



# 24 HIGHWAY RETAIL BUILDING

11525 E. US 24 Highway Independence, MO

**CONFIDENTIAL**



## SALE PRICE: \$450,000 | 3,500 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,837	55,360	140,847
Avg. Household Income	\$53,954	\$73,237	\$73,236

- Complete rehab in 2022
- New roof, plumbing, interior, electric, and parking lot
- Great location for C-Store



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

*Exclusive Agent*

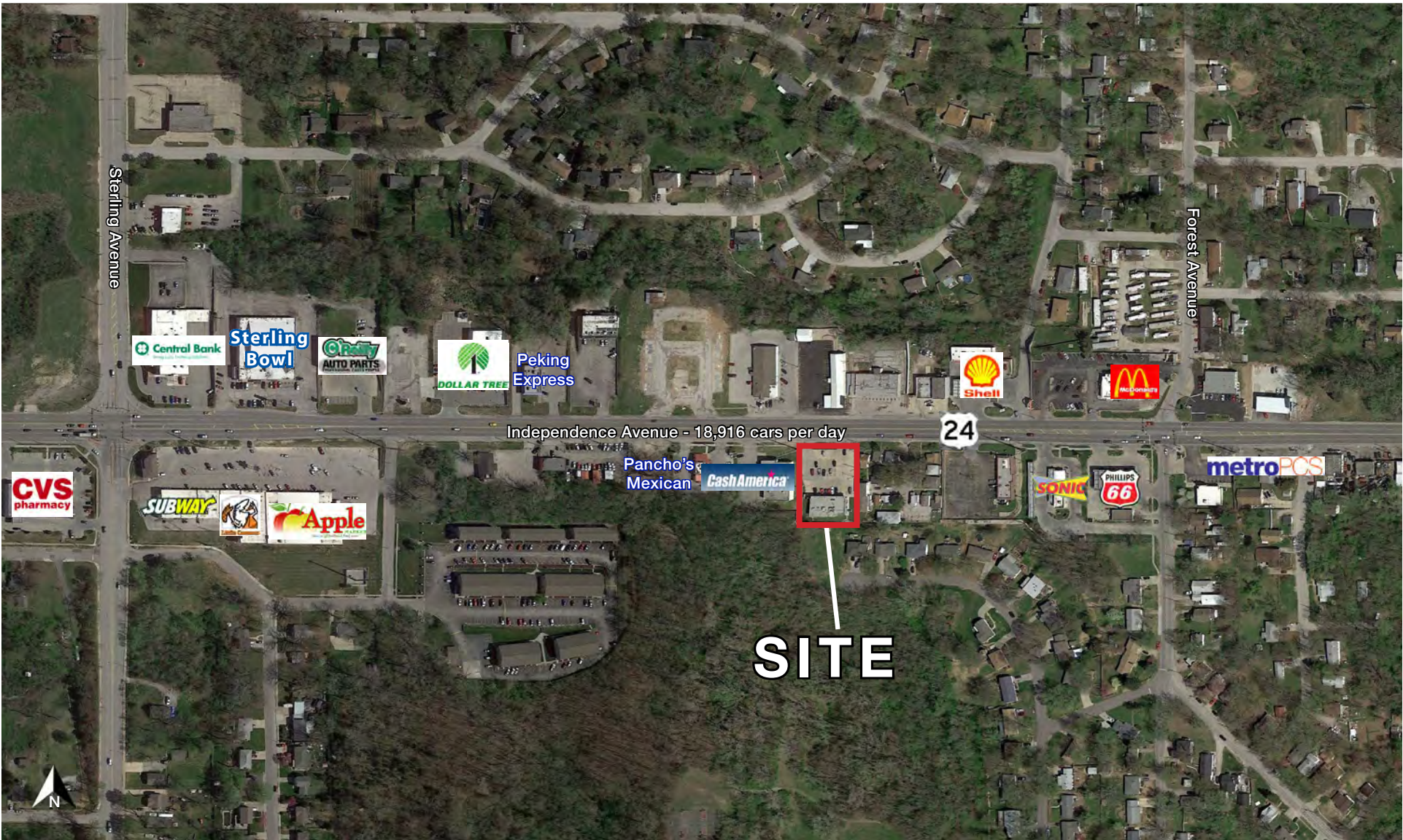




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AERIAL

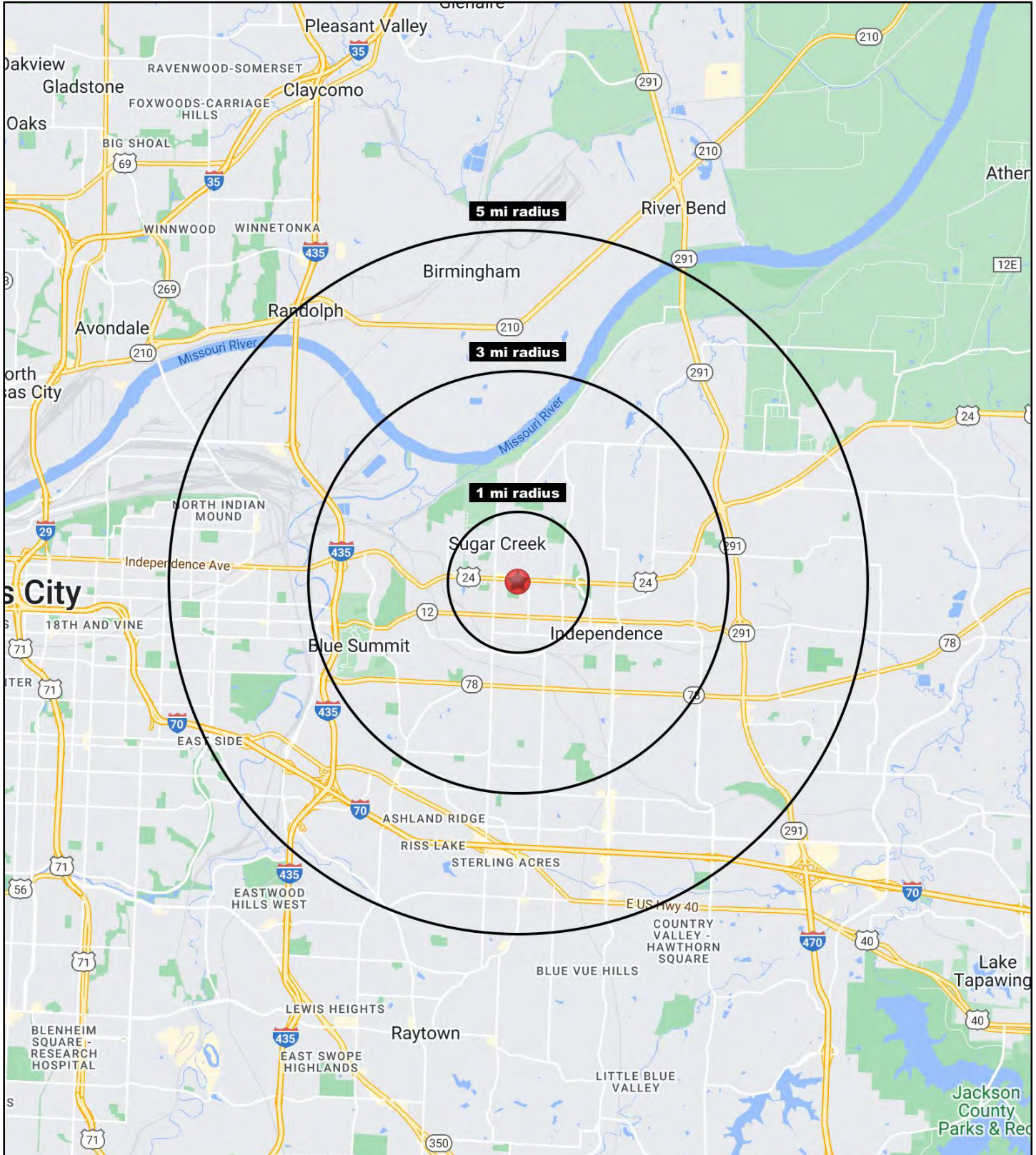






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11525 E. US 24 Highway Independence, MO 64054	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,837	55,360	140,847
2028 Projected Population	9,989	55,637	142,343
2020 Census Population	9,658	55,018	140,456
2010 Census Population	9,542	54,158	137,727
Projected Annual Growth 2023 to 2028	0.3%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.2%
2023 Median Age	39.8	37.8	37.1
<b>Households</b>			
2023 Estimated Households	4,232	23,312	57,237
2028 Projected Households	4,253	23,118	57,096
2020 Census Households	4,104	22,894	56,458
2010 Census Households	4,081	22,634	55,251
