



# CASS COUNTY RETAIL BUILDING

71 State Route F, Garden City, Missouri



**SALE PRICE: \$650,000 | LEASE RATE: \$10/SF NNN**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,694	2,316	3,150
Avg. Household Income	\$80,704	\$91,886	\$102,669

- Built in 2022
- 34 parking spaces
- Open floor plan
- Flexible CB zoning
- Retail, Restaurant, Bar, or Event space
- 18' clear height



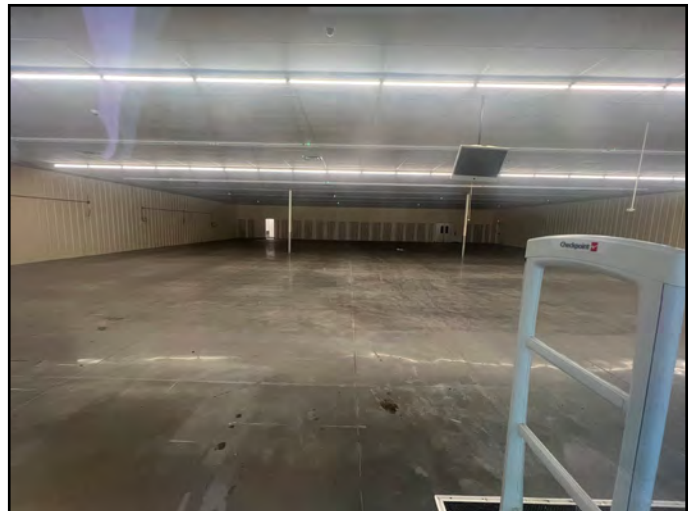
CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

