



DOLLAR GENERAL



SITE
1.45 AC



EVANS
EQUIPMENT INC.



FOR SALE

Concordia Truck & RV Wash

2 NW 8th Street, | Concordia, MO 64020



SRS
INDUSTRIAL



MCKELVEY PROPERTIES
building relationships . creating wealth

Concordia Truck & RV Wash

2 NW 8th Street | Concordia, MO



FOR SALE

5,120 SF

Building Size

1.45 AC

Land Size

1999

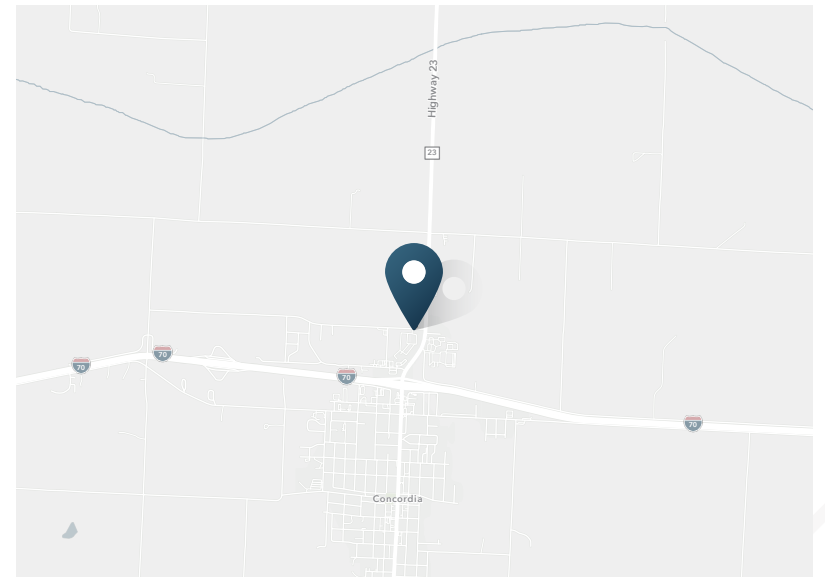
Year Built

Contact Broker

Purchase Price

PROPERTY HIGHLIGHTS

Available SF	5,120
Office SF	1,600
Land AC	1.45
Grade Level	4
Year Built	1999
Construction	Metal



