



# NEW 24 HIGHWAY RETAIL BUILDING

11112-11116 E. US 24 Highway, Sugar Creek, MO



## LEASE RATE: \$25/SF NNN | 1,749 SF END CAP

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,486	52,093	138,819
Avg. Household Income	\$56,172	\$72,356	\$70,996

- Located in the NW Quadrant of S. Sterling Avenue and E. US 24 Highway
- 5,000+/- SF multi tenant retail building
- 1,749 SF End Cap Space Available
- Immediate access and visibility to US 24 Highway and over 17,000 cars per day
- Construction completed in May 2023



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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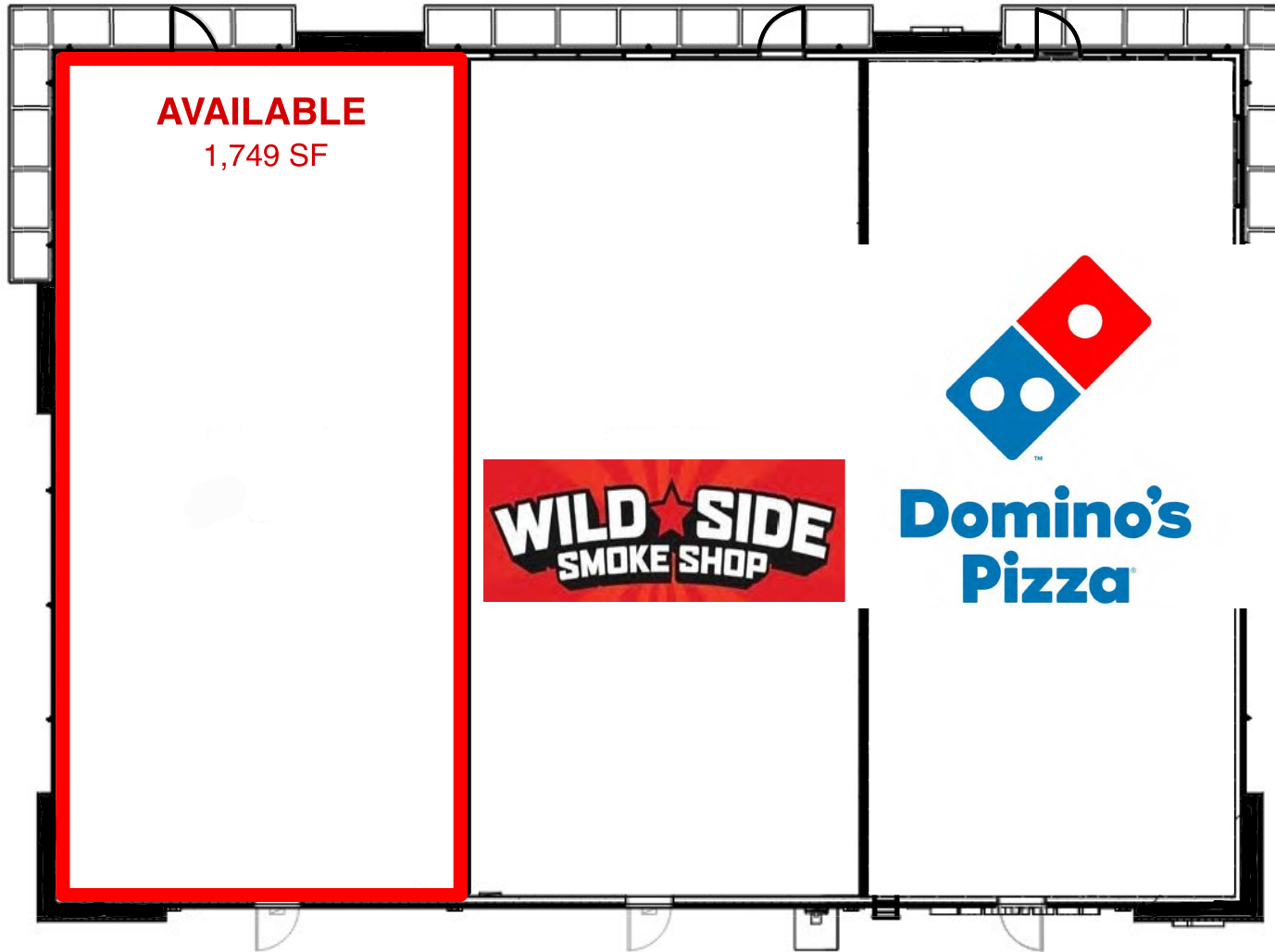
Exclusive Agent



