



# Retail Space Available

**630 NW YENNIE STREET  
GRAIN VALLEY, MISSOURI**

## Property Highlights

- 3,600 (±) sf space
- 2nd generation former pub with patio
- Located in the ASPIRE at Bristol Park Apartments
- Located directly off of 40 Highway
- Minutes from I-70
- Lease rate \$15.00/sf, NNN

*For information, please contact:*

**Justin A. Beal**  
*Executive Managing Director, Principal*  
t 816-268-4241  
jbeal@nzimmer.com

**Philip J. Botana**  
*Associate Director*  
t 816-512-1008  
pbotana@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

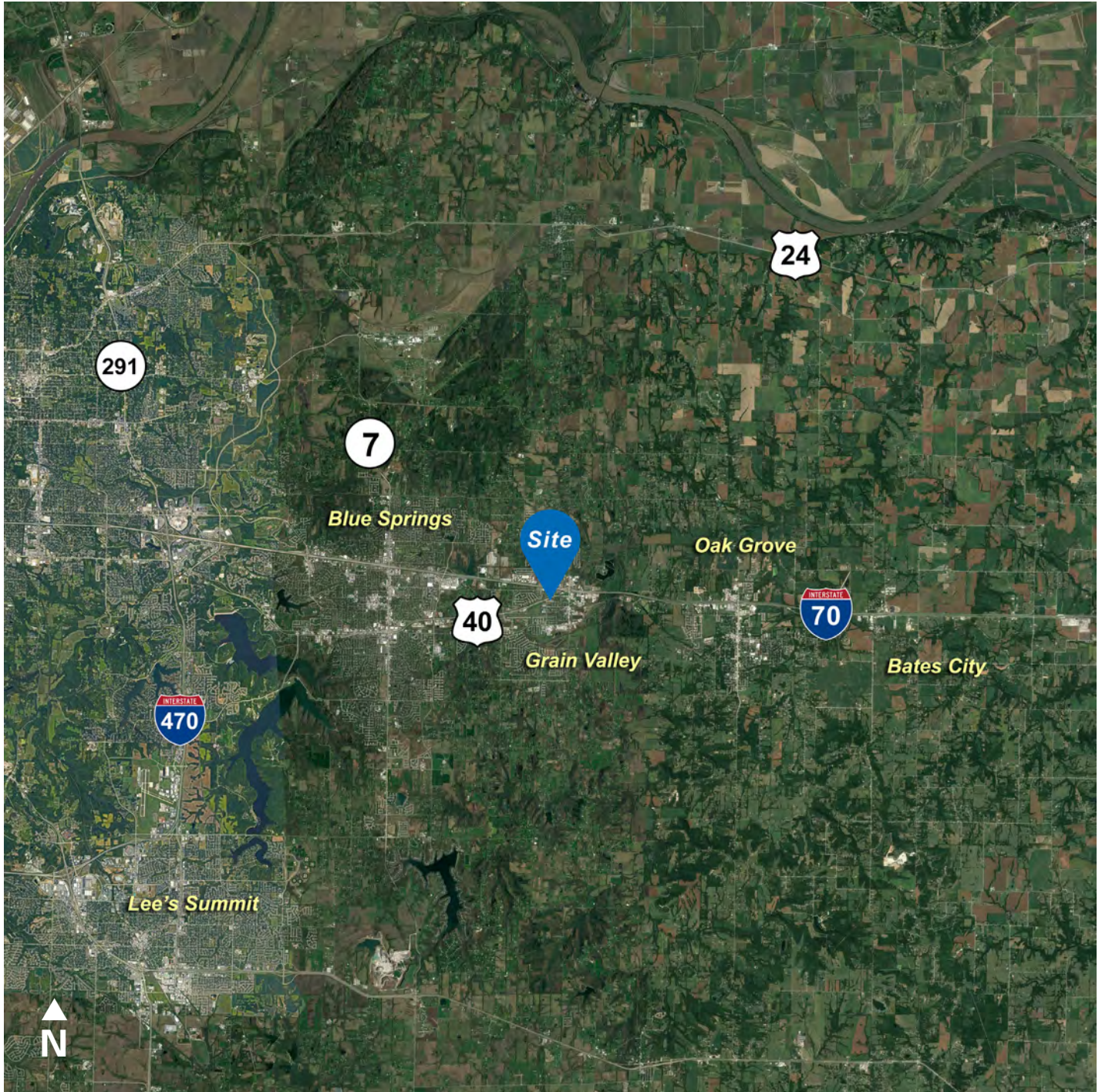
[nmrkzimmer.com](http://nmrkzimmer.com)



