



15,800 SF FORMER CAR WASH

12939 E. US 40 Highway, Independence, Missouri



SALE PRICE \$900,000 | 51,700 SF SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,069	66,417	157,750
Avg. Household Income	\$88,645	\$84,936	\$84,257

- 15,800 SF warehouse building with multiple bays
- Great 40 Highway location
- Good access to Interstate 70 and Interstate 470
- New roof and new garage doors
- Zoned C-2 Commercial
- Traffic counts of 15,101 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

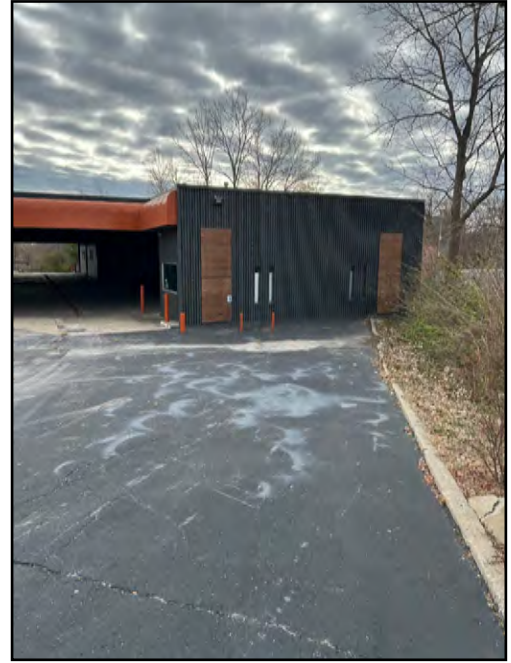
For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