## PHOTOS



## SITE PLAN

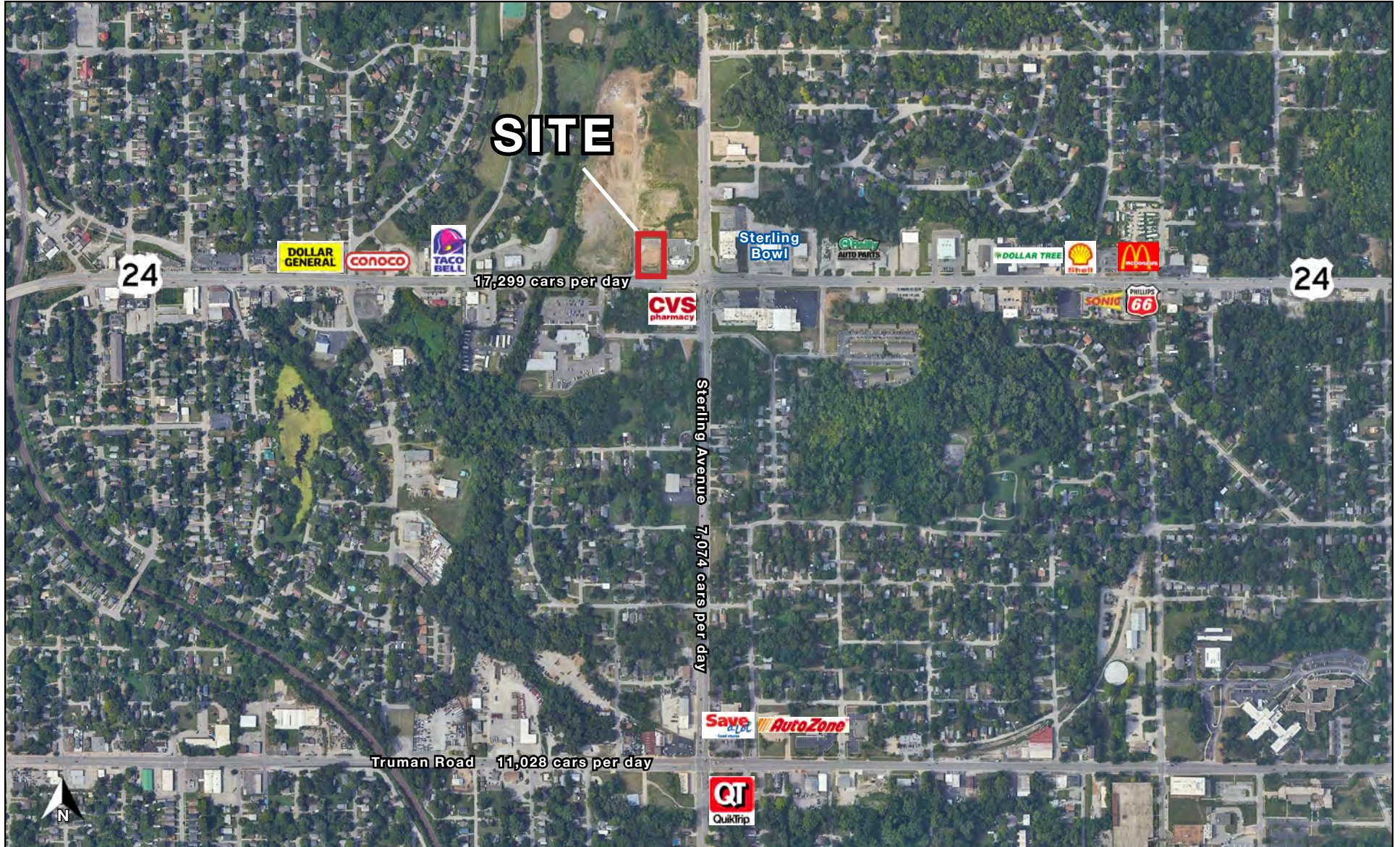




# NEW SUGAR CREEK RETAIL BUILDING

11112-11116 E. US 24 Highway, Independence, MO

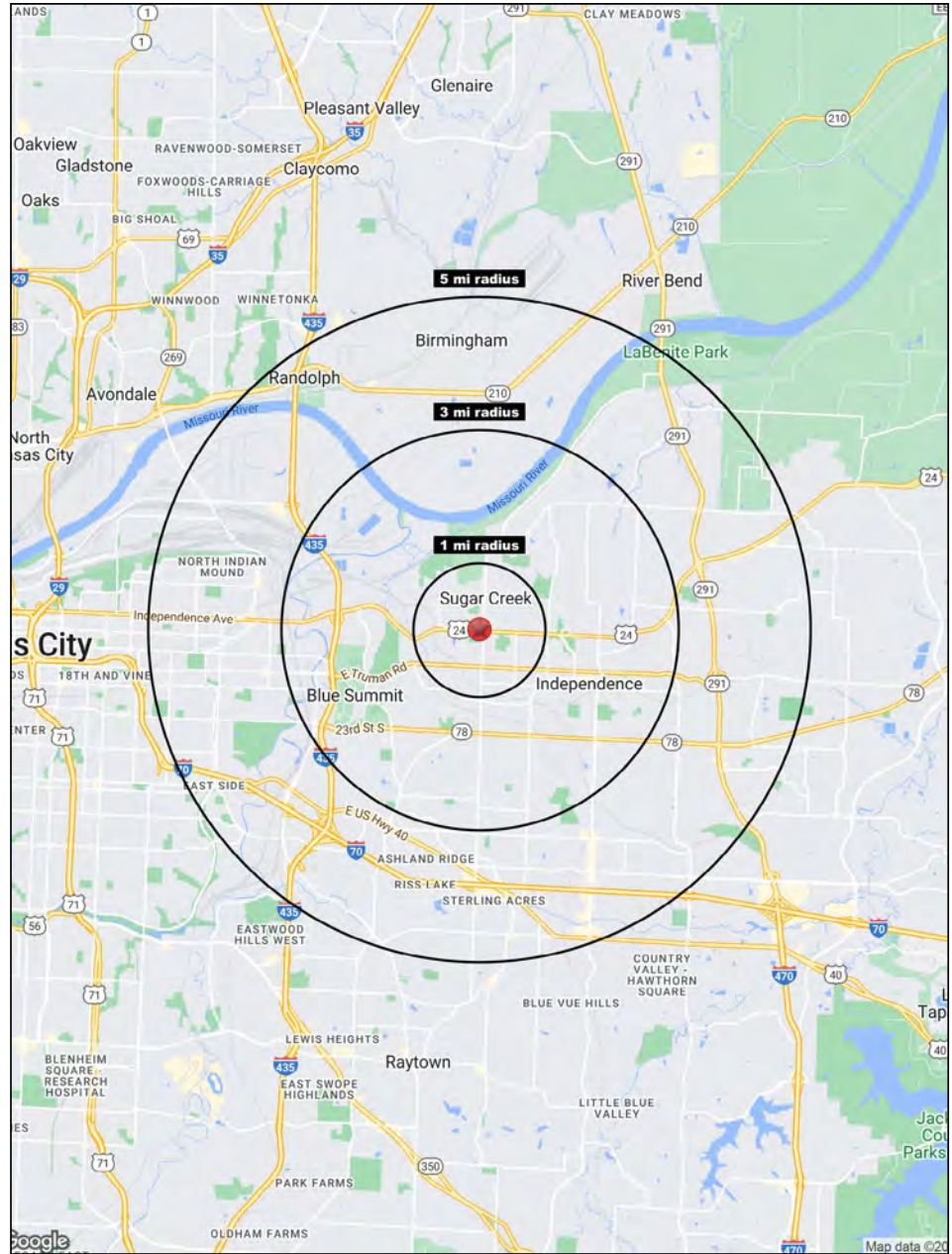
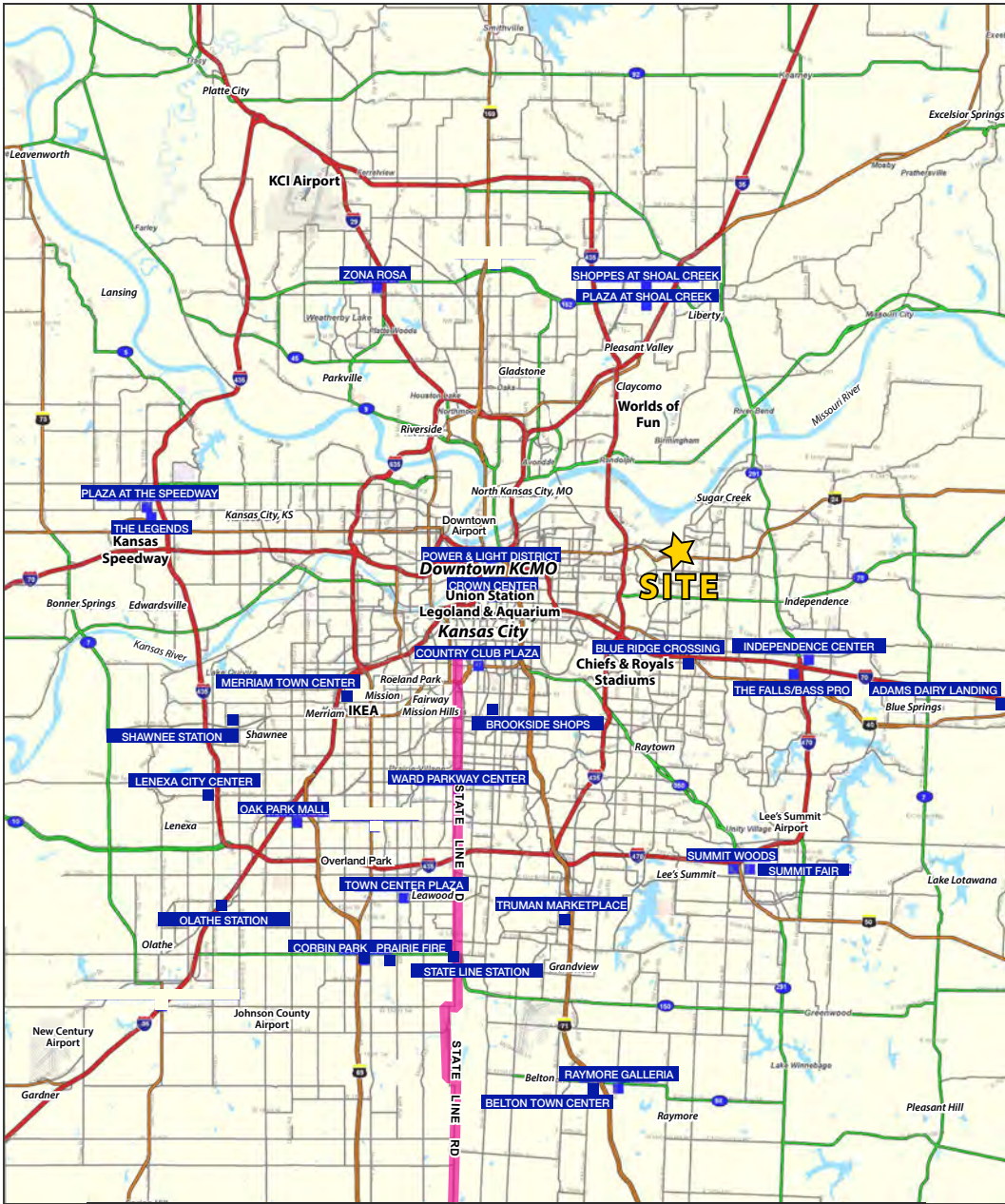
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11112-11116 E. US 24 Highway Independence, MO 64054	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	10,486	52,093	138,819
2028 Projected Population	10,584	52,326	140,021
2020 Census Population	10,243	51,862	138,470
2010 Census Population	10,149	51,062	136,488
Projected Annual Growth 2023 to 2028	0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.1%
2023 Median Age	39.3	37.6	36.8
<b>Households</b>			
