



PET BOARDING & GROOMING FACILITY

6204 Arlington Avenue, Raytown, Missouri



SALE PRICE: \$399,000 | 3 BUILDINGS TOTALING 10,000 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,219	53,878	135,038
Avg. Household Income	\$81,281	\$82,226	\$78,594

- Pet boarding and grooming facility with three buildings
- Twenty kennels with room for more
- Four fenced outdoor play areas
- Two on-site living quarters



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

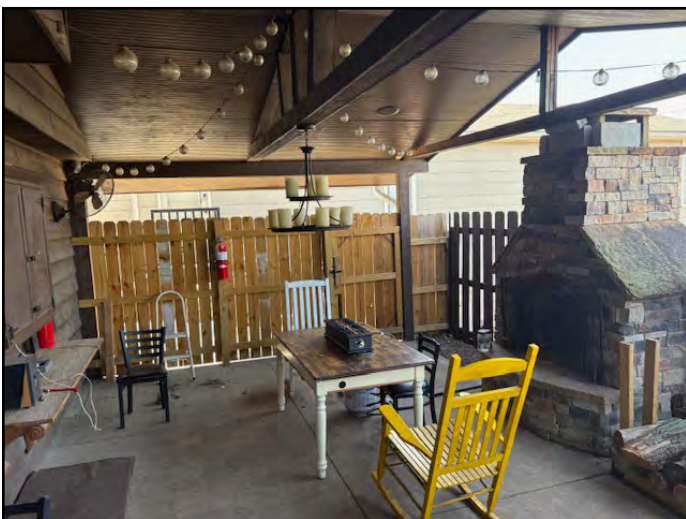
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

PHOTOS



PHOTOS





PET BOARDING & GROOMING FACILITY

6204 Arlington Avenue, Raytown, Missouri

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 2206 sq. ft, FLOOR 2: 2550 sq. ft
EXCLUDED AREAS: , GARAGE: 906 sq. ft
TOTAL: 4756 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1

