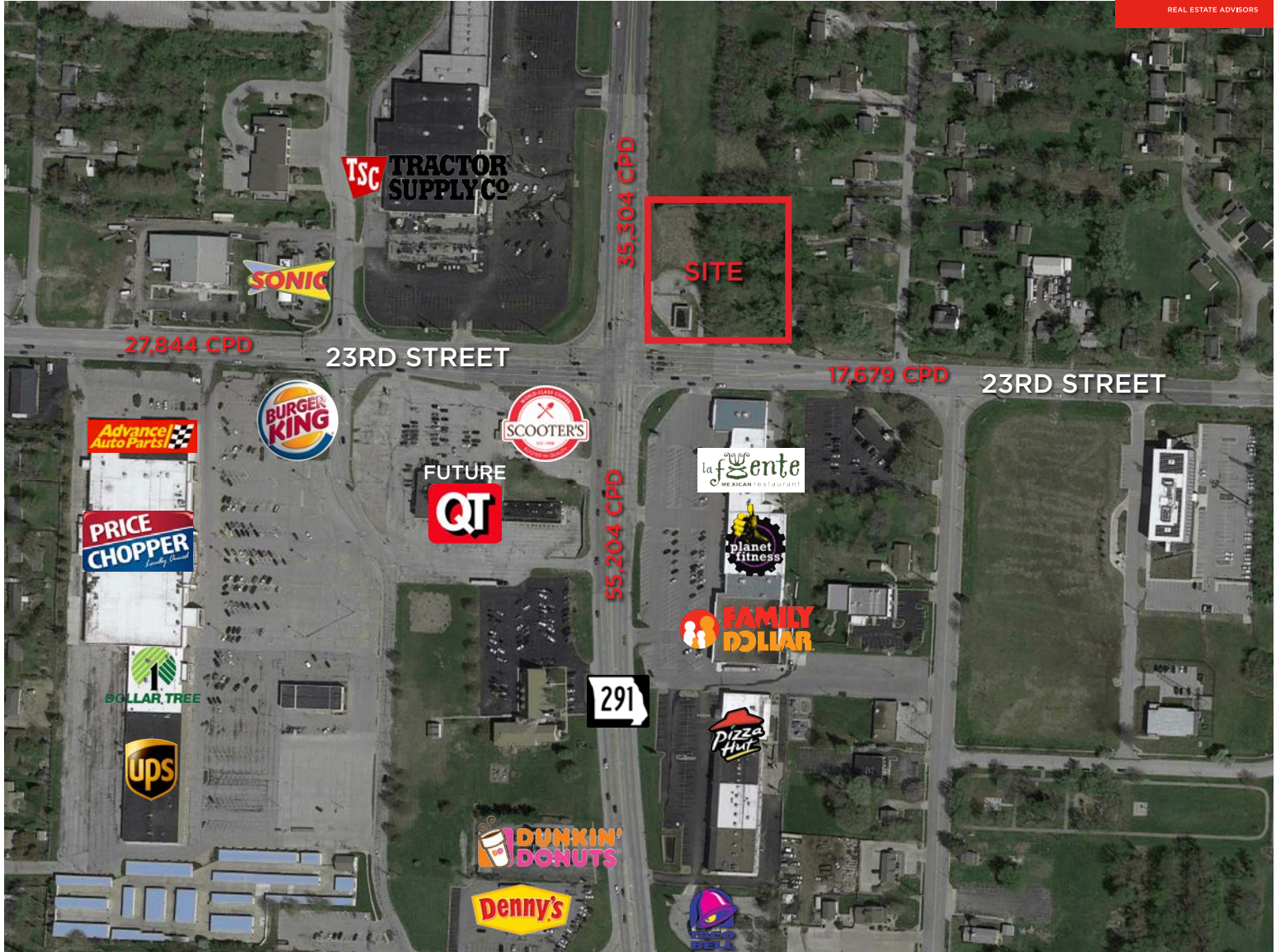


NEC 23RD ST & RTE 291 INDEPENDENCE, MO

AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

HARD CORNER OUT PARCEL AVAILABLE

OVER 73,000 CPD AT INTERSECTION

JOIN FUTURE QUIKTRIP, PRICE CHOPPER,
PLANET FITNESS AND TRACTOR SUPPLY.

