



ODESSA MEDICAL CLINIC

316 W. Old 40 Highway, Odessa, MO

**BUILDING FOR SALE
OR MEDICAL/OFFICE
SPACE FOR LEASE**



SALE PRICE: \$995,000 | LEASE RATE: \$12/SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,225	6,778	8,772
Avg. Household Income	\$94,384	\$112,187	\$114,328

- 11,000 sq ft - two story building on 1.75 acre lot
- Lower level spaces for rent - 1,750 SF and 2,200 SF
- Street level 100% occupied by Medical Group and Nail Salon
- Plenty of parking and room to add an additional building
- Bank of Odessa, Dollar General, McDonald's, Sonic and more



**CLICK HERE TO VIEW MORE
LISTING INFORMATION**

For More Information Contact:

Exclusive Agents

BOB JAEKEL | 816.412.7365 | bjaelkel@blockandco.com

BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

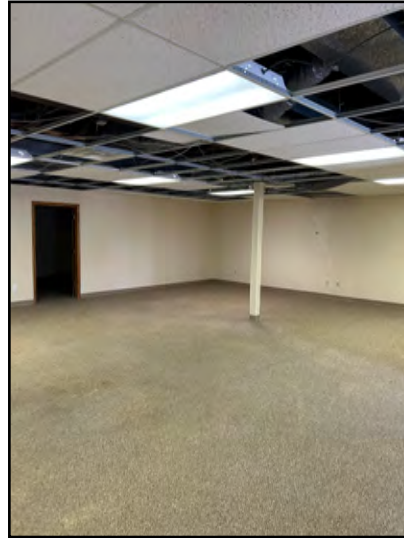
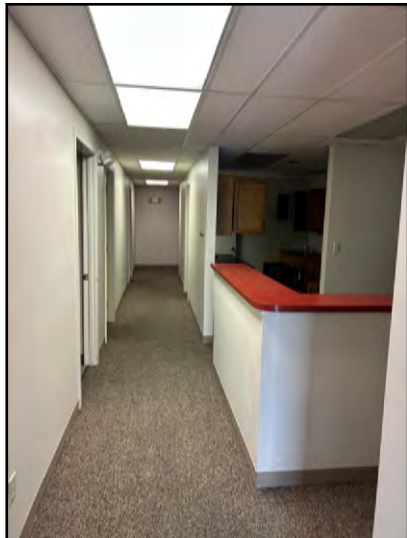


