



# PAD READY RETAIL SITE

Commercial Ave & Progress Dr (NEC), Warsaw, MO

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**SALE PRICE: \$395,000 | 1.24 ACRES**

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	320	3,971	6,367
Avg. Household Income	\$67,798	\$64,637	\$65,961

- Pad ready site off Truman Dam Access Road
- Great 65 Highway visibility and access
- Join Dairy Queen, Casey's, McDonald's, and more
- Truman Lake, one of Missouri's best recreation spots
- Fishing, boating, hunting, or camping - Warsaw has it all
- Many Fishing Tournaments and Festivals



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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Exclusive Agent



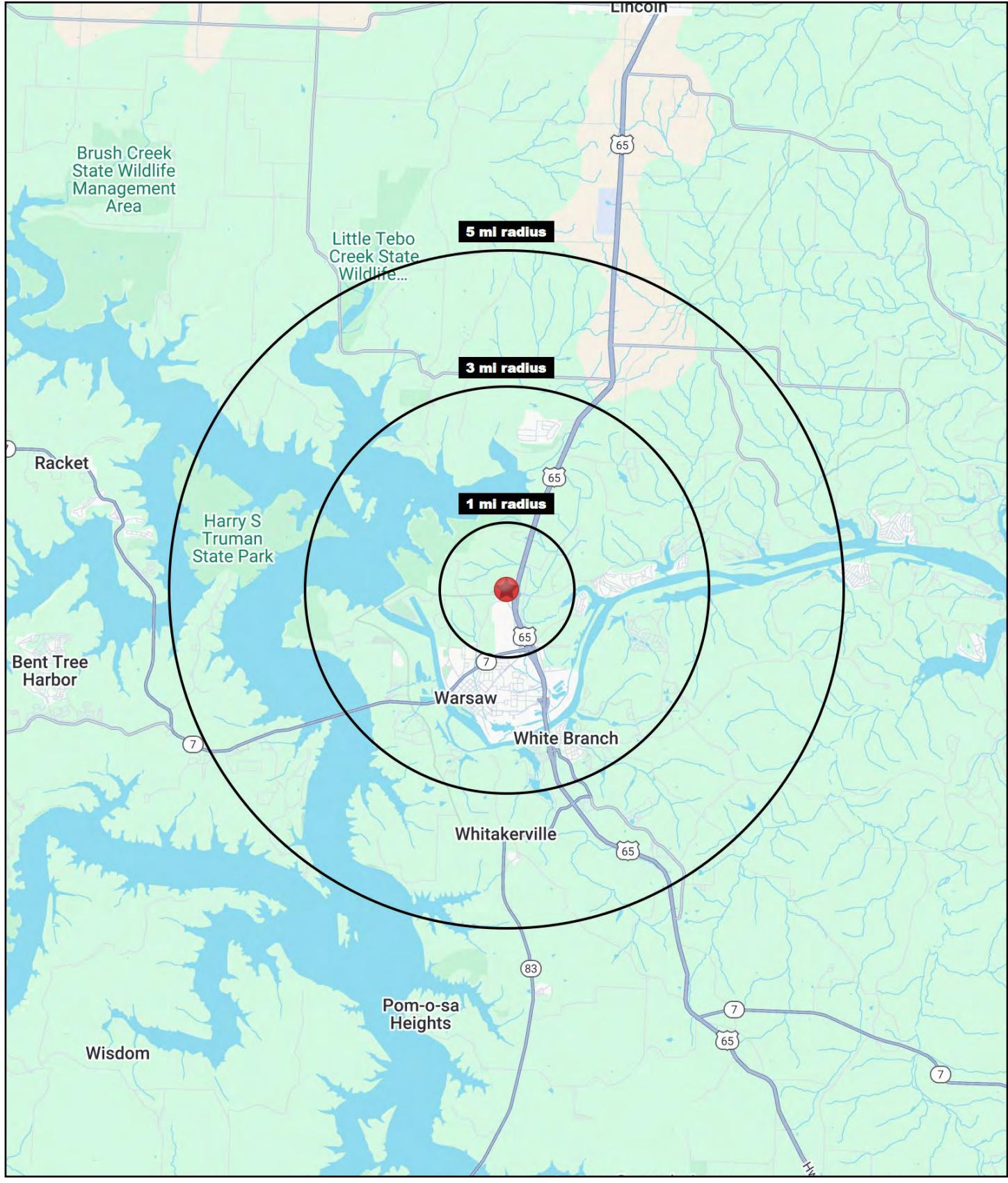
# PAD READY RETAIL SITE

Commercial Ave & Progress Dr (NEC), Warsaw, MO

AERIAL



**AERIAL**





# PAD READY RETAIL SITE

## Commercial Ave & Progress Dr (NEC), Warsaw, MO

Commercial Avenue & Progress Drive Warsaw, MO 65355	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	320	3,971	6,367
2029 Projected Population	348	4,294	6,900
2020 Census Population	370	4,305	6,437
2010 Census Population	346	4,144	6,211
Projected Annual Growth 2024 to 2029	1.7%	1.6%	1.7%
Historical Annual Growth 2010 to 2024	-0.5%	-0.3%	0.2%
2024 Median Age	51.7	51.0	52.8
<b>Households</b>			
2024 Estimated Households	136	1,791	2,913
2029 Projected Households	143	1,881	3,064
2020 Census Households	153	1,910	2,888
2010 Census Households	141	1,832	2,791
Projected Annual Growth 2024 to 2029	1.1%	1.0%	1.0%
Historical Annual Growth 2010 to 2024	-0.2%	-0.2%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	93.0%	93.7%	94.0%
2024 Estimated Black or African American	1.0%	1.0%	0.9%
2024 Estimated Asian or Pacific Islander	0.4%	0.4%	0.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	5.3%	4.6%	4.3%
2024 Estimated Hispanic	3.2%	2.6%	2.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$67,798	\$64,637	\$65,961
2024 Estimated Median Household Income	\$54,300	\$49,161	\$50,971
2024 Estimated Per Capita Income	\$29,206	\$29,319	\$30,288
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.5%	3.3%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	6.8%	7.2%
2024 Estimated High School Graduate	44.2%	44.4%	42.9%
2024 Estimated Some College	23.1%	22.7%	22.4%
2024 Estimated Associates Degree Only	10.7%	7.7%	8.2%
2024 Estimated Bachelors Degree Only	10.9%	9.3%	9.3%
2024 Estimated Graduate Degree	4.7%	5.6%	6.6%
<b>Business</b>			
2024 Estimated Total Businesses	56	184	223
2024 Estimated Total Employees	566	1,702	1,925
2024 Estimated Employee Population per Business	10.2	9.3	8.6
2024 Estimated Residential Population per Business	5.7	21.6	28.6

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