Exclusive Agent



PHOTOS



DRONE PHOTOS

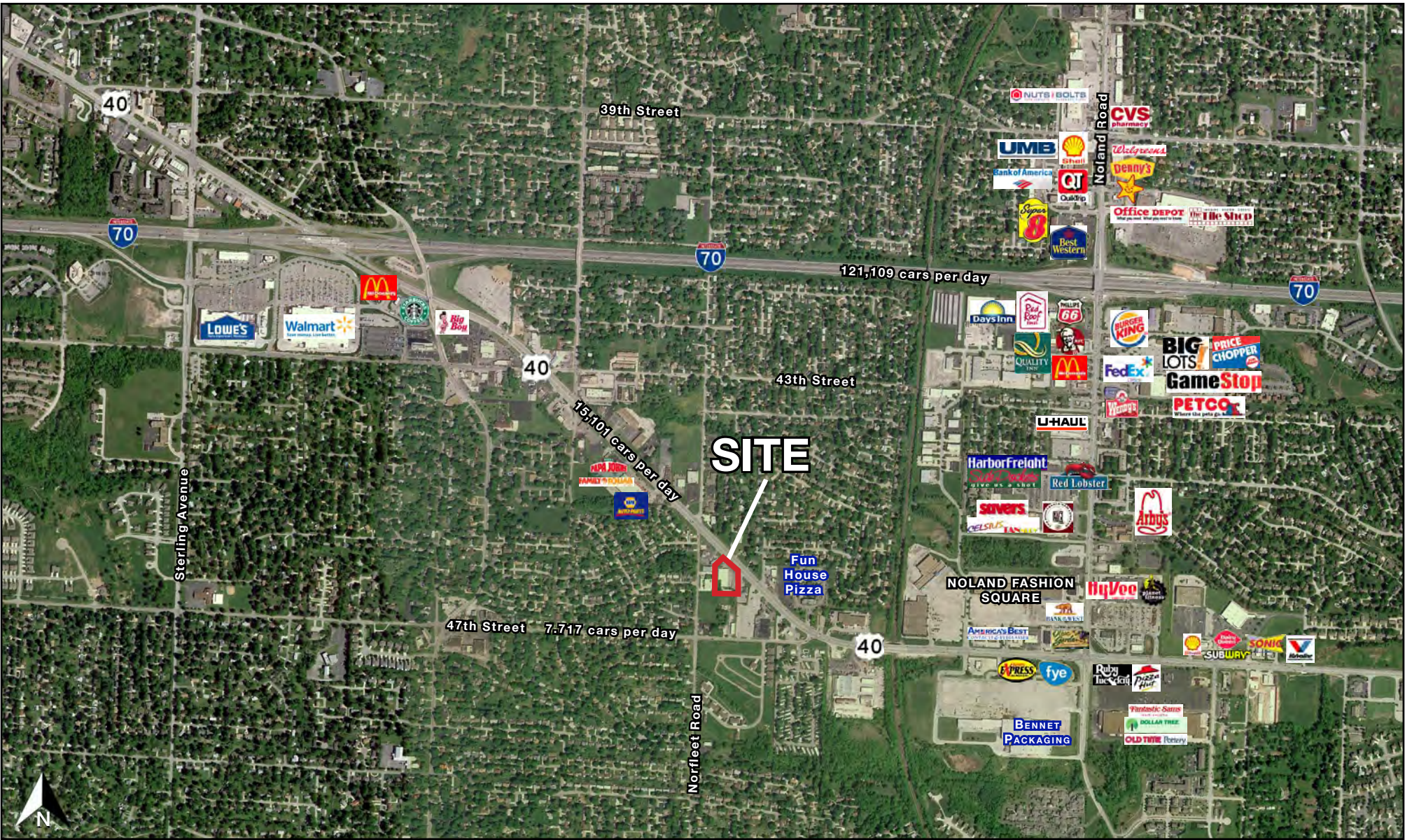




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AERIAL





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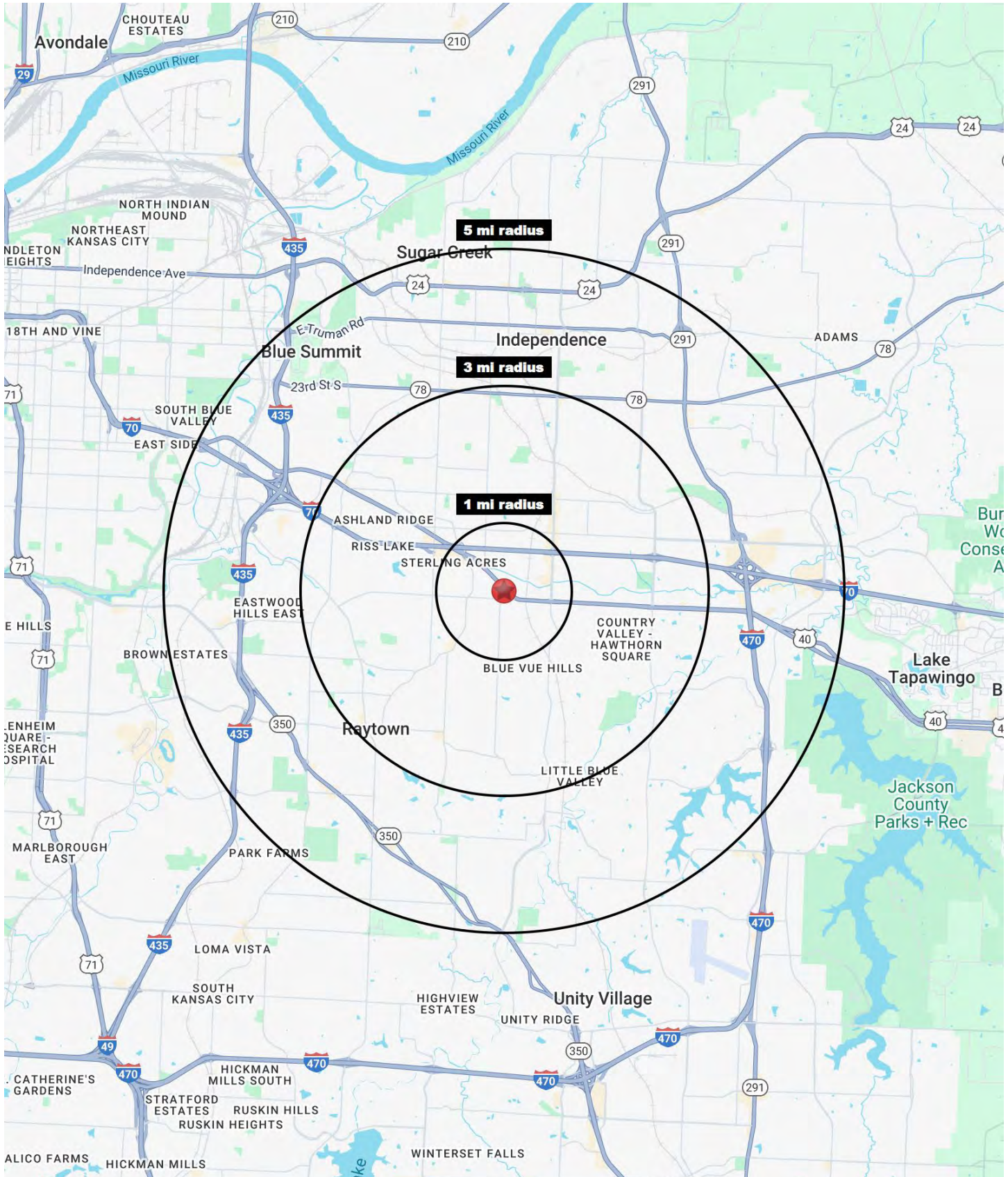


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12939 E. US 40 Highway Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,069	66,417	157,750
2029 Projected Population	8,962	64,858	155,838
2020 Census Population	9,253	68,408	160,210
2010 Census Population	8,810	65,302	154,305
Projected Annual Growth 2024 to 2029	-0.2%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.2%
2024 Median Age	41.0	41.4	40.8
Households			
2024 Estimated Households	3,910	28,637	67,927
2029 Projected Households	3,850	27,855	66,812
2020 Census Households	4,036	29,198	68,040
2010 Census Households	3,824	27,751	64,916
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	69.7%	67.8%	68.2%
2024 Estimated Black or African American	17.6%	19.7%	19.4%
2024 Estimated Asian or Pacific Islander	1.9%	1.7%	1.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2024 Estimated Other Races	10.4%	10.4%	10.5%
2024 Estimated Hispanic	10.1%	10.1%	9.9%
Income			
2024 Estimated Average Household Income	\$88,645	\$84,936	\$84,257
2024 Estimated Median Household Income	\$72,962	\$68,968	\$66,730
2024 Estimated Per Capita Income	\$38,267	\$36,674	\$36,366
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.4%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.0%	5.6%
2024 Estimated High School Graduate	31.5%	34.1%	33.1%
2024 Estimated Some College	22.4%	24.8%	24.4%
2024 Estimated Associates Degree Only	9.1%	8.7%	8.9%
2024 Estimated Bachelors Degree Only	18.1%	16.3%	16.3%
2024 Estimated Graduate Degree	8.1%	8.7%	9.3%
Business			
2024 Estimated Total Businesses	397	1,938	5,336
2024 Estimated Total Employees	3,226	15,210	51,753
2024 Estimated Employee Population per Business	8.1	7.8	9.7
2024 Estimated Residential Population per Business	22.8	34.3	29.6

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