



## NEC 23<sup>RD</sup> ST & RTE 291 INDEPENDENCE, MO

### PROPERTY HIGHLIGHTS

HARD CORNER OUT PARCEL AVAILABLE

0.97 ACRES

OVER 70,000 CPD AT 23<sup>RD</sup> ST & RTE 291 INTERSECTION

JOIN TAKE 5, QUIKTRIP, PRICE CHOPPER, 7 BREW, PLANET FITNESS,  
SCOOTER'S & TRACTOR SUPPLY

### MORE INFORMATION

**PATRICK KOHNLE**

**D** 816.895.4805

**E** [PKOHNL@OPENAREA.COM](mailto:PKOHNL@OPENAREA.COM)

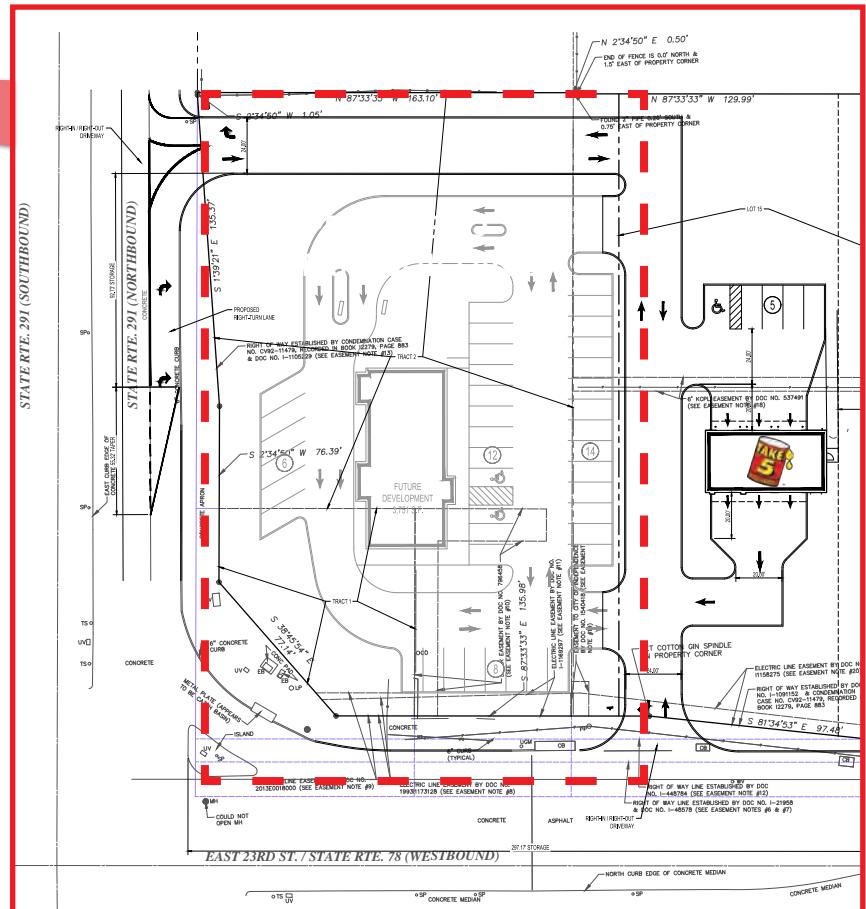
**MATT VAUPELL**

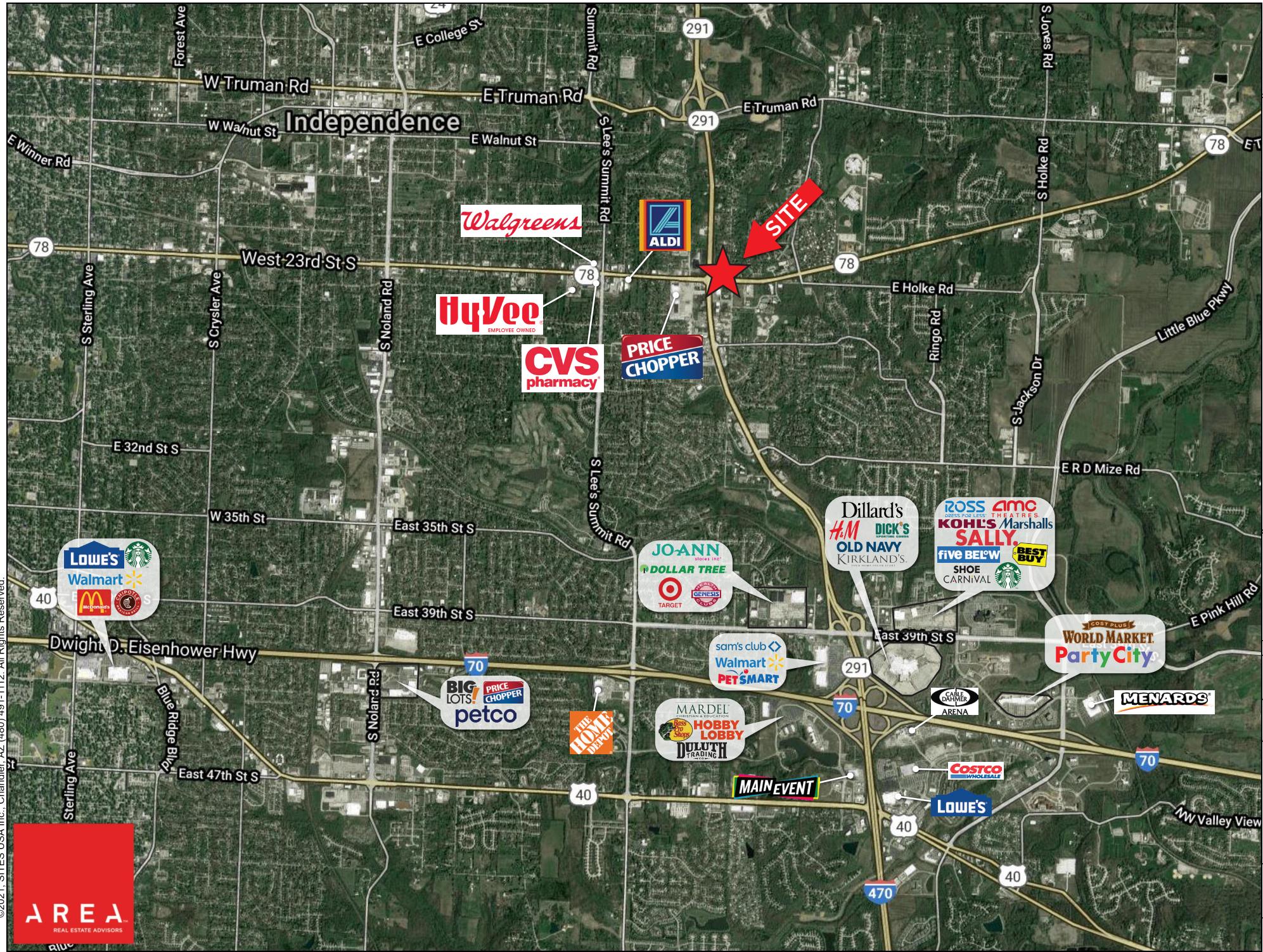
**D** 816.876.2501

**E** [MVAUPELL@OPENAREA.COM](mailto:MVAUPELL@OPENAREA.COM)

## SITE PLAN

AREA<sup>TM</sup>  
REAL ESTATE ADVISORS





# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0782/-94.3788

23rd St & Rte 291 Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
<strong>Population</strong>			
2024 Estimated Population	9,376	62,964	145,014
2029 Projected Population	9,302	61,611	142,697
2020 Census Population	9,821	65,383	148,232
2010 Census Population	9,286	62,567	140,833
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	-	0.2%
<strong>Households</strong>			
2024 Estimated Households	4,435	27,180	60,891
2029 Projected Households	4,381	26,485	59,625
2020 Census Households	4,496	27,355	61,181
2010 Census Households	4,177	26,265	58,093
Projected Annual Growth 2024 to 2029	-0.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.3%
<strong>Age</strong>			
2024 Est. Population Under 10 Years	11.0%	12.1%	12.2%
2024 Est. Population 10 to 19 Years	10.8%	12.2%	12.6%
2024 Est. Population 20 to 29 Years	11.8%	11.9%	11.7%
2024 Est. Population 30 to 44 Years	17.9%	19.1%	19.5%
2024 Est. Population 45 to 59 Years	16.2%	16.9%	17.6%
2024 Est. Population 60 to 74 Years	19.8%	18.0%	17.9%
