



PROPERTY HIGHLIGHTS

HARD CORNER OUT PARCEL AVAILABLE

0.97 ACRES

OVER 70,000 CPD AT 23RD ST & RTE 291 INTERSECTION

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

MORE INFORMATION

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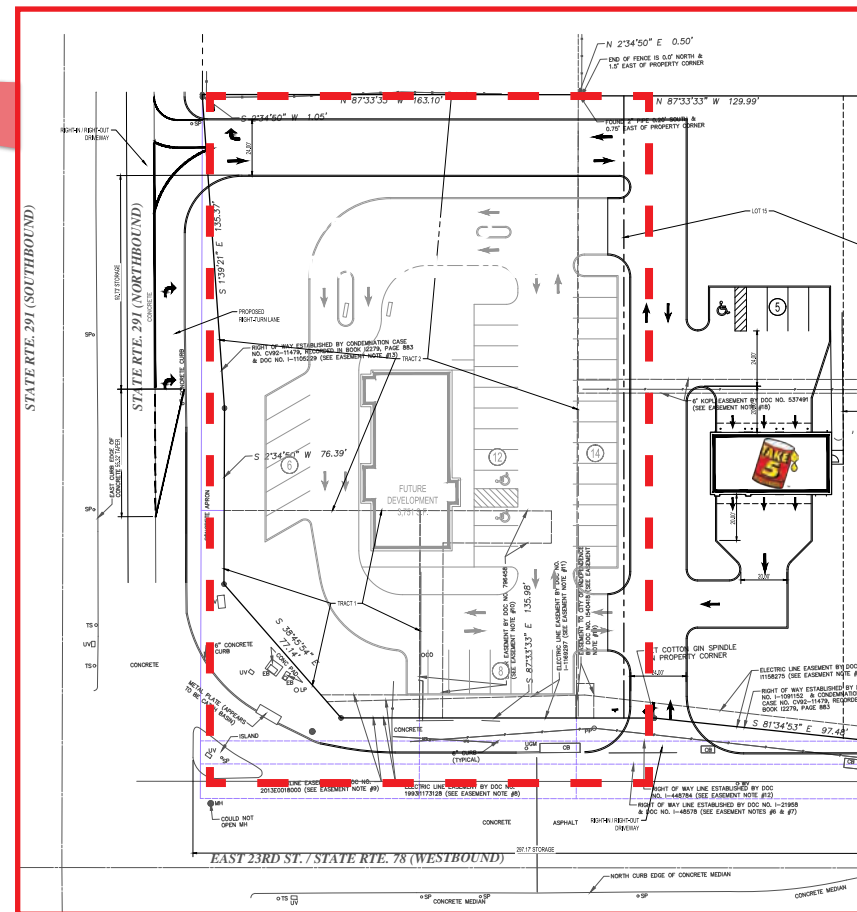
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AREA
REAL ESTATE ADVISORS





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Lat: 39.06131 Long: -94.38737 Zoom: 9.09 mi
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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
Population			
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%
Households			
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%
Age			
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
Marital Status & Gender			
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%
Income			
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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23rd St & Rte 291				
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	1 mi radius	3 mi radius	5 mi radius	
Race				
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%	
Hispanic				
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%	
Education (Adults 25 & Older)				
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%	
Housing				
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%	
Homes Built by Year				
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%	
Home Values				
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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Labor Force			
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			
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			
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			
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			
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

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