*Exclusive Agent*

## PHOTOS







# CASS COUNTY RETAIL BUILDING

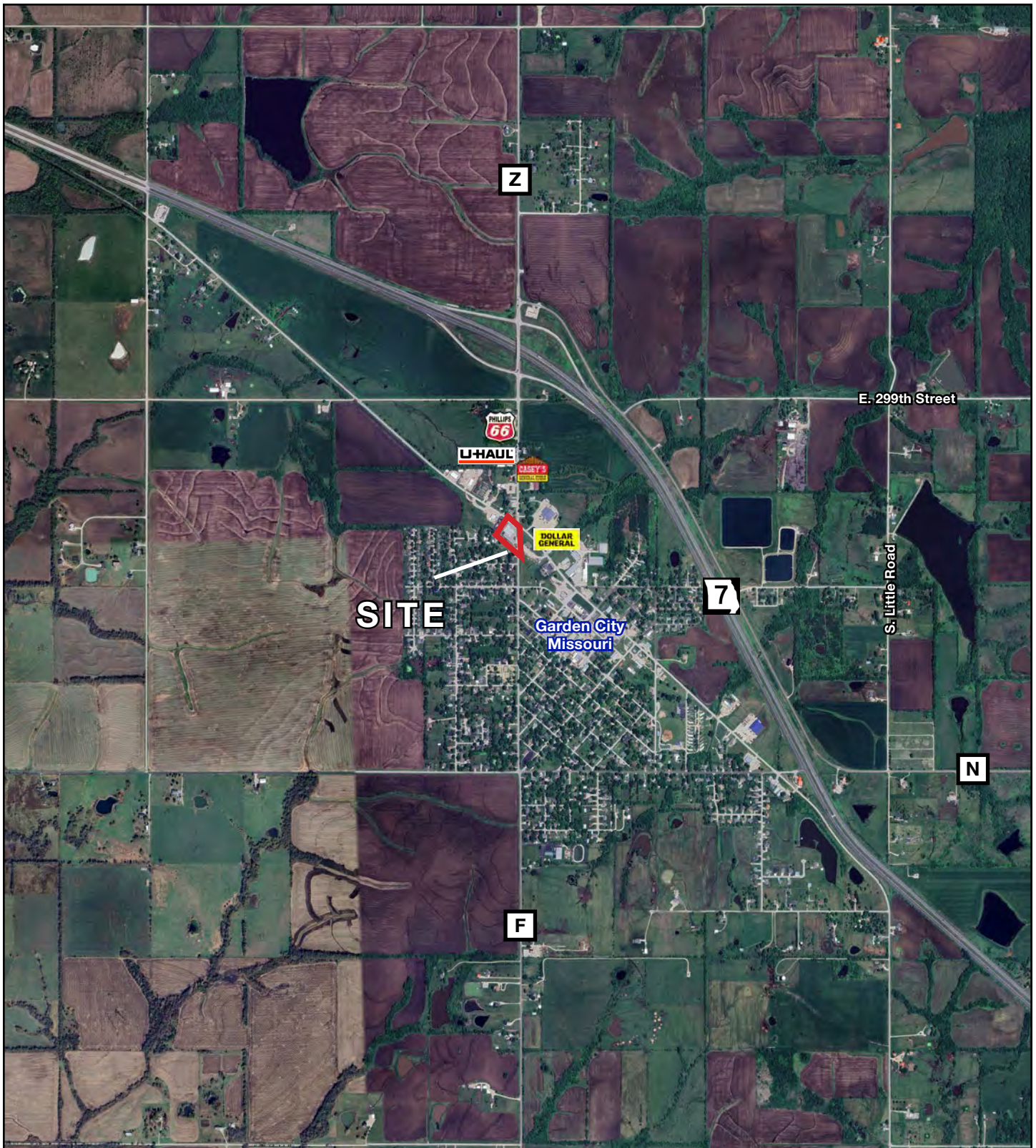
71 State Route F, Garden City, Missouri

AERIAL