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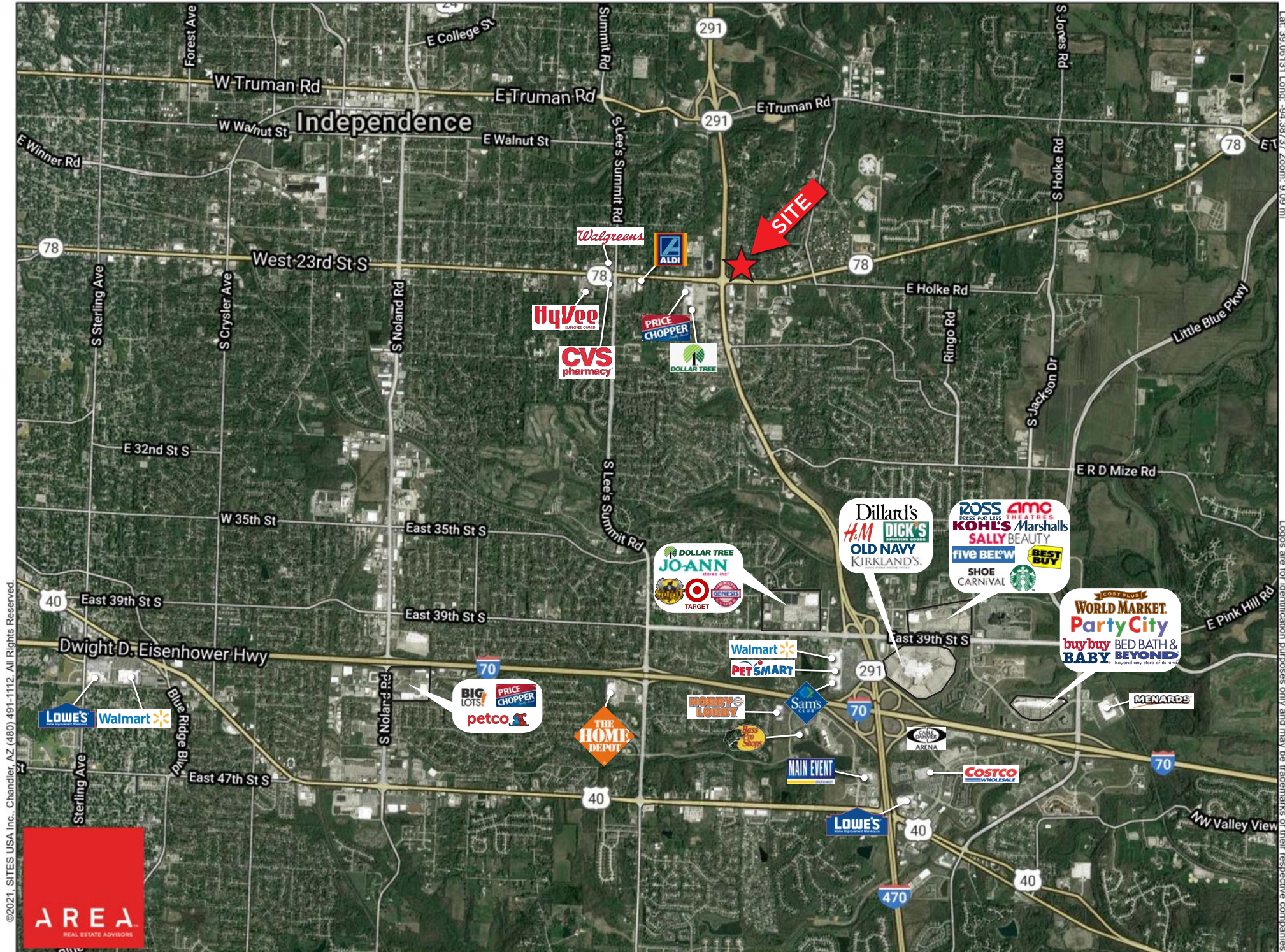
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Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0782/-94.3787