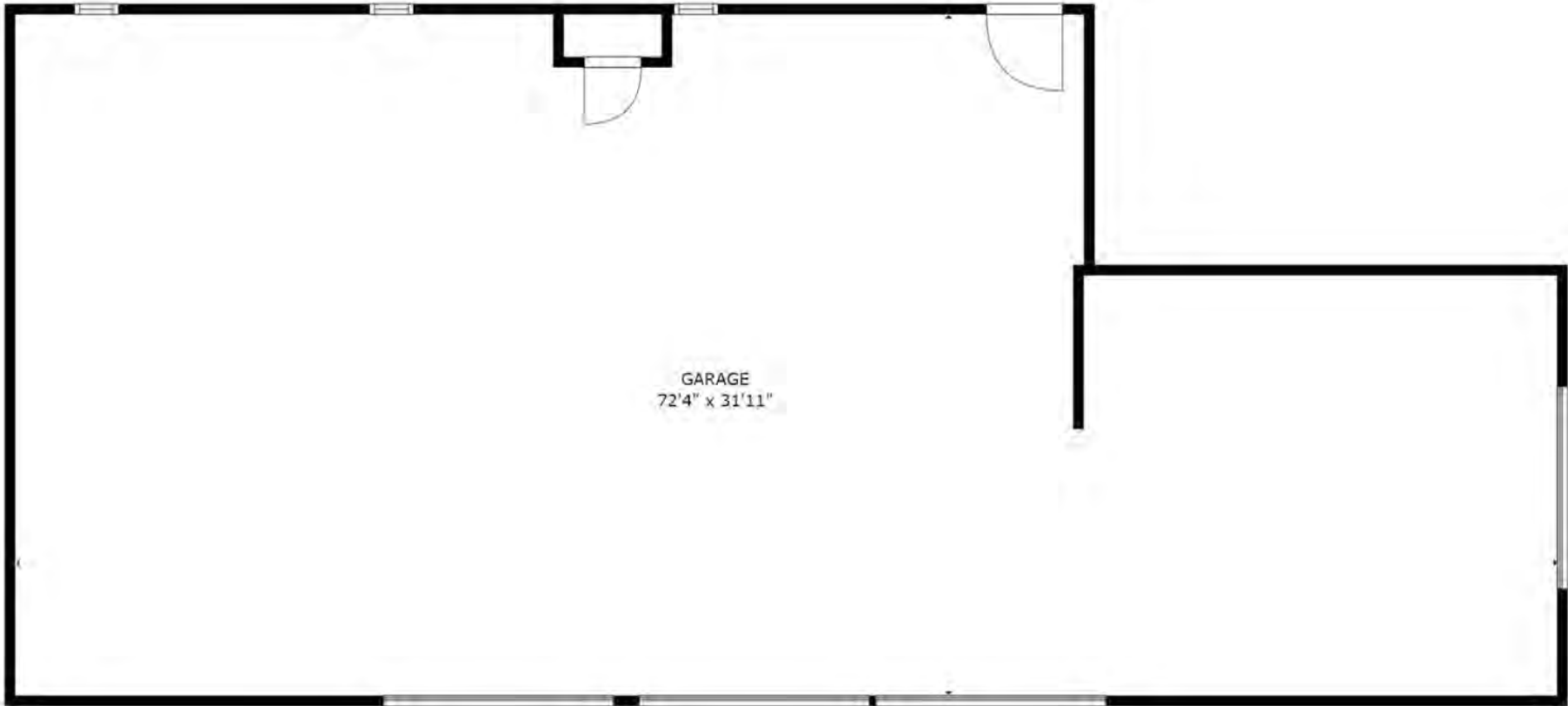




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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft. EXCLUDED AREAS:
GARAGE: 2038 sq. ft.
TOTAL: 0 sq. ft.