## AERIAL

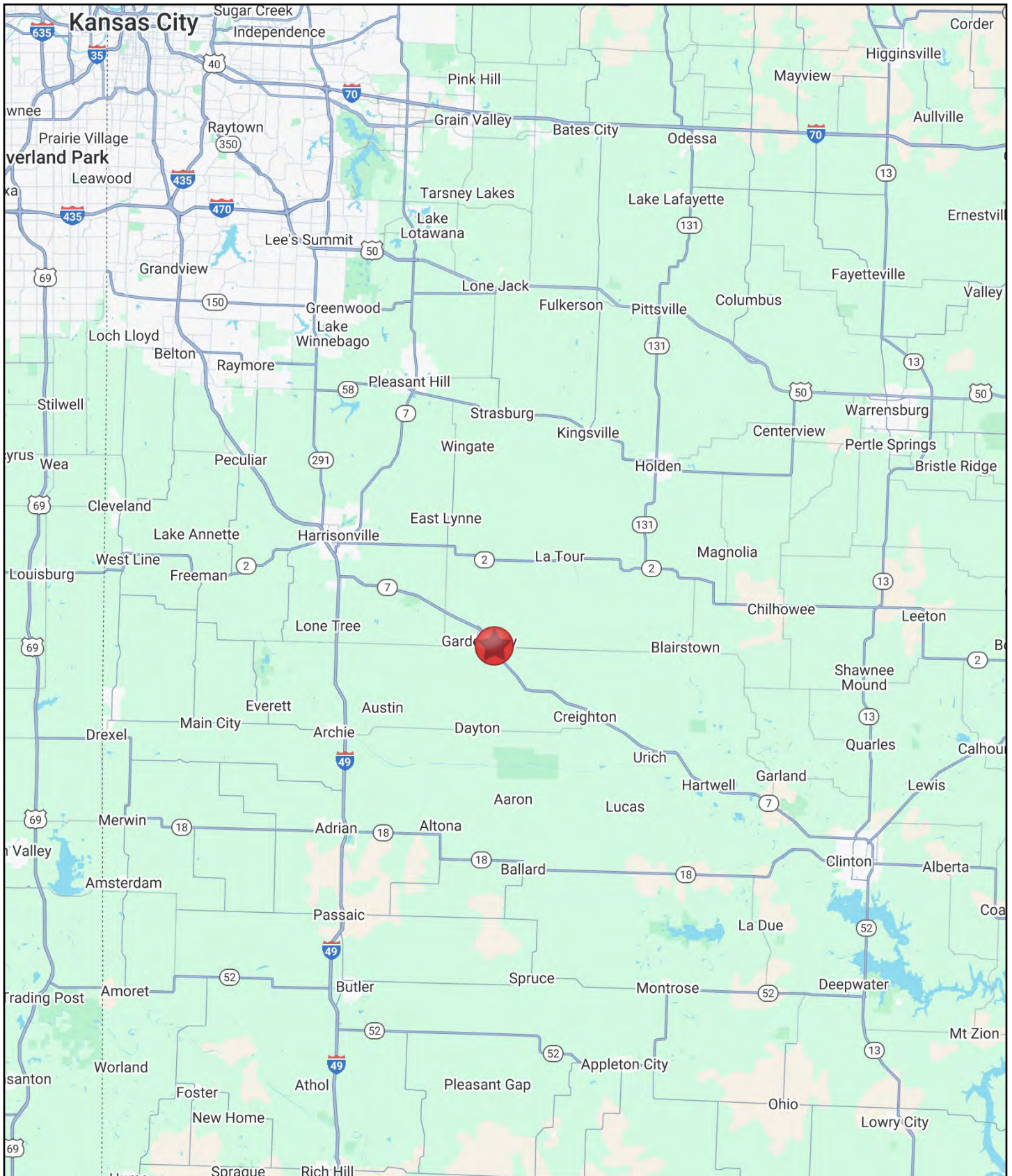






# CASS COUNTY RETAIL BUILDING

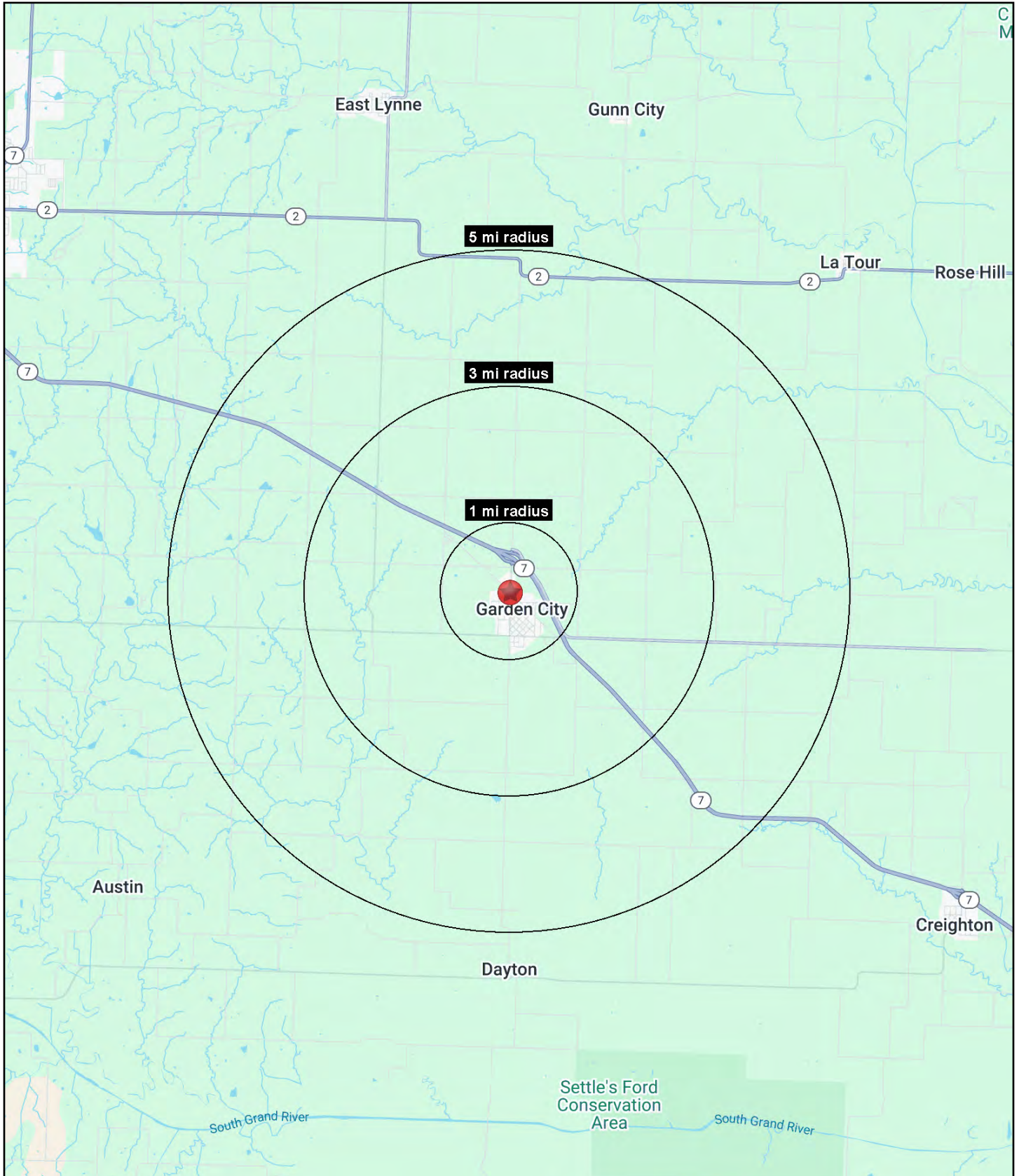
## 71 State Route F, Garden City, Missouri





