



# OFFICE / WAREHOUSE / SHOP BUILDING

6101-6105 Arlington Avenue, Raytown, Missouri



**SALE PRICE: \$475,000 | LEASE RATE: \$6/SF GROSS + UTILITIES**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,098	54,322	137,807
Avg. Household Income	\$84,079	\$84,305	\$81,117

- 12,000 SF Building on 1.06 Acres
- One 6,000 SF space available for lease
- Easy access to I-435 and 50 Highway
- Easily divided as three spaces
- Land use: Light Industrial Manufacturing
- Call for lease terms



**CLICK HERE TO VIEW MORE  
LISTING INFORMATION**

For More Information Contact:

**BOB JAEKEL | 816.412.7365 | [bjaekel@blockandco.com](mailto:bjaekel@blockandco.com)**

*Exclusive Agent*



PHOTOS



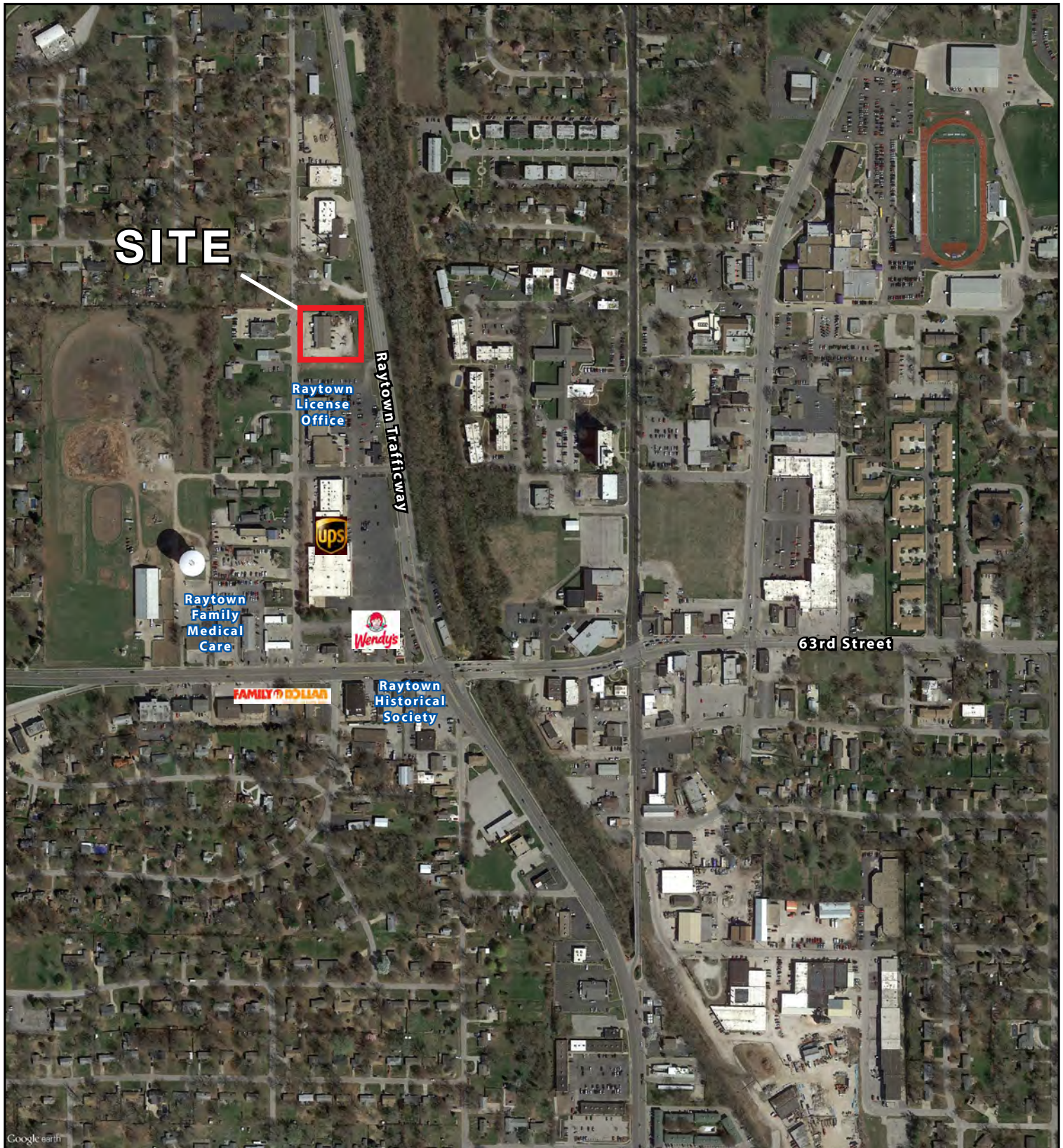


PHOTOS

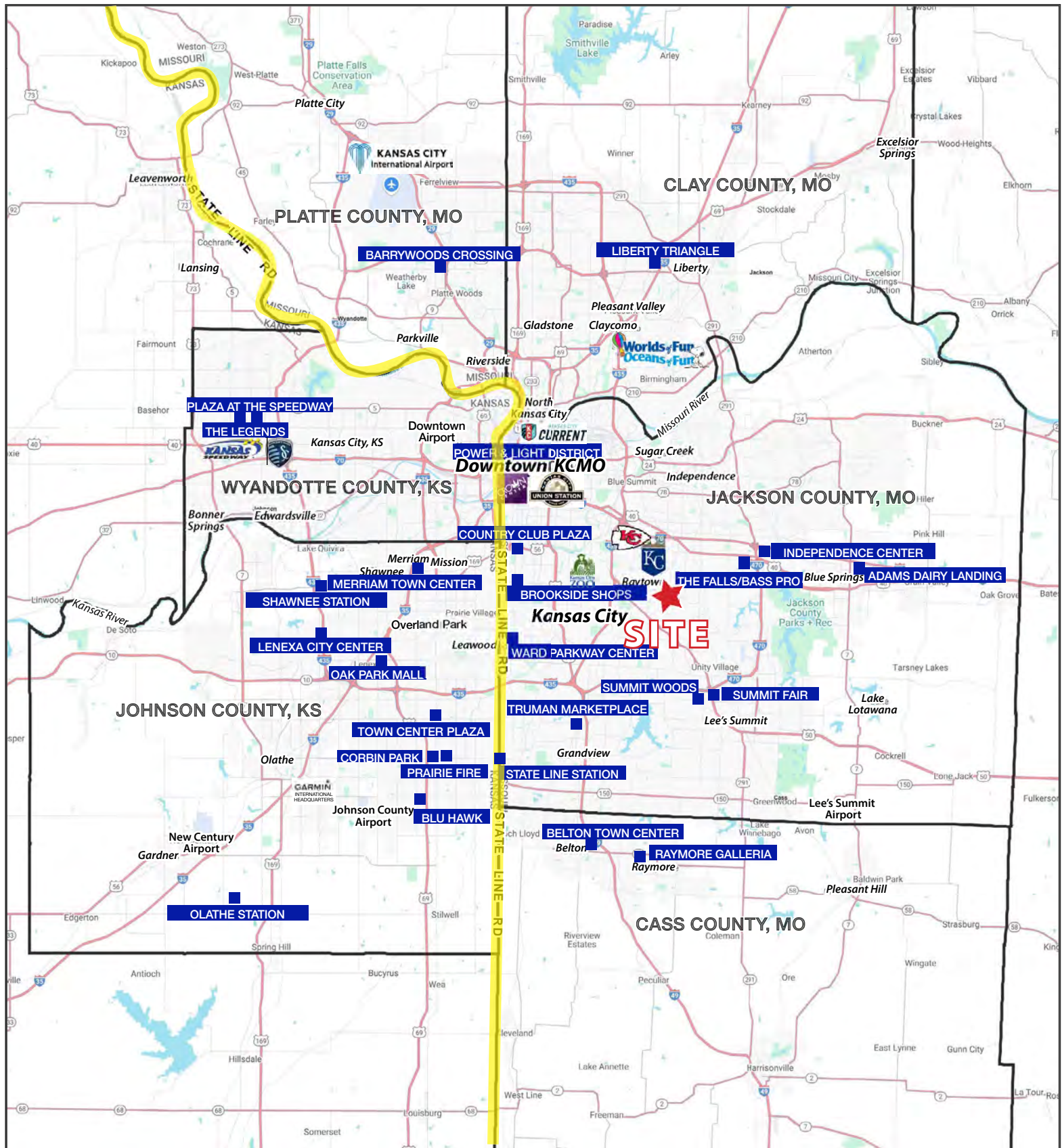




AERIAL









# OFFICE / WAREHOUSE / SHOP BUILDING

## 6101-6105 Arlington Avenue, Raytown, Missouri

6101-6105 Arlington Avenue Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,098	54,322	137,807
2030 Projected Population	9,016	54,188	136,806
2020 Census Population	9,066	55,107	138,094
2010 Census Population	8,850	54,098	134,923
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	-	0.1%
2025 Median Age	40.4	39.2	38.9
<b>Households</b>			
2025 Estimated Households	3,985	23,001	58,028
