



SALE PRICE: \$550,000 | 3,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,890	70,623	144,398
Avg. Household Income	\$60,345	\$64,301	\$66,885

- Great building
- Outstanding location
- Successful retail location
- Neighboring tenants include: Hy-Vee, CVS, Walgreens, QuikTrip, Papa Murphy's, Starbucks, and more
- Easy ingress and egress
- Attractive interior finish



CLICK HERE TO VIEW MORE LISTING INFORMATION

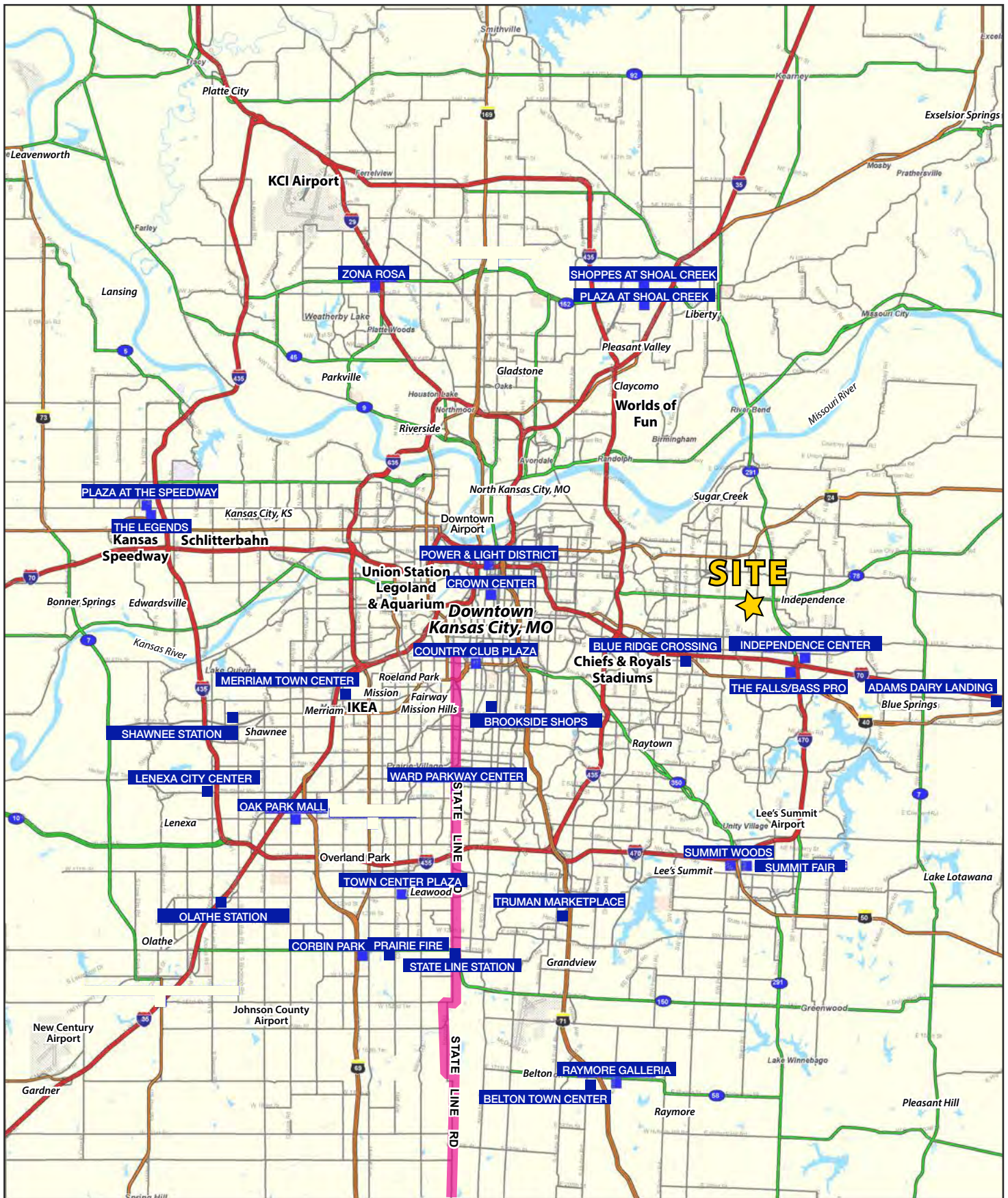
For More Information Contact:

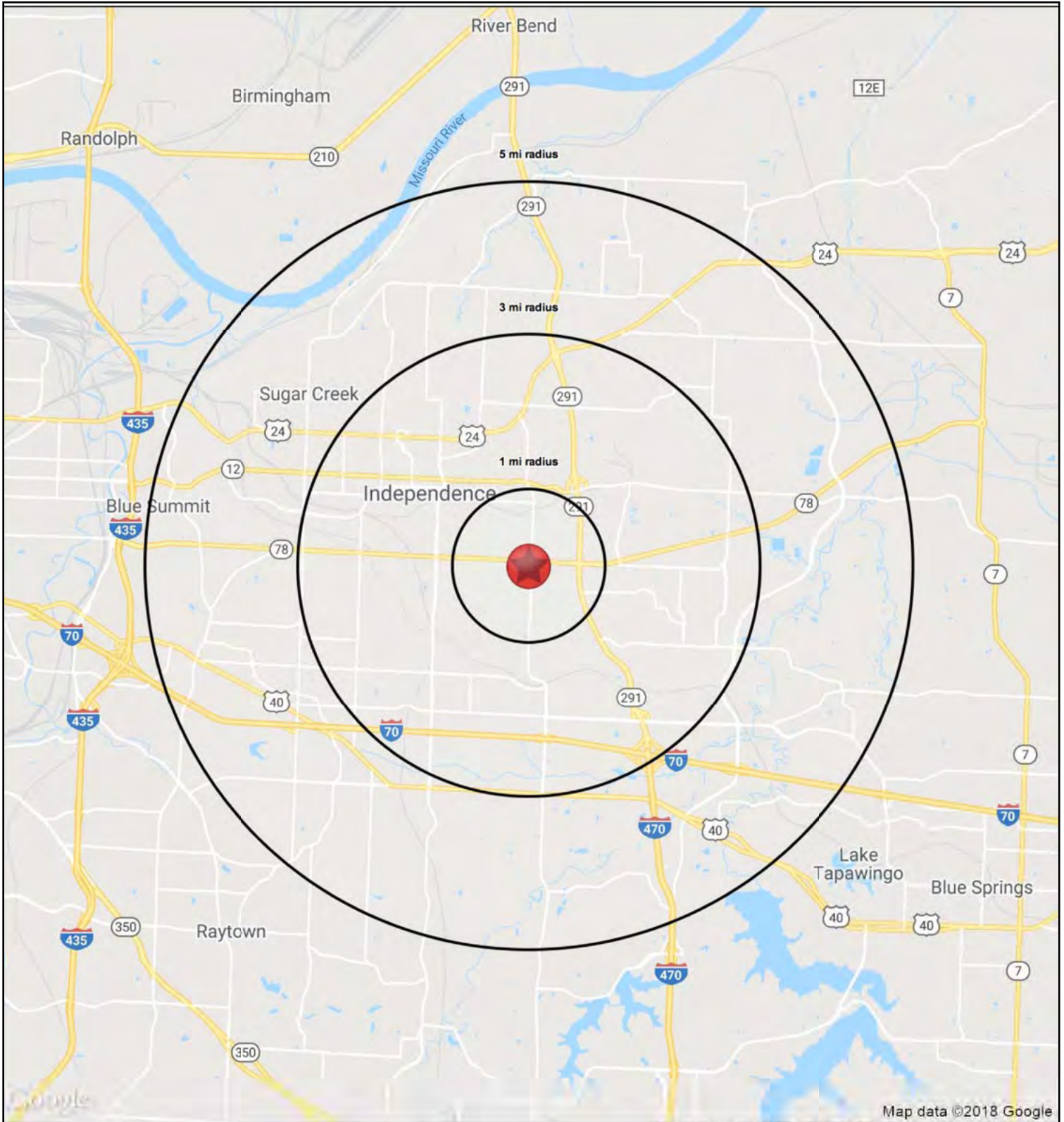
WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent

AERIAL









FREESTANDING BUILDING

2314 S. Lee's Summit Rd, Independence, MO

**FOR
SALE**

2314 S. Lee's Summit Road		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
POPULATION	2018 Estimated Population	8,890	70,623	144,398
	2023 Projected Population	9,057	71,820	147,445
	2010 Census Population	8,852	71,056	144,148
	2000 Census Population	9,032	69,619	136,457
	Projected Annual Growth 2018 to 2023	0.4%	0.3%	0.4%
	Historical Annual Growth 2000 to 2018	-0.1%	0.1%	0.3%
	2018 Median Age	39.9	40.4	39.8
HOUSEHOLDS	2018 Estimated Households	4,165	31,341	62,664
	2023 Projected Households	4,183	31,508	63,305
	2010 Census Households	3,940	30,035	59,626
	2000 Census Households	3,972	29,410	56,670
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	0.2%
	Historical Annual Growth 2000 to 2018	0.3%	0.4%	0.6%
RACE AND ETHNICITY	2018 Estimated White	84.9%	84.1%	82.3%
	2018 Estimated Black or African American	5.4%	6.1%	8.2%
	2018 Estimated Asian or Pacific Islander	2.1%	2.0%	2.0%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
	2018 Estimated Other Races	7.1%	7.3%	7.0%
	2018 Estimated Hispanic	7.4%	8.2%	8.2%
INCOME	2018 Estimated Average Household Income	\$60,345	\$64,301	\$66,885
	2018 Estimated Median Household Income	\$42,679	\$50,503	\$53,715
	2018 Estimated Per Capita Income	\$28,338	\$28,601	\$29,079
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	4.9%	3.3%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.9%	7.0%
	2018 Estimated High School Graduate	37.6%	36.8%	36.5%
	2018 Estimated Some College	23.7%	23.9%	24.2%
	2018 Estimated Associates Degree Only	7.0%	8.2%	7.7%
	2018 Estimated Bachelors Degree Only	12.6%	13.9%	14.4%
	2018 Estimated Graduate Degree	6.2%	6.9%	7.2%
BUSINESS	2018 Estimated Total Businesses	334	2,556	4,362
	2018 Estimated Total Employees	3,049	26,977	44,513
	2018 Estimated Employee Population per Business	9.1	10.6	10.2
	2018 Estimated Residential Population per Business	26.6	27.6	33.1