Concordia Truck & RV Wash

2 NW 8th Street | Concordia, MO



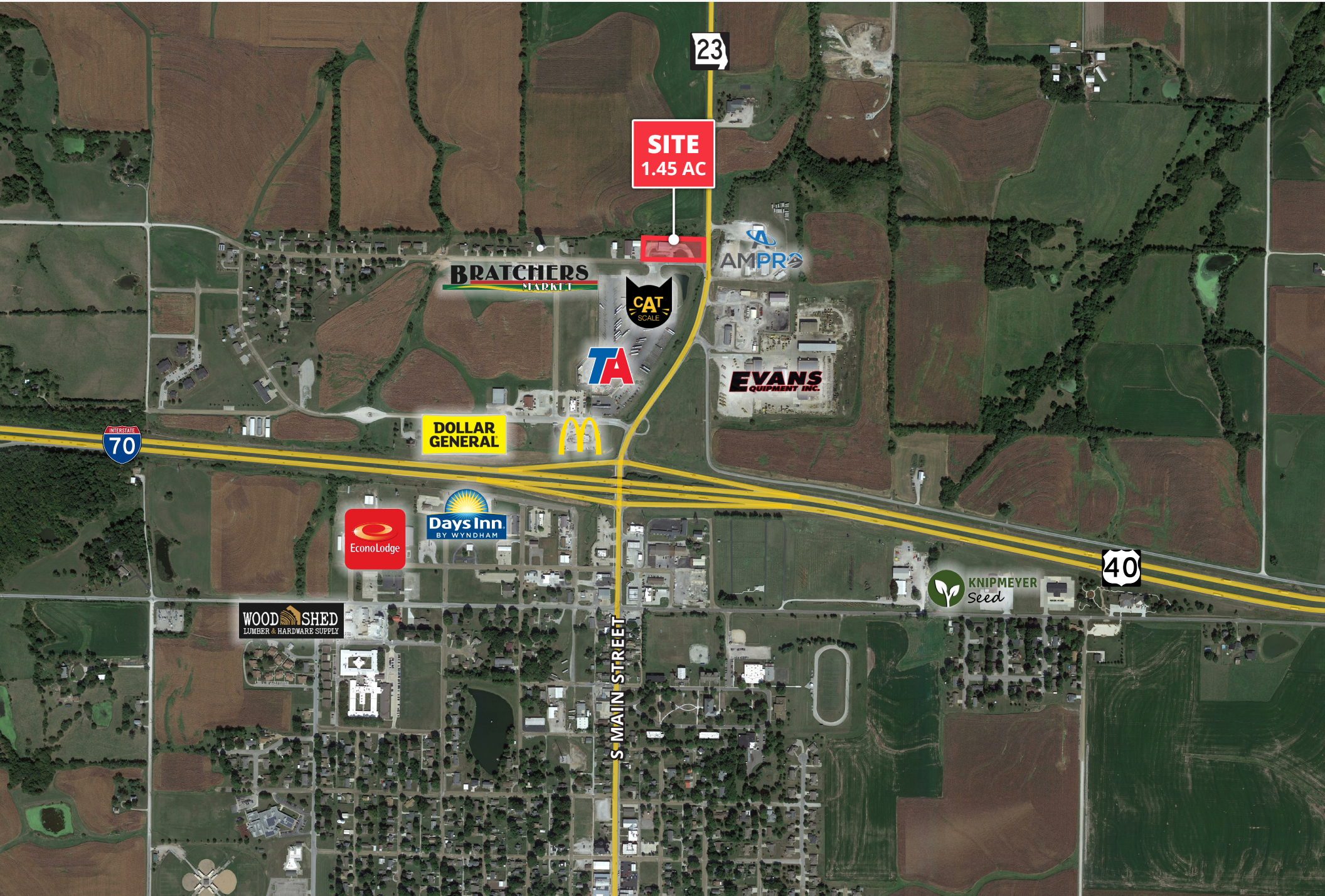
Concordia Truck & RV Wash

2 NW 8th Street | Concordia, MO

SRS
INDUSTRIAL



McKELVEY PROPERTIES
building relationships · creating wealth



SITE
1.45 AC

BRATCHERS
MARKET

CAT
SCALE

TA

DOLLAR
GENERAL

McDonald's

AMPR

EVANS
EQUIPMENT INC.