2024 Est. Population 75 Years or Over	12.4%	9.8%	8.6%
2024 Est. Median Age	43.8	40.3	40.0
<strong>Marital Status &amp; Gender</strong>			
2024 Est. Male Population	47.4%	48.5%	48.8%
2024 Est. Female Population	52.6%	51.5%	51.2%
2024 Est. Never Married	30.4%	30.7%	30.7%
2024 Est. Now Married	43.3%	43.7%	45.3%
2024 Est. Separated or Divorced	18.2%	18.3%	17.4%
2024 Est. Widowed	8.1%	7.3%	6.5%
<strong>Income</strong>			
2024 Est. HH Income \$200,000 or More	2.1%	4.3%	4.7%
2024 Est. HH Income \$150,000 to \$199,999	3.9%	5.6%	6.9%
2024 Est. HH Income \$100,000 to \$149,999	9.9%	15.8%	16.3%
2024 Est. HH Income \$75,000 to \$99,999	14.6%	15.1%	13.6%
2024 Est. HH Income \$50,000 to \$74,999	18.4%	18.6%	19.3%
2024 Est. HH Income \$35,000 to \$49,999	10.5%	12.2%	12.2%
2024 Est. HH Income \$25,000 to \$34,999	18.2%	9.1%	8.8%
2024 Est. HH Income \$15,000 to \$24,999	14.1%	9.4%	8.5%
2024 Est. HH Income Under \$15,000	8.4%	9.8%	9.6%
2024 Est. Average Household Income	\$65,042	\$81,691	\$85,116
2024 Est. Median Household Income	\$52,749	\$64,300	\$67,291
2024 Est. Per Capita Income	\$30,872	\$35,339	\$35,814
2024 Est. Total Businesses	316	2,066	4,001
2024 Est. Total Employees	4,468	19,710	36,596

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<b>Race</b>			
2024 Est. White	76.5%	76.3%	74.8%
2024 Est. Black	12.2%	10.9%	12.3%
2024 Est. Asian or Pacific Islander	1.6%	1.7%	1.7%
2024 Est. American Indian or Alaska Native	0.3%	0.5%	0.5%
2024 Est. Other Races	9.4%	10.6%	10.8%
<b>Hispanic</b>			
2024 Est. Hispanic Population	809	6,248	14,830
2024 Est. Hispanic Population	8.6%	9.9%	10.2%
2029 Proj. Hispanic Population	10.1%	11.0%	11.2%