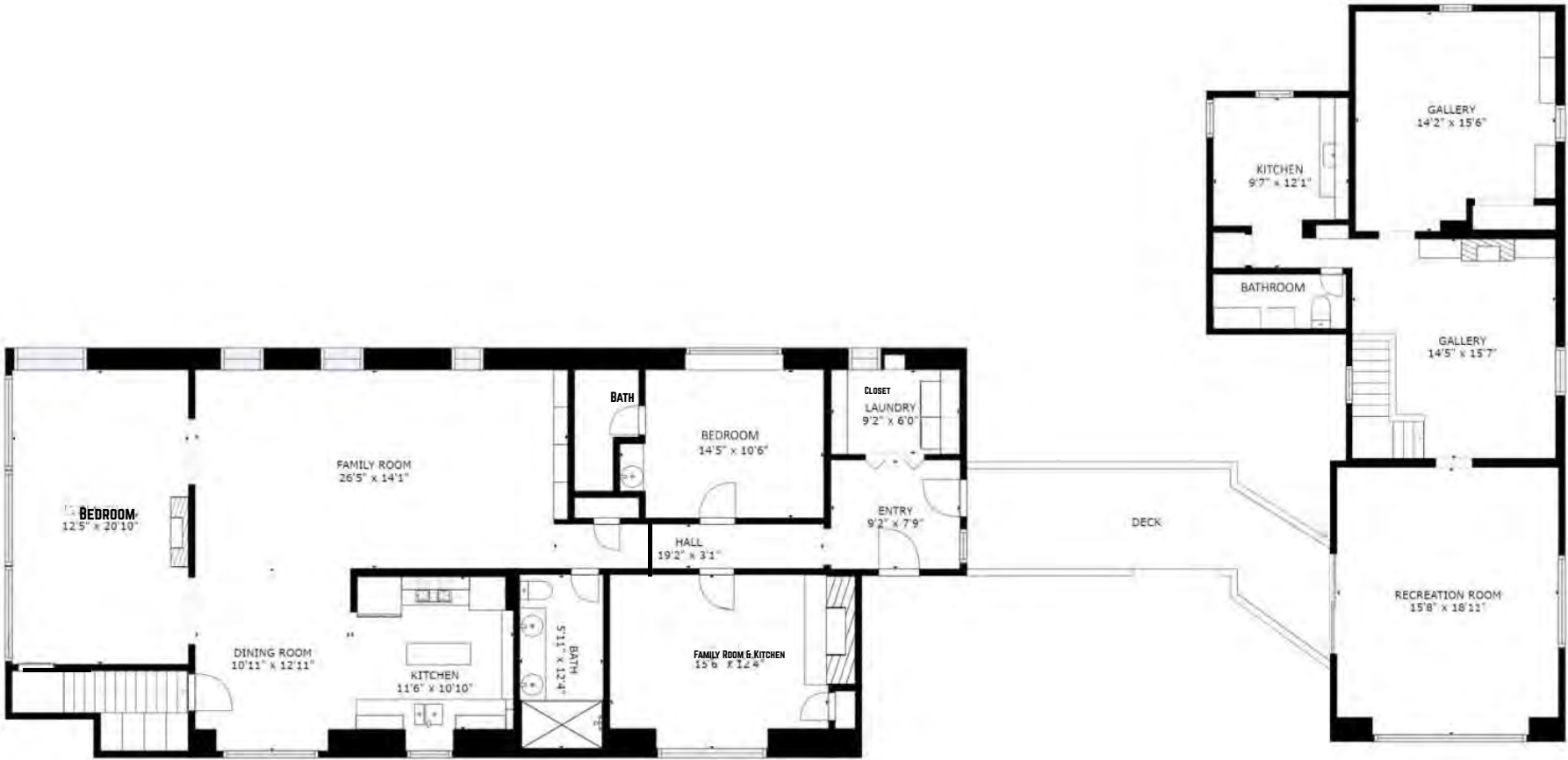




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