E 23rd & Rte 291 Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	9,642	65,293	147,968
2027 Projected Population	9,794	66,450	150,770
2020 Census Population	9,767	65,339	148,087
2010 Census Population	9,233	62,526	140,695
Projected Annual Growth 2022 to 2027	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.4%	0.4%	0.4%
Households			
2022 Estimated Households	4,452	27,501	61,493
2027 Projected Households	4,468	27,657	62,006
2020 Census Households	4,471	27,330	61,120
2010 Census Households	4,153	26,243	58,036
Projected Annual Growth 2022 to 2027	-	0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.6%	0.4%	0.5%
Age			
2022 Est. Population Under 10 Years	11.8%	12.7%	12.6%
2022 Est. Population 10 to 19 Years	11.4%	12.7%	12.8%
2022 Est. Population 20 to 29 Years	12.4%	12.4%	12.2%
2022 Est. Population 30 to 44 Years	17.7%	18.7%	19.6%
2022 Est. Population 45 to 59 Years	18.0%	17.6%	18.0%
2022 Est. Population 60 to 74 Years	18.3%	18.0%	17.3%
2022 Est. Population 75 Years or Over	10.4%	7.9%	7.4%
2022 Est. Median Age	41.0	39.0	38.9
Marital Status & Gender			
2022 Est. Male Population	45.7%	47.6%	48.2%
2022 Est. Female Population	54.3%	52.4%	51.8%
2022 Est. Never Married	31.0%	30.4%	30.1%
2022 Est. Now Married	41.7%	44.1%	45.9%
2022 Est. Separated or Divorced	19.2%	18.2%	17.3%
2022 Est. Widowed	8.2%	7.3%	6.7%
Income			
2022 Est. HH Income \$200,000 or More	0.9%	2.5%	3.2%
2022 Est. HH Income \$150,000 to \$199,999	4.4%	4.2%	4.4%
2022 Est. HH Income \$100,000 to \$149,999	9.1%	13.5%	14.0%
2022 Est. HH Income \$75,000 to \$99,999	12.3%	14.4%	13.9%
2022 Est. HH Income \$50,000 to \$74,999	22.4%	21.1%	21.4%
2022 Est. HH Income \$35,000 to \$49,999	13.9%	14.4%	14.2%
2022 Est. HH Income \$25,000 to \$34,999	14.6%	10.2%	9.6%
2022 Est. HH Income \$15,000 to \$24,999	15.6%	10.0%	9.2%
2022 Est. HH Income Under \$15,000	6.8%	9.8%	10.2%
2022 Est. Average Household Income	\$64,446	\$68,267	\$70,321
2022 Est. Median Household Income	\$49,676	\$57,472	\$59,795
2022 Est. Per Capita Income	\$29,866	\$28,838	\$29,309
2022 Est. Total Businesses	292	1,994	3,775
2022 Est. Total Employees	4,325	22,174	41,663

Full Profile

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E 23rd & Rte 291		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64057				
Race				
2022 Est. White		74.9%	74.8%	73.6%
2022 Est. Black		13.5%	12.3%	13.5%
2022 Est. Asian or Pacific Islander		1.6%	1.7%	1.7%
2022 Est. American Indian or Alaska Native		0.3%	0.5%	0.5%
2022 Est. Other Races		9.7%	10.6%	10.7%
Hispanic				
2022 Est. Hispanic Population		865	6,558	15,104
2022 Est. Hispanic Population		9.0%	10.0%	10.2%
2027 Proj. Hispanic Population		9.0%	10.0%	10.2%
2020 Hispanic Population		10.0%	11.5%	11.9%
Education (Adults 25 & Older)				
2022 Est. Adult Population (25 Years or Over)		6,833	44,996	102,277
2022 Est. Elementary (Grade Level 0 to 8)		3.8%	3.1%	3.1%
2022 Est. Some High School (Grade Level 9 to 11)		5.2%	4.5%	5.8%
2022 Est. High School Graduate		39.3%	37.4%	35.1%
2022 Est. Some College		21.0%	24.5%	24.3%
2022 Est. Associate Degree Only		8.8%	8.5%	7.9%
2022 Est. Bachelor Degree Only		14.1%	13.6%	15.4%
2022 Est. Graduate Degree		7.7%	8.5%	8.4%
Housing				
2022 Est. Total Housing Units		4,807	29,880	66,913
2022 Est. Owner-Occupied		43.6%	55.6%	58.7%
2022 Est. Renter-Occupied		49.0%	36.4%	33.2%
2022 Est. Vacant Housing		7.4%	8.0%	8.1%
Homes Built by Year				
2022 Homes Built 2010 or later		7.7%	7.3%	7.4%
2022 Homes Built 2000 to 2009		5.9%	8.3%	9.1%
2022 Homes Built 1990 to 1999		10.0%	8.7%	8.8%
2022 Homes Built 1980 to 1989		12.0%	8.9%	8.8%
2022 Homes Built 1970 to 1979		16.1%	14.9%	13.9%
2022 Homes Built 1960 to 1969		14.8%	14.1%	13.2%
2022 Homes Built 1950 to 1959		10.5%	11.2%	12.2%
2022 Homes Built Before 1949		15.6%	18.7%	18.5%
Home Values				
2022 Home Value \$1,000,000 or More		0.4%	0.6%	0.7%
2022 Home Value \$500,000 to \$999,999		2.8%	4.2%	4.3%
2022 Home Value \$400,000 to \$499,999		2.9%	3.8%	4.7%
2022 Home Value \$300,000 to \$399,999		7.7%	9.4%	11.0%
2022 Home Value \$200,000 to \$299,999		24.9%	24.7%	23.3%
2022 Home Value \$150,000 to \$199,999		20.7%	18.4%	17.8%
2022 Home Value \$100,000 to \$149,999		25.8%	22.1%	20.0%
2022 Home Value \$50,000 to \$99,999		10.0%	12.5%	13.4%
2022 Home Value \$25,000 to \$49,999		1.8%	2.1%	2.4%
2022 Home Value Under \$25,000		2.9%	2.2%	2.4%
2022 Median Home Value		\$171,750	\$178,113	\$182,598
2022 Median Rent		\$802	\$791	\$806