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PHOTOS





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AERIAL

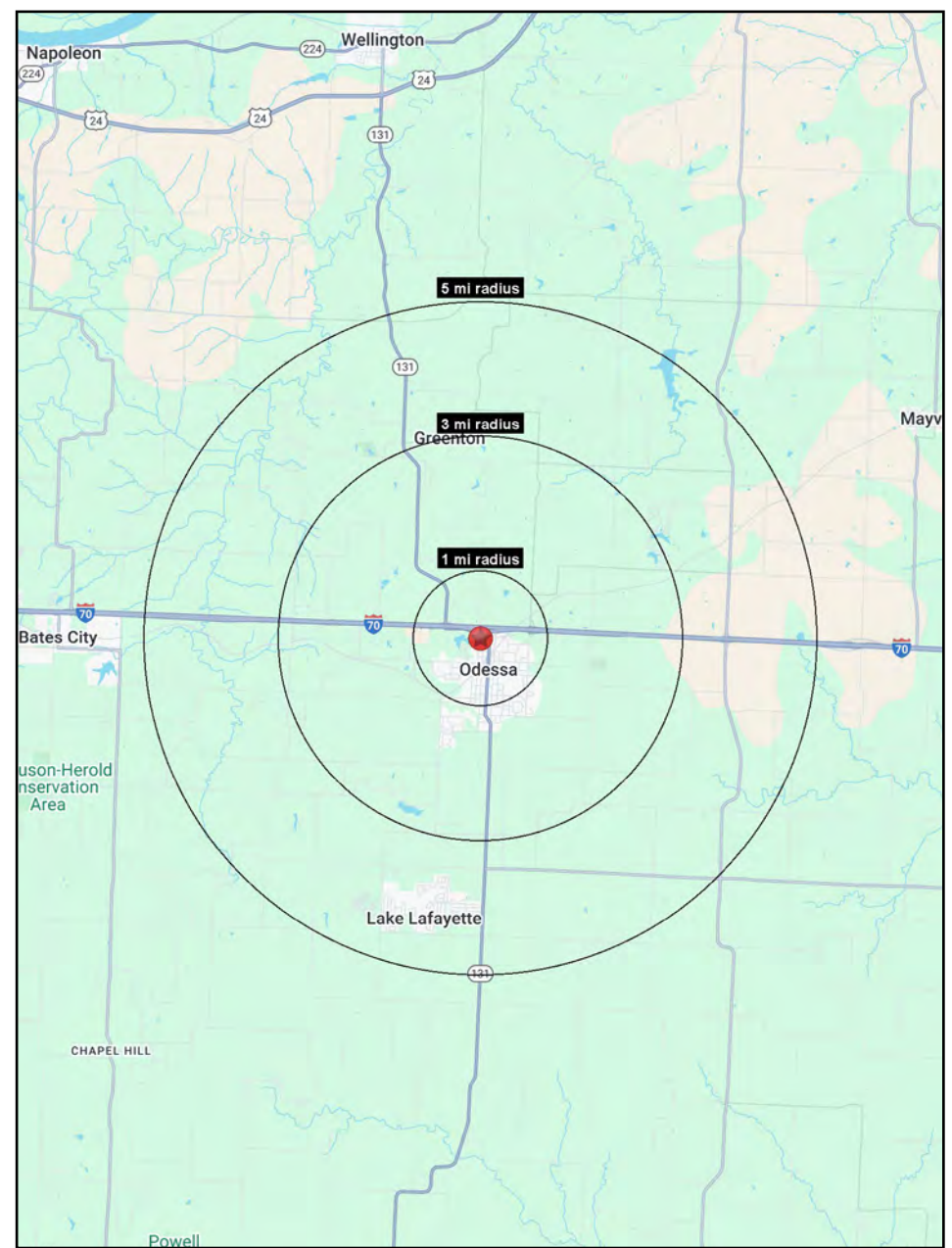
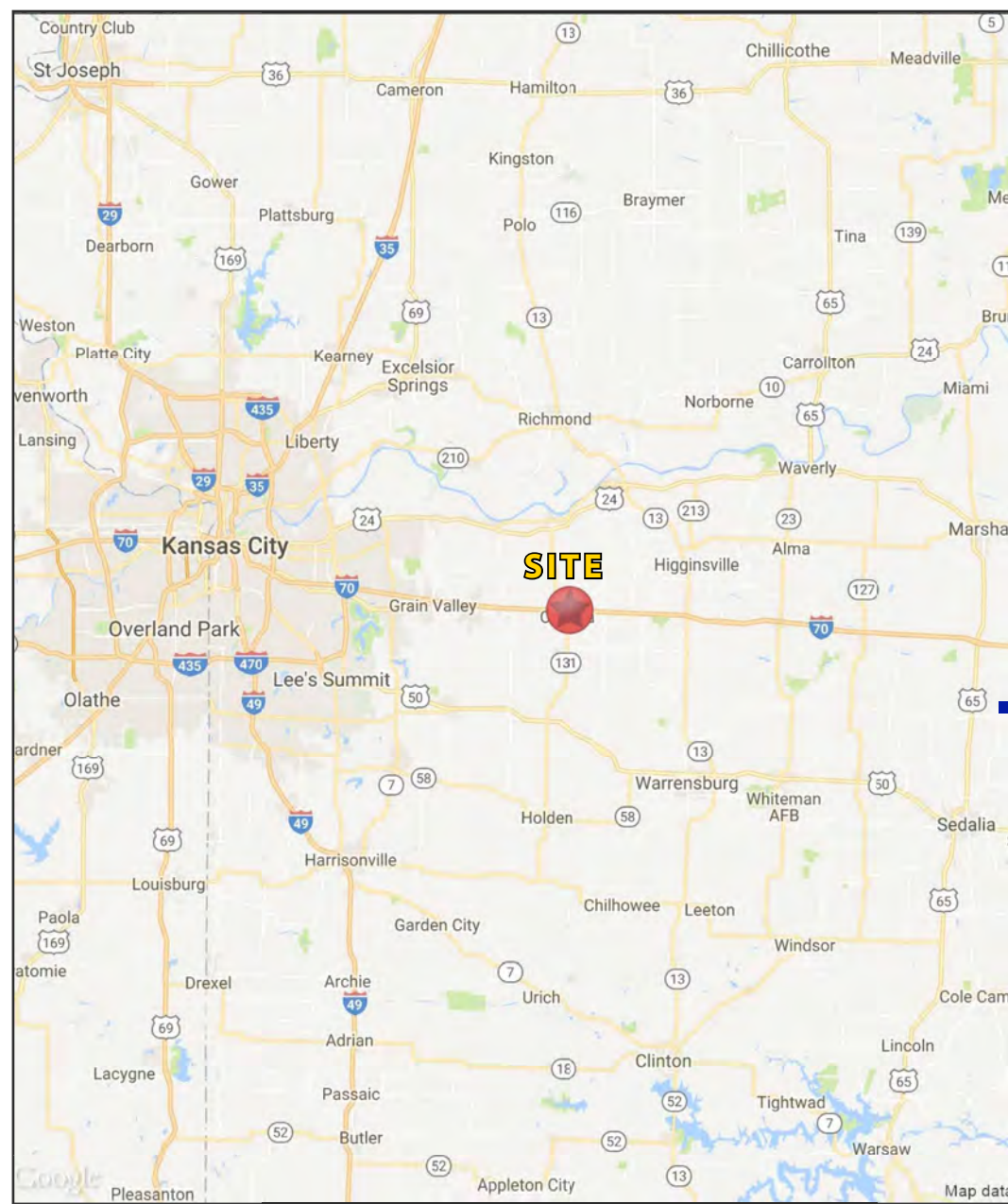