**NEWMARK**  
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

630 NW YENNIE STREET, GRAIN VALLEY, MISSOURI



CONTACT

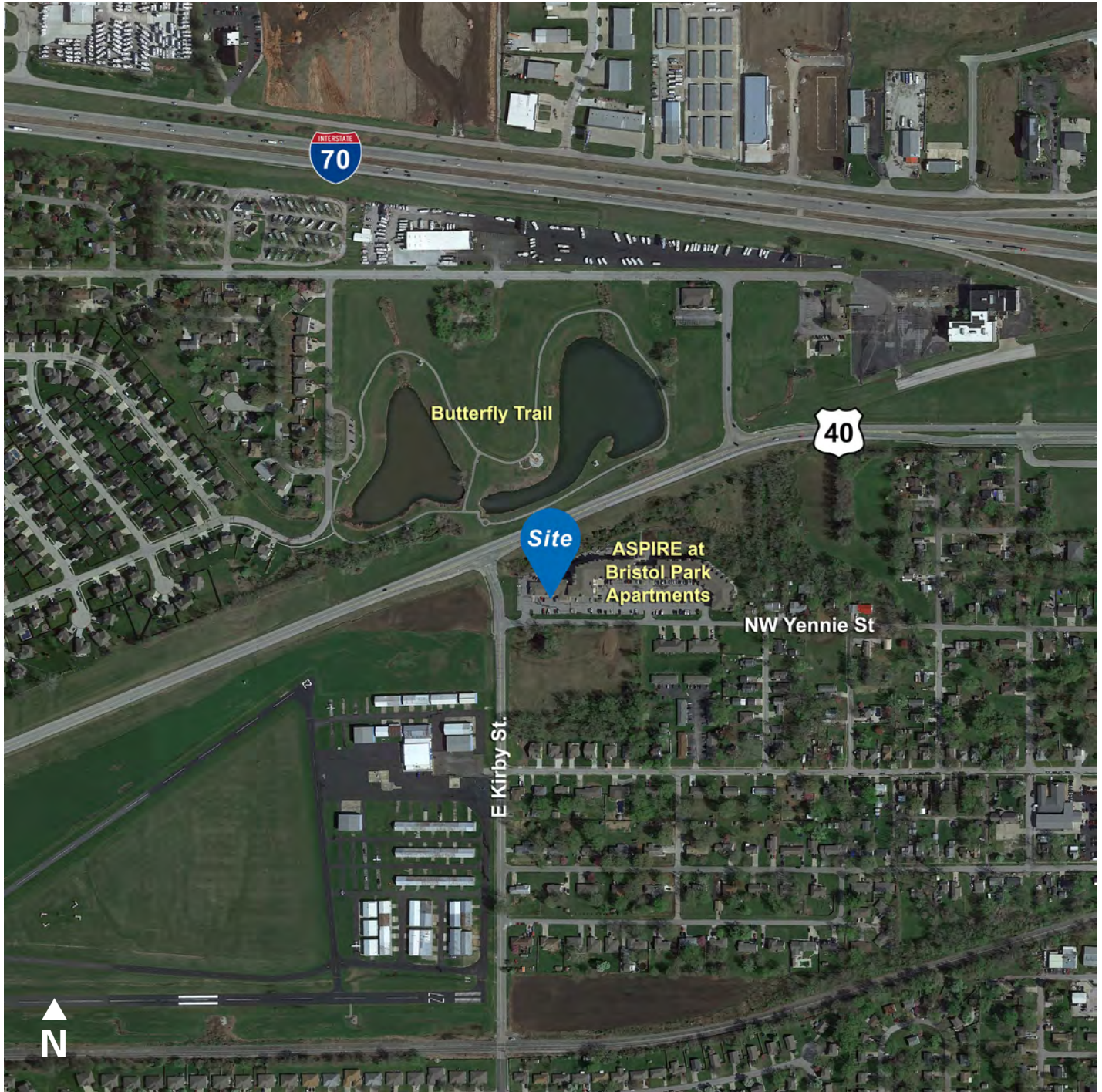
**Justin A. Beal**  
*Executive Managing Director, Principal*  
t 816-268-4241  
jbeal@nzimmer.com

**Philip J. Botana**  
*Associate Director*  
t 816-512-1008  
pbotana@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER

630 NW YENNIE STREET, GRAIN VALLEY, MISSOURI



CONTACT

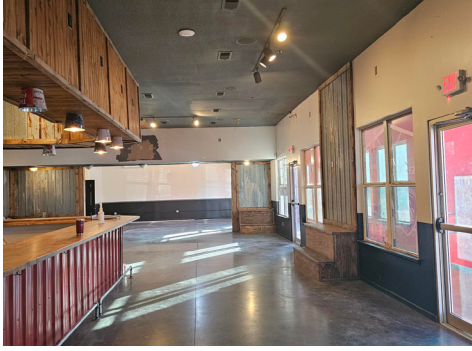
**Justin A. Beal**  
*Executive Managing Director, Principal*  
t 816-268-4241  
jbeal@nzimmer.com

**Philip J. Botana**  
*Associate Director*  
t 816-512-1008  
pbotana@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER

630 NW YENNIE STREET, GRAIN VALLEY, MISSOURI



CONTACT

**Justin A. Beal**  
Executive Managing Director, Principal  
t 816-268-4241  
jbeal@nzimmer.com

**Philip J. Botana**  
Associate Director  
t 816-512-1008  
pbotana@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

**NEWMARK**  
ZIMMER

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,886	22,812	68,416
2020 Population	5,770	26,579	76,420
2023 Population	5,932	26,892	77,415
2028 Population	5,954	26,739	77,131
2010-2020 Annual Rate	1.68%	1.54%	1.11%
2020-2023 Annual Rate	0.86%	0.36%	0.40%
2023-2028 Annual Rate	0.07%	-0.11%	-0.07%
2020 Male Population	48.6%	48.9%	48.7%
2020 Female Population	51.4%	51.1%	51.3%
2020 Median Age	33.4	36.5	36.8
2023 Male Population	48.5%	49.1%	48.9%
2023 Female Population	51.5%	50.9%	51.1%
2023 Median Age	31.6	34.9	36.7

In the identified area, the current year population is 77,415. In 2020, the Census count in the area was 76,420. The rate of change since 2020 was 0.40% annually. The five-year projection for the population in the area is 77,131 representing a change of -0.07% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	82.8%	82.8%	80.9%
2023 Black Alone	3.5%	4.5%	5.6%
2023 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2023 Asian Alone	1.0%	1.1%	1.2%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	1.7%	1.7%	1.9%
2023 Two or More Races	10.2%	9.2%	9.7%
2023 Hispanic Origin (Any Race)	8.0%	6.8%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 41.7 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	50	81	86
2010 Households	1,783	8,168	24,985
2020 Households	2,157	9,646	28,030
2023 Households	2,200	9,717	28,383
2028 Households	2,222	9,729	28,494
2010-2020 Annual Rate	1.92%	1.68%	1.16%
2020-2023 Annual Rate	0.61%	0.23%	0.39%
2023-2028 Annual Rate	0.20%	0.02%	0.08%
2023 Average Household Size	2.69	2.75	2.71

The household count in this area has changed from 28,030 in 2020 to 28,383 in the current year, a change of 0.39% annually. The five-year projection of households is 28,494, a change of 0.08% annually from the current year total. Average household size is currently 2.71, compared to 2.71 in the year 2020. The number of families in the current year is 20,816 in the specified area.

## CONTACT

**Justin A. Beal**  
*Executive Managing Director, Principal*  
 t 816-268-4241  
 jbeal@nzimmer.com

**Philip J. Botana**  
*Associate Director*  
 t 816-512-1008  
 pbotana@nzimmer.com

[nmrkzimmer.com](http://nmrkzimmer.com)

## Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.9%	17.6%	17.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$70,100	\$84,075	\$83,110
2028 Median Household Income	\$76,811	\$93,732	\$95,422
2023-2028 Annual Rate	1.85%	2.20%	2.80%
<b>Average Household Income</b>			
2023 Average Household Income	\$83,474	\$103,179	\$104,221
2028 Average Household Income	\$94,129	\$117,529	\$120,002
2023-2028 Annual Rate	2.43%	2.64%	2.86%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$31,255	\$37,527	\$38,380
2028 Per Capita Income	\$35,477	\$43,039	\$44,527
2023-2028 Annual Rate	2.57%	2.78%	3.02%
<b>GINI Index</b>			
2023 Gini Index	29.2	31.3	33.6
<b>Households by Income</b>			
Current median household income is \$83,110 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$95,422 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$104,221 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$120,002 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$38,380 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$44,527 in five years, compared to \$47,525 for all U.S. households			
<b>Housing</b>			
2023 Housing Affordability Index	128	130	129
2010 Total Housing Units	1,960	8,662	26,522
2010 Owner Occupied Housing Units	909	5,687	17,703
2010 Renter Occupied Housing Units	875	2,480	7,283
2010 Vacant Housing Units	177	494	1,537
2020 Total Housing Units	2,250	10,015	29,204
2020 Owner Occupied Housing Units	1,115	6,625	19,327
2020 Renter Occupied Housing Units	1,042	3,021	8,703
2020 Vacant Housing Units	94	391	1,183
2023 Total Housing Units	2,293	10,099	29,523
2023 Owner Occupied Housing Units	1,226	6,956	20,468
2023 Renter Occupied Housing Units	974	2,761	7,915
2023 Vacant Housing Units	93	382	1,140
2028 Total Housing Units	2,302	10,131	29,708
2028 Owner Occupied Housing Units	1,233	7,001	20,702
2028 Renter Occupied Housing Units	989	2,728	7,792
2028 Vacant Housing Units	80	402	1,214
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	55.2	58.6	55.3

### CONTACT

**Justin A. Beal**  
*Executive Managing Director, Principal*  
 t 816-268-4241  
 jbeal@nzimmer.com

**Philip J. Botana**  
*Associate Director*  
 t 816-512-1008  
 pbotana@nzimmer.com

[nrmrkzimmer.com](http://nrmrkzimmer.com)