



**HUNTER
DURANT**
REAL ESTATE ADVISORY FIRM

BANG
REALTY



**Vacant Former New Car Dealership
+/- 10,000 SF on 2.9 Acres**

3500-3600 S. Limit Ave, Sedalia, MO

Drone Video

AREA OVERVIEW

KANSAS CITY, MISSOURI

Kansas City is the largest city in the state of Missouri, and the sixth largest city in the Midwestern United States with an estimated population of 509,297. Since 2010, this number has grown 10.77%, outpacing the country's growth of 8.48%. In the same period, the city's Median Household Income has grown 45.34% to \$62,175. This trails just behind the country's growth of 49.37%. Kansas City's diverse and growing economy, coupled with its thriving healthcare scene, logistics hub status, and burgeoning tech sector, positions it as a dynamic Midwest metropolis with a promising future. The rich cultural scene, vibrant arts community, and world class barbecue cuisine make the city a magnet for tourists and residents alike.



SEDALIA, MISSOURI

Sedalia is located 70 miles east of Kansas City Missouri and 70 miles west of the University of Missouri in Columbia, MO. The town is the county seat of Pettis County while also being the principal city of the Sedalia Micropolitan Statistical Area. With a population just under 22,000, the city has steadily grown over the past 2 decades and is currently seeing a high growth rate due to its steady economic growth and attractive community feel.



MACRO AERIAL



SUBWAY

Wendy's

McDonald's

CHRYSLER

Jeep

DODGE

RAM

SONIC

BW Best Western.

**Central Bank
of the Midwest**

**Domino's
Pizza**

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

**3500-3600 S. Limit
Ave, Sedalia, MO**

**AMERICA'S
CAR-MART**
Keeping You on the Road

17,373 CARS PER DAY

Bobcat

65

NAPA

**Katy
MOTORS CO. NORTH**

PROPERTY SUMMARY

Address	3500-3600 S. Limit Ave, Sedalia, Missouri
County	Pettis
Parcel Numbers	3500 S Limit: 154017103013000 3600 S Limit: 154017103014000
Building Improvements	1 Building with Automobile Dealership Showroom, Office, & Service (4 Bays)
Acres	2.937
Taxes	\$7,403 (2022)
Zoning	C-3



DEMOGRAPHICS

Radius		1 Mile	5 Miles	10 Miles
Population	Current Total	3,066	24,885	30,590
	2028 Estimate	3,102	25,385	31,201
	2010-23 Growth	1.17%	4.61%	4.56%
	2023-28 Growth Estimate	-0.13%	2.01%	2.00%
Households	Current Total	1,191	10,080	12,256
	2028 Estimate	1,204	10,278	12,496
	2010-23 Growth	0.00%	4.42%	4.47%
	2023-28 Growth Estimate	1.09%	1.96%	1.96%
Household Income	Current Average Household Income	\$81,413	\$63,652	\$64,851

Notable Employers

Local Auto Occupants



Call Us

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www.HunterDurant.com