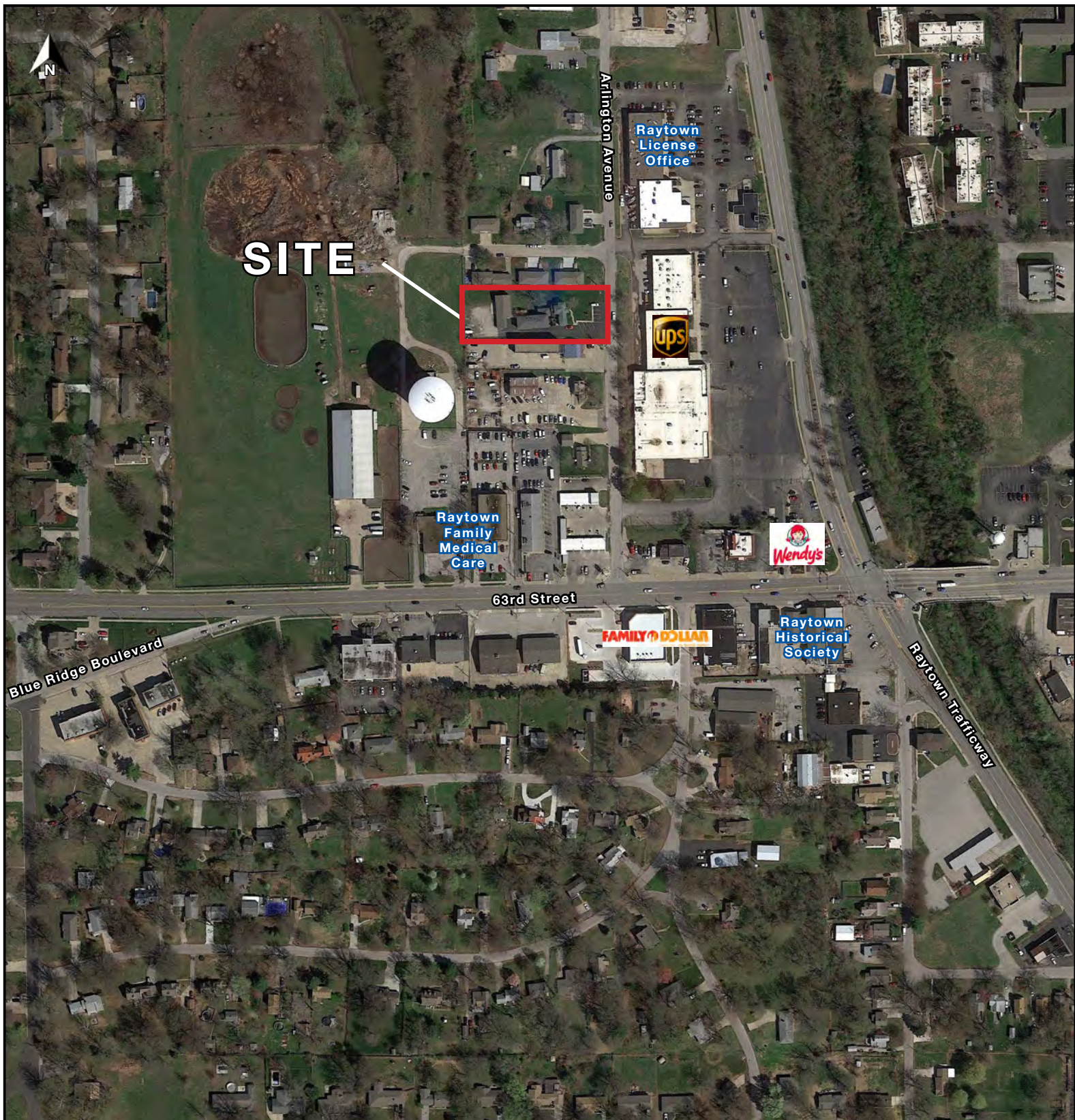
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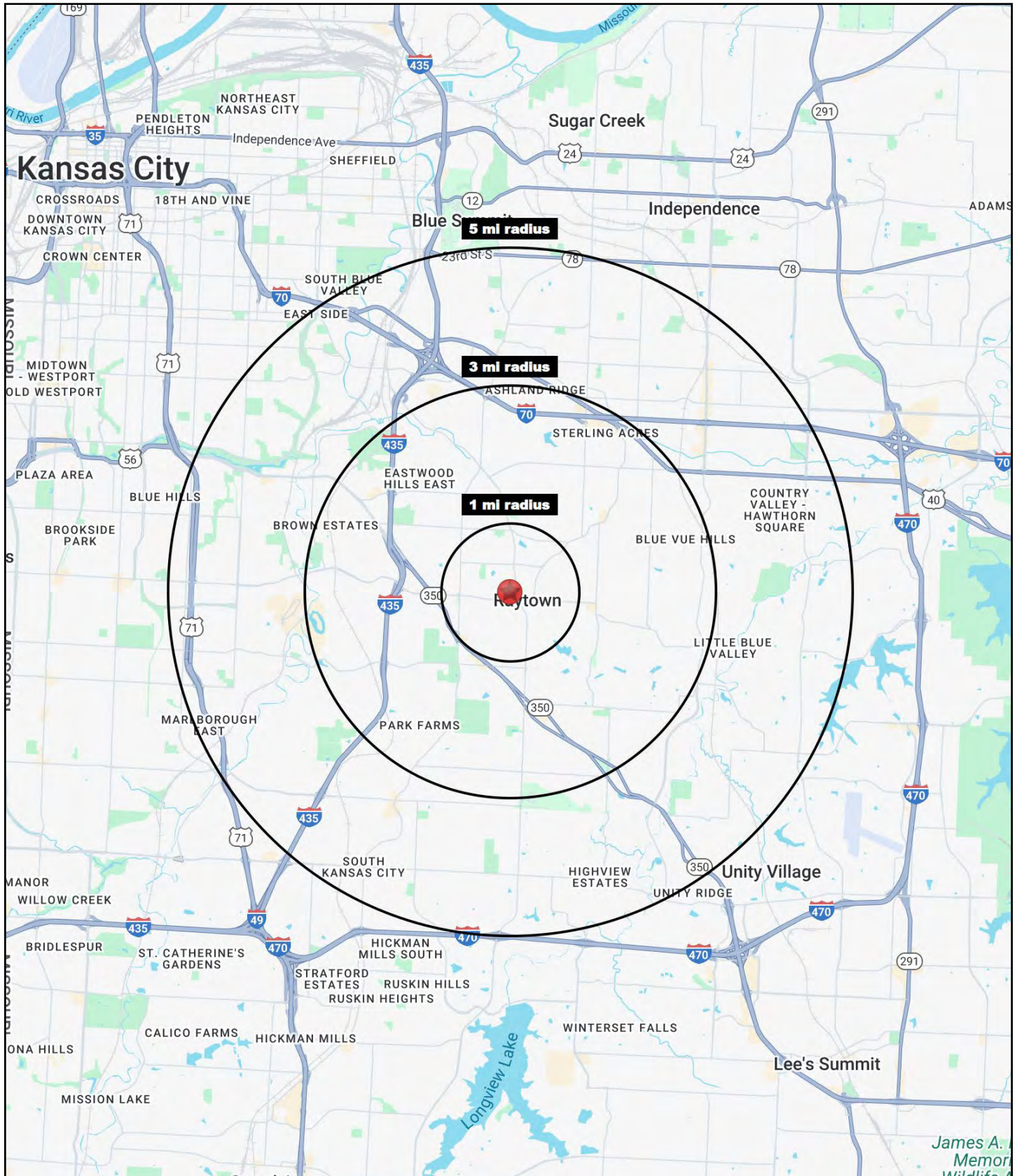