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316 Old Hwy 40 Odessa, MO 64076	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	3,225	6,778	8,772
2031 Projected Population	3,272	6,942	9,019
2020 Census Population	3,261	6,795	8,632
2010 Census Population	3,151	6,520	8,405
Projected Annual Growth 2026 to 2031	0.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2026	0.1%	0.2%	0.3%
2026 Median Age	34.3	36.9	38.1
Households			
2026 Estimated Households	1,347	2,697	3,460
2031 Projected Households	1,357	2,724	3,505
2020 Census Households	1,331	2,645	3,335
2010 Census Households	1,283	2,527	3,231
Projected Annual Growth 2026 to 2031	0.1%	0.2%	0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.4%	0.4%
Race and Ethnicity			
2026 Estimated White	92.0%	92.3%	92.7%
2026 Estimated Black or African American	1.8%	1.7%	1.5%
2026 Estimated Asian or Pacific Islander	0.4%	0.5%	0.5%
2026 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2026 Estimated Other Races	5.3%	5.0%	4.8%
2026 Estimated Hispanic	4.4%	4.1%	3.7%
Income			
2026 Estimated Average Household Income	\$94,384	\$112,187	\$114,328
2026 Estimated Median Household Income	\$84,881	\$98,355	\$97,249
2026 Estimated Per Capita Income	\$39,459	\$44,693	\$45,126
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.5%	1.3%
2026 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.7%	4.9%
2026 Estimated High School Graduate	37.9%	31.9%	32.4%
2026 Estimated Some College	22.2%	23.7%	23.8%
2026 Estimated Associates Degree Only	7.1%	6.9%	7.7%
2026 Estimated Bachelors Degree Only	16.3%	18.2%	17.4%
2026 Estimated Graduate Degree	10.0%	13.1%	12.5%
Business			
2026 Estimated Total Businesses	91	177	195
2026 Estimated Total Employees	787	1,600	1,693
2026 Estimated Employee Population per Business	8.6	9.0	8.7
2026 Estimated Residential Population per Business	35.4	38.3	45.1

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