2020 Hispanic Population	9.1%	10.4%	11.0%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	6,830	44,260	101,306
2024 Est. Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.8%
2024 Est. Some High School (Grade Level 9 to 11)	4.8%	5.2%	6.1%
2024 Est. High School Graduate	39.9%	36.6%	34.7%
2024 Est. Some College	18.6%	23.5%	24.0%
2024 Est. Associate Degree Only	11.9%	10.1%	8.8%
2024 Est. Bachelor Degree Only	14.2%	13.6%	15.5%
2024 Est. Graduate Degree	8.1%	8.4%	8.1%
<b>Housing</b>			
2024 Est. Total Housing Units	4,853	29,747	66,725
2024 Est. Owner-Occupied	45.3%	54.1%	57.5%
2024 Est. Renter-Occupied	46.0%	37.3%	33.8%
2024 Est. Vacant Housing	8.6%	8.6%	8.7%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	4.6%	5.5%	5.6%
2024 Homes Built 2000 to 2009	5.6%	7.8%	9.4%
2024 Homes Built 1990 to 1999	9.4%	8.4%	8.9%
2024 Homes Built 1980 to 1989	15.9%	7.6%	7.5%
2024 Homes Built 1970 to 1979	21.5%	17.2%	15.2%
2024 Homes Built 1960 to 1969	17.4%	16.9%	13.9%
2024 Homes Built 1950 to 1959	7.8%	11.8%	13.6%
2024 Homes Built Before 1949	9.3%	16.3%	17.2%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	0.2%	0.6%	0.6%
2024 Home Value \$500,000 to \$999,999	2.1%	3.4%	4.5%
2024 Home Value \$400,000 to \$499,999	4.1%	3.5%	5.0%
2024 Home Value \$300,000 to \$399,999	8.4%	9.8%	10.6%
2024 Home Value \$200,000 to \$299,999	28.0%	24.5%	22.7%
2024 Home Value \$150,000 to \$199,999	26.2%	22.8%	20.7%
2024 Home Value \$100,000 to \$149,999	21.9%	23.5%	20.7%
2024 Home Value \$50,000 to \$99,999	5.4%	8.1%	10.2%
2024 Home Value \$25,000 to \$49,999	1.0%	1.4%	2.0%
2024 Home Value Under \$25,000	2.7%	2.4%	2.9%
2024 Median Home Value	\$194,843	\$184,817	\$192,191
2024 Median Rent	\$815	\$853	\$862