AERIAL



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6204 Arlington Avenue Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,219	53,878	135,038
2029 Projected Population	9,053	53,318	132,836
2020 Census Population	9,200	55,259	136,429
2010 Census Population	9,165	54,275	133,301
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	40.5	39.0	38.8
Households			
2024 Estimated Households	4,028	22,884	57,159
2029 Projected Households	3,957	22,699	56,425
2020 Census Households	3,996	23,220	57,326
2010 Census Households	3,884	22,338	55,286
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
Race and Ethnicity			
2024 Estimated White	57.3%	52.9%	48.7%
2024 Estimated Black or African American	30.9%	35.8%	39.2%
2024 Estimated Asian or Pacific Islander	1.2%	1.3%	1.5%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2024 Estimated Other Races	10.2%	9.6%	10.2%
2024 Estimated Hispanic	9.3%	9.2%	9.8%
Income			
2024 Estimated Average Household Income	\$81,281	\$82,226	\$78,594
2024 Estimated Median Household Income	\$64,013	\$65,416	\$62,020
2024 Estimated Per Capita Income	\$35,581	\$34,983	\$33,337
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.7%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	6.7%	4.8%	5.8%
2024 Estimated High School Graduate	34.5%	32.6%	33.9%
2024 Estimated Some College	23.3%	26.2%	25.6%
2024 Estimated Associates Degree Only	7.3%	9.8%	9.0%
2024 Estimated Bachelors Degree Only	20.0%	16.6%	15.3%
2024 Estimated Graduate Degree	7.2%	8.4%	8.1%
Business			
2024 Estimated Total Businesses	523	1,708	4,011
2024 Estimated Total Employees	5,323	15,757	38,594
2024 Estimated Employee Population per Business	10.2	9.2	9.6
2024 Estimated Residential Population per Business	17.6	31.5	33.7

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