



SALE PRICE: \$895,000 | 4,000 SF BUILDING ON 18.3 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,607	40,368	87,701
Avg. Household Income	\$50,476	\$62,058	\$61,389

- 4,000 SF warehouse with two dock doors
- 7.59 acre paved lot
- 10.71 acres of vacant land
- Pole lighting in paved lot
- Security gates at main entrance



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent



WAREHOUSE / PAVED LOT / LAND

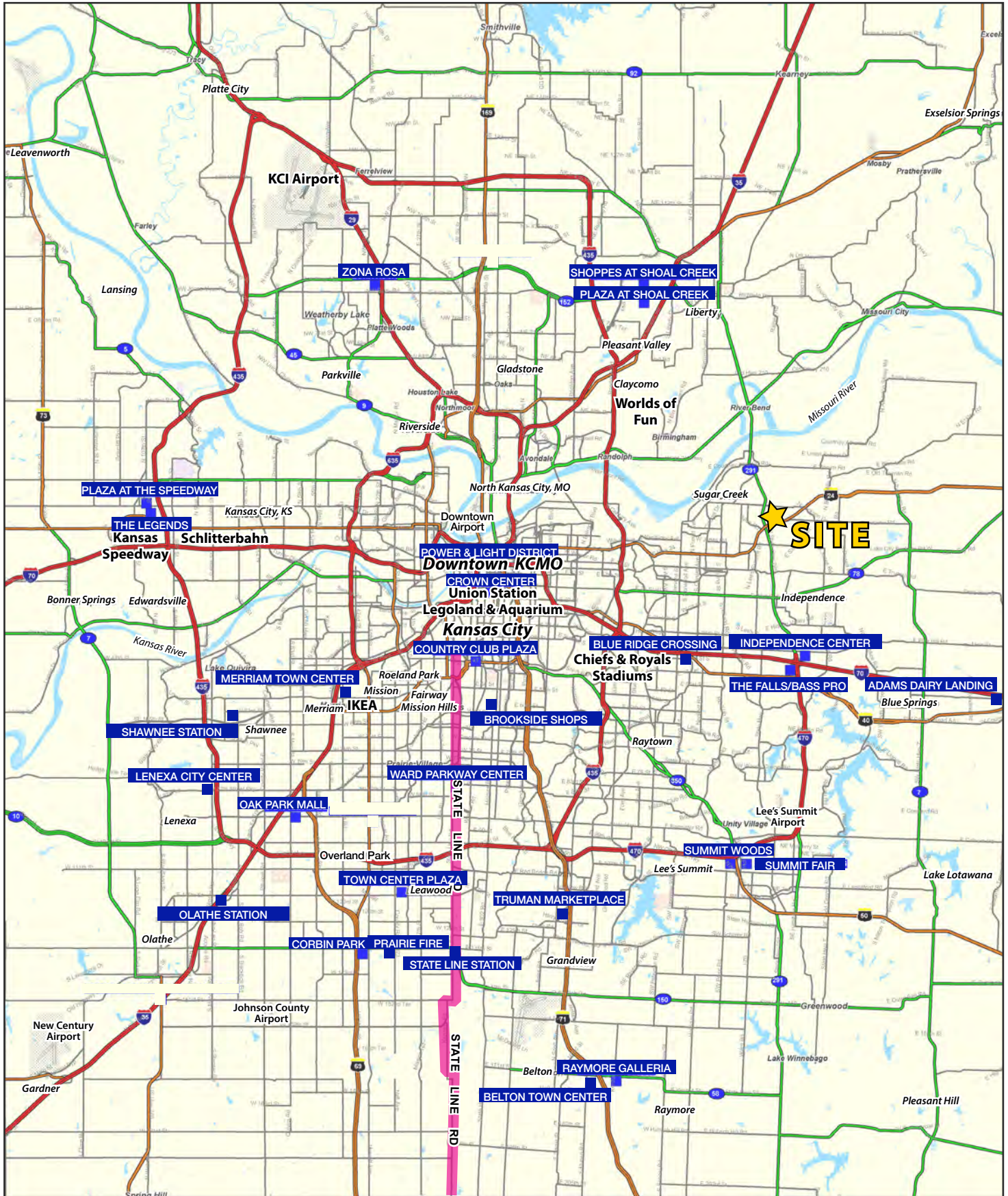
920-1100 N. Atherton Road, Independence, MO

