	77.6%
2025 Estimated Black or African American	11.6%	10.8%	10.9%
2025 Estimated Asian or Pacific Islander	1.9%	2.2%	2.0%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	10.8%	8.8%	9.2%
2025 Estimated Hispanic	10.7%	8.3%	8.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$74,031	\$109,721	\$104,320
2025 Estimated Median Household Income	\$57,940	\$87,452	\$81,702
2025 Estimated Per Capita Income	\$39,014	\$45,851	\$42,881
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.4%	1.3%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	0.8%	3.4%	3.8%
2025 Estimated High School Graduate	37.1%	29.1%	29.5%
2025 Estimated Some College	20.2%	24.2%	23.7%
2025 Estimated Associates Degree Only	5.7%	8.2%	8.7%
2025 Estimated Bachelors Degree Only	19.5%	21.6%	20.6%
2025 Estimated Graduate Degree	10.2%	12.1%	12.2%
<b>Business</b>			
2025 Estimated Total Businesses	327	1,522	4,735
2025 Estimated Total Employees	4,950	15,233	41,332
2025 Estimated Employee Population per Business	15.2	10.0	8.7
2025 Estimated Residential Population per Business	9.2	29.6	26.5

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