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## 23rd St & Rte 291

Independence, MO 64057

1 mi radius   3 mi radius   5 mi radius

Labor Force		1 mi radius	3 mi radius	5 mi radius
2024 Est. Labor Population Age 16 Years or Over	7,724	50,571	116,090	
2024 Est. Civilian Employed	49.4%	57.0%	59.7%	
2024 Est. Civilian Unemployed	5.6%	3.7%	3.0%	
2024 Est. in Armed Forces	0.1%	-	-	
2024 Est. not in Labor Force	44.9%	39.2%	37.3%	
2024 Labor Force Males	46.6%	47.8%	48.4%	
2024 Labor Force Females	53.4%	52.2%	51.6%	
Occupation		1 mi radius	3 mi radius	5 mi radius
2024 Occupation: Population Age 16 Years or Over	3,653	28,730	69,548	
2024 Mgmt, Business, & Financial Operations	18.1%	14.9%	15.1%	
2024 Professional, Related	21.2%	21.4%	21.4%	
2024 Service	17.4%	17.1%	16.5%	
2024 Sales, Office	20.8%	19.7%	20.3%	
2024 Farming, Fishing, Forestry	-	0.2%	0.1%	
2024 Construction, Extraction, Maintenance	7.1%	9.8%	9.3%	
2024 Production, Transport, Material Moving	15.5%	17.0%	17.3%	
2024 White Collar Workers	60.0%	56.0%	56.8%	
2024 Blue Collar Workers	40.0%	44.0%	43.2%	
Transportation to Work		1 mi radius	3 mi radius	5 mi radius
2024 Drive to Work Alone	71.3%	77.0%	75.2%	
2024 Drive to Work in Carpool	7.6%	6.4%	6.6%	
2024 Travel to Work by Public Transportation	1.0%	1.0%	1.0%	
2024 Drive to Work on Motorcycle	0.1%	0.1%	0.2%	
2024 Walk or Bicycle to Work	0.7%	1.0%	1.0%	
2024 Other Means	1.2%	0.9%	0.9%	
2024 Work at Home	18.0%	13.5%	15.2%	
Travel Time		1 mi radius	3 mi radius	5 mi radius
2024 Travel to Work in 14 Minutes or Less	25.5%	22.8%	22.8%	
2024 Travel to Work in 15 to 29 Minutes	42.7%	44.8%	45.5%	
2024 Travel to Work in 30 to 59 Minutes	28.9%	29.9%	29.4%	
2024 Travel to Work in 60 Minutes or More	3.0%	2.5%	2.3%	
2024 Average Travel Time to Work	21.5	22.3	22.2	
Consumer Expenditure		1 mi radius	3 mi radius	5 mi radius
2024 Est. Total Household Expenditure	\$234.35 M	\$1.68 B	\$3.82 B	
2024 Est. Apparel	\$8.07 M	\$58.4 M	\$133.18 M	
2024 Est. Contributions, Gifts	\$12.83 M	\$94.59 M	\$216.96 M	
2024 Est. Education, Reading	\$6.78 M	\$51.25 M	\$118.43 M	
2024 Est. Entertainment	\$12.85 M	\$94.04 M	\$215.28 M	
2024 Est. Food, Beverages, Tobacco	\$36.46 M	\$258.76 M	\$587.49 M	
2024 Est. Furnishings, Equipment	\$8 M	\$58.55 M	\$134.02 M	
2024 Est. Health Care, Insurance	\$21.99 M	\$155.92 M	\$354.57 M	
2024 Est. Household Operations, Shelter, Utilities	\$77.49 M	\$547.73 M	\$1.24 B	
2024 Est. Miscellaneous Expenses	\$4.46 M	\$31.93 M	\$72.74 M	
2024 Est. Personal Care	\$3.15 M	\$22.58 M	\$51.41 M	
2024 Est. Transportation	\$42.27 M	\$305.6 M	\$696.43 M	