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	7,817	51,806	117,206
2022 Est. Civilian Employed	53.4%	59.4%	61.0%
2022 Est. Civilian Unemployed	4.4%	2.8%	2.4%
2022 Est. in Armed Forces	0.2%	-	-
2022 Est. not in Labor Force	42.0%	37.8%	36.5%
2022 Labor Force Males	44.8%	46.8%	47.4%
2022 Labor Force Females	55.2%	53.2%	52.6%
Occupation			
2022 Occupation: Population Age 16 Years or Over	4,173	30,767	71,505
2022 Mgmt, Business, & Financial Operations	15.7%	14.8%	15.1%
2022 Professional, Related	24.4%	23.3%	23.2%
2022 Service	13.7%	16.6%	15.7%
2022 Sales, Office	25.0%	22.0%	22.1%
2022 Farming, Fishing, Forestry	-	0.2%	0.2%
2022 Construction, Extraction, Maintenance	7.1%	8.9%	8.4%
2022 Production, Transport, Material Moving	14.1%	14.3%	15.2%
2022 White Collar Workers	65.1%	60.1%	60.5%
2022 Blue Collar Workers	34.9%	39.9%	39.5%
Transportation to Work			
2022 Drive to Work Alone	68.4%	69.6%	68.3%
2022 Drive to Work in Carpool	5.2%	6.6%	6.5%
2022 Travel to Work by Public Transportation	0.6%	0.8%	0.8%
2022 Drive to Work on Motorcycle	0.1%	-	-
2022 Walk or Bicycle to Work	1.2%	1.3%	1.3%
2022 Other Means	0.9%	1.0%	0.9%
2022 Work at Home	23.6%	20.7%	22.1%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	25.4%	23.1%	22.2%
2022 Travel to Work in 15 to 29 Minutes	43.6%	45.7%	46.3%
2022 Travel to Work in 30 to 59 Minutes	27.8%	28.5%	28.3%
2022 Travel to Work in 60 Minutes or More	3.2%	2.7%	3.1%
2022 Average Travel Time to Work	21.0	21.9	22.2
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$229.72 M	\$1.48 B	\$3.36 B
2022 Est. Apparel	\$7.92 M	\$51.27 M	\$116.92 M
2022 Est. Contributions, Gifts	\$12.42 M	\$81.11 M	\$185.99 M
2022 Est. Education, Reading	\$6.61 M	\$43.47 M	\$100.64 M
2022 Est. Entertainment	\$12.59 M	\$82.16 M	\$187.61 M
2022 Est. Food, Beverages, Tobacco	\$35.84 M	\$229.57 M	\$520.81 M
2022 Est. Furnishings, Equipment	\$7.85 M	\$51.25 M	\$116.89 M
2022 Est. Health Care, Insurance	\$21.62 M	\$138.43 M	\$313.52 M
2022 Est. Household Operations, Shelter, Utilities	\$75.76 M	\$482.85 M	\$1.1 B
2022 Est. Miscellaneous Expenses	\$4.33 M	\$27.88 M	\$63.49 M
2022 Est. Personal Care	\$3.09 M	\$19.86 M	\$45.14 M
2022 Est. Transportation	\$41.69 M	\$270.58 M	\$615.3 M

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