EconoLodge

Days Inn
BY WYNDHAM

WOOD SHED
LUMBER & HARDWARE SUPPLY

S MAIN STREET

KNIPMEYER
Seed

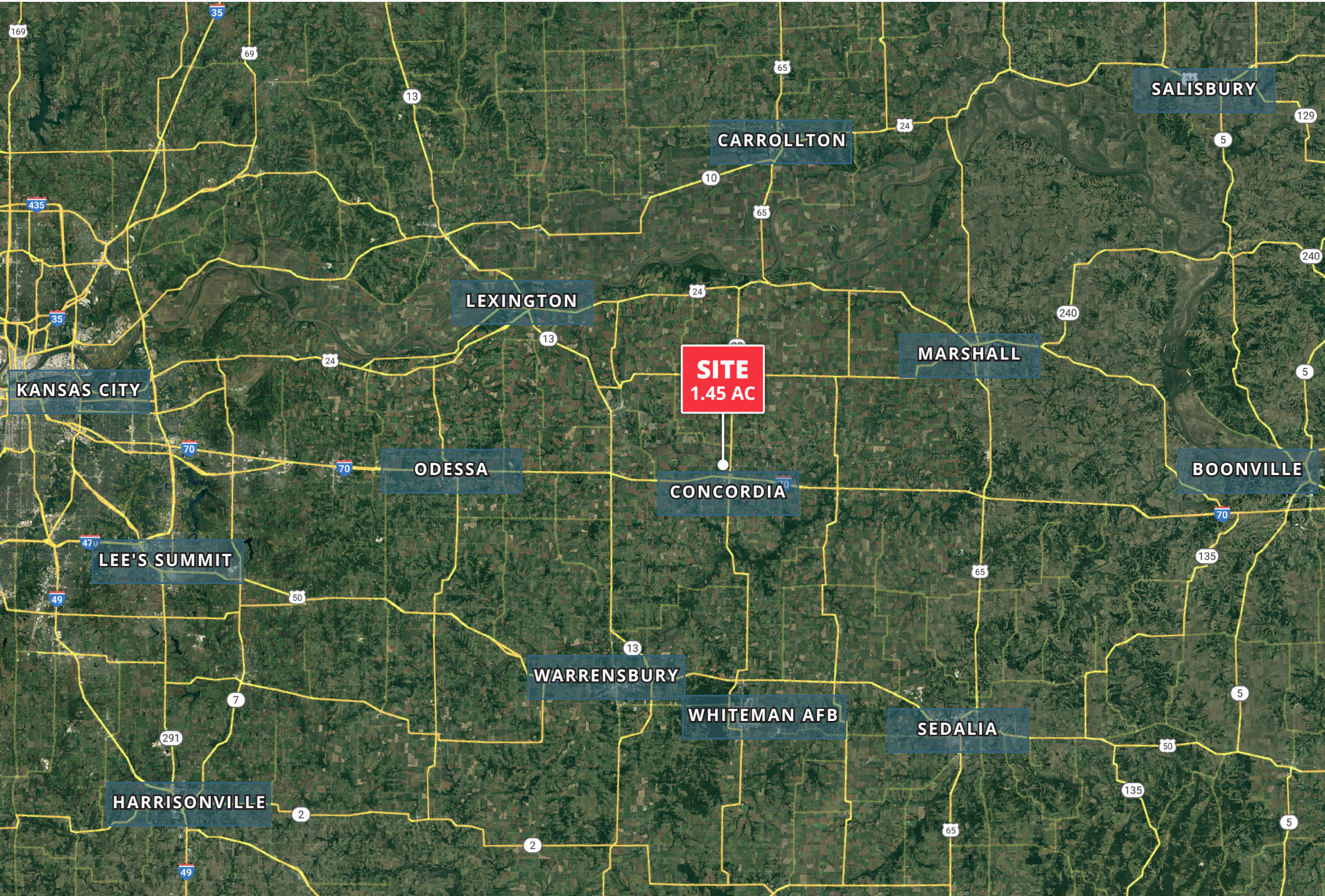
40

INTERSTATE
70

23

Concordia Truck & RV Wash

2 NW 8th Street | Concordia, MO

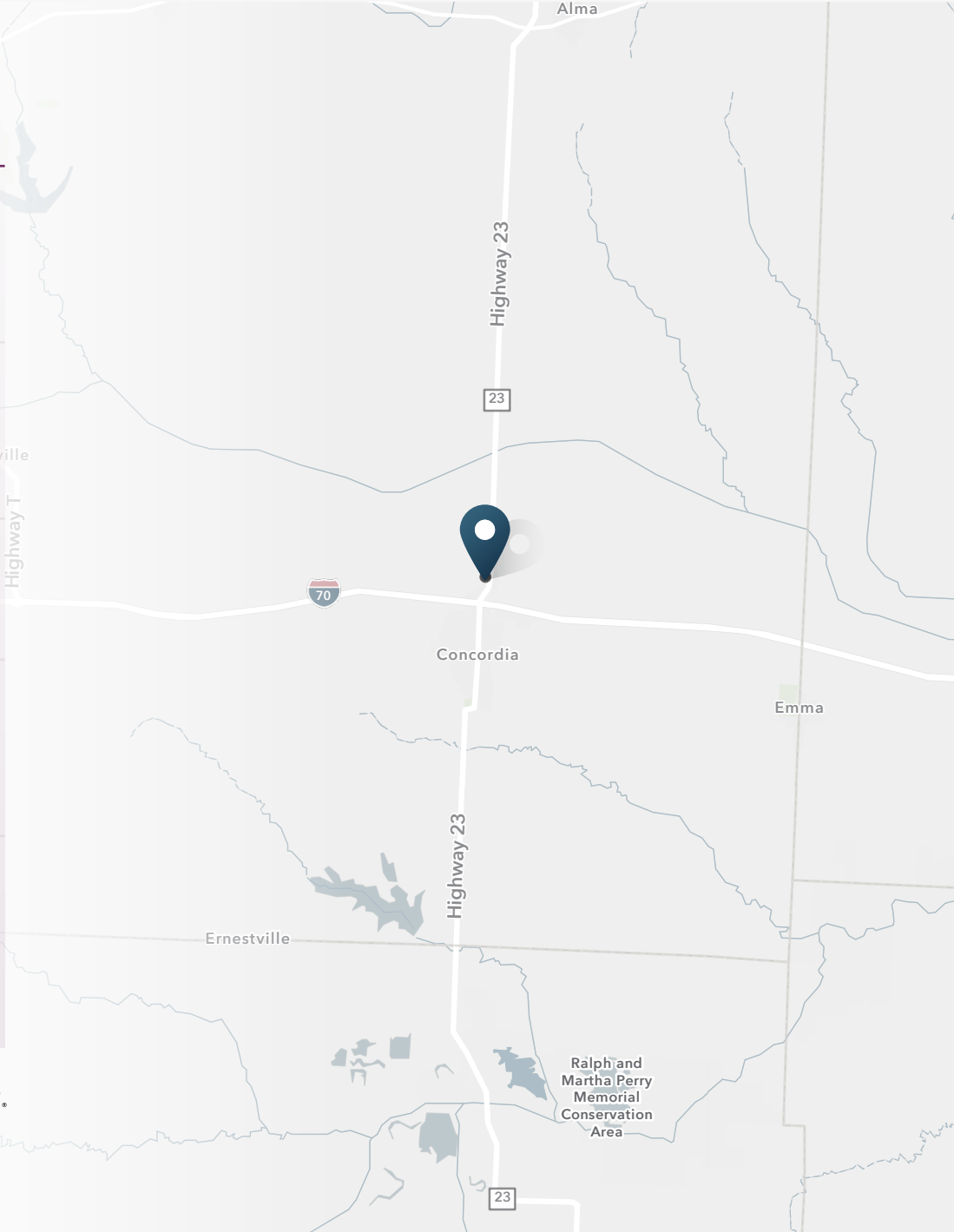


Concordia Truck & RV Wash

2 NW 8th Street | Concordia, MO

DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	1,328	2,720	3,413
2028 Projected Population	1,322	2,720	3,399
Projected Annual Growth Rate 2023 to 2028	-0.09%	0.00%	-0.08%
Daytime Population			
2023 Daytime Population	1,827	3,383	3,832
Workers	1,141	2,001	2,097
Residents	686	1,382	1,735
Income			
2023 Est. Average Household Income	\$90,643	\$86,846	\$89,991
2023 Est. Median Household Income	\$70,269	\$65,405	\$67,643
Households & Growth			
2023 Estimated Households	565	1,141	1,425
2028 Estimated Households	568	1,153	1,435
Projected Annual Growth Rate 2023 to 2028	0.11%	0.21%	0.14%
Race & Ethnicity			
2023 Est. White	92%	92%	92%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	0%	0%	0%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	1%	1%	1%
2023 Est. Hispanic	3%	3%	3%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



SRS Real Estate Partners

8144 Walnut Hill Lane
Suite 1200
Dallas, TX 75231
214.560.3200



McKELVEY PROPERTIES
building relationships . creating wealth

McKelvey Properties

17280 N Outer 40 Road
Suite 201
Chesterfield, MO 63005
636.778.3239

Shannon Johnston

469.363.0874
Shannon.Johnston@srsre.com

John Toben

254.716.4448
John.Toben@srsre.com

Patricia McKelvey

Broker
636.448.129
pmckelvey@mckelveyproperties.com
MO License No. 1999022633

This document has been prepared by McKelvey Properties in collaboration with SRS Real Estate Partners and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, McKelvey Properties and those represented by McKelvey Properties make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither McKelvey Properties or those represented by McKelvey Properties represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.