2030 Projected Households	3,971	23,116	58,038
2020 Census Households	3,912	23,250	58,065
2010 Census Households	3,728	22,344	56,015
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	56.5%	53.6%	49.4%
2025 Estimated Black or African American	31.7%	35.0%	38.4%
2025 Estimated Asian or Pacific Islander	1.1%	1.3%	1.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	10.2%	9.7%	10.3%
2025 Estimated Hispanic	9.4%	9.4%	10.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$84,079	\$84,305	\$81,117
2025 Estimated Median Household Income	\$67,256	\$65,910	\$62,549
2025 Estimated Per Capita Income	\$36,926	\$35,778	\$34,252
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.1%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	6.9%	4.8%	5.8%
2025 Estimated High School Graduate	35.8%	33.8%	34.6%
2025 Estimated Some College	24.7%	25.4%	25.6%
2025 Estimated Associates Degree Only	6.7%	10.3%	9.1%
2025 Estimated Bachelors Degree Only	17.0%	15.4%	14.5%
2025 Estimated Graduate Degree	7.9%	8.3%	7.9%
<b>Business</b>			
2025 Estimated Total Businesses	526	1,699	4,178
2025 Estimated Total Employees	5,408	15,614	39,217
2025 Estimated Employee Population per Business	10.3	9.2	9.4
2025 Estimated Residential Population per Business	17.3	32.0	33.0

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