2023 Estimated Households	4,493	21,948	56,172
2028 Projected Households	4,484	21,756	55,927
2020 Census Households	4,335	21,591	55,446
2010 Census Households	4,317	21,340	54,378
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%	72.8%	63.1%
2023 Estimated Black or African American	10.7%	11.7%	16.2%
2023 Estimated Asian or Pacific Islander	1.2%	1.1%	2.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2023 Estimated Other Races	13.0%	13.7%	17.4%
2023 Estimated Hispanic	13.5%	14.4%	18.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$56,172	\$72,356	\$70,996
2023 Estimated Median Household Income	\$46,469	\$53,284	\$53,088
2023 Estimated Per Capita Income	\$24,299	\$30,621	\$28,812
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.2%	5.2%
2023 Estimated Some High School (Grade Level 9 to 11)	15.0%	9.3%	9.1%
2023 Estimated High School Graduate	35.9%	37.9%	38.1%
2023 Estimated Some College	22.8%	24.9%	22.6%
2023 Estimated Associates Degree Only	6.6%	7.9%	8.2%
2023 Estimated Bachelors Degree Only	11.0%	11.4%	11.0%
2023 Estimated Graduate Degree	5.2%	5.4%	5.9%
<b>Business</b>			
2023 Estimated Total Businesses	272	1,493	4,351
2023 Estimated Total Employees	2,061	12,458	49,725
2023 Estimated Employee Population per Business	7.6	8.3	11.4
2023 Estimated Residential Population per Business	38.5	34.9	31.9

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