Projected Annual Growth 2023 to 2028	-	-0.2%	-
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	74.7%	73.4%	65.8%
2023 Estimated Black or African American	11.4%	11.4%	15.0%
2023 Estimated Asian or Pacific Islander	1.3%	1.1%	2.3%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2023 Estimated Other Races	12.2%	13.4%	16.3%
2023 Estimated Hispanic	12.6%	13.9%	17.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$53,954	\$73,237	\$73,236
2023 Estimated Median Household Income	\$46,656	\$53,502	\$55,146
2023 Estimated Per Capita Income	\$23,529	\$30,972	\$29,842
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.0%	4.7%
2023 Estimated Some High School (Grade Level 9 to 11)	12.0%	8.9%	8.6%
2023 Estimated High School Graduate	35.6%	38.6%	37.7%
2023 Estimated Some College	25.3%	24.8%	22.9%
2023 Estimated Associates Degree Only	6.3%	7.9%	8.5%
2023 Estimated Bachelors Degree Only	12.2%	11.3%	11.5%
2023 Estimated Graduate Degree	5.6%	5.5%	6.2%
<b>Business</b>			
2023 Estimated Total Businesses	241	1,529	4,189
2023 Estimated Total Employees	2,069	11,841	47,082
2023 Estimated Employee Population per Business	8.6	7.7	11.2
2023 Estimated Residential Population per Business	40.8	36.2	33.6

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