# CASS COUNTY RETAIL BUILDING

71 State Route F, Garden City, Missouri





# CASS COUNTY RETAIL BUILDING

## 71 State Route F, Garden City, Missouri

71 State Route F Garden City, MO 64747	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	1,694	2,316	3,150
2030 Projected Population	1,797	2,464	3,360
2020 Census Population	1,625	2,245	3,135
2010 Census Population	1,664	2,283	3,170
Projected Annual Growth 2025 to 2030	1.2%	1.3%	1.3%
Historical Annual Growth 2010 to 2025	0.1%	-	-
2025 Median Age	38.4	39.9	41.2
<b>Households</b>			
2025 Estimated Households	683	932	1,265
2030 Projected Households	733	1,000	1,360
2020 Census Households	644	878	1,211
2010 Census Households	663	894	1,224
Projected Annual Growth 2025 to 2030	1.4%	1.5%	1.5%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	93.8%	93.9%	94.0%
2025 Estimated Black or African American	0.9%	1.1%	1.2%
2025 Estimated Asian or Pacific Islander	0.2%	0.2%	0.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	4.8%	4.5%	4.3%
2025 Estimated Hispanic	4.3%	3.9%	3.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$80,704	\$91,886	\$102,669
2025 Estimated Median Household Income	\$68,327	\$78,366	\$87,596
2025 Estimated Per Capita Income	\$32,565	\$36,953	\$41,246
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.5%	0.5%
2025 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.7%	5.2%
2025 Estimated High School Graduate	49.9%	47.9%	46.8%
2025 Estimated Some College	27.6%	25.9%	24.2%
2025 Estimated Associates Degree Only	6.3%	7.8%	8.9%
2025 Estimated Bachelors Degree Only	7.7%	8.4%	8.9%
2025 Estimated Graduate Degree	2.0%	3.9%	5.5%
<b>Business</b>			
2025 Estimated Total Businesses	32	35	48
2025 Estimated Total Employees	206	226	278
2025 Estimated Employee Population per Business	6.4	6.4	5.8
2025 Estimated Residential Population per Business	52.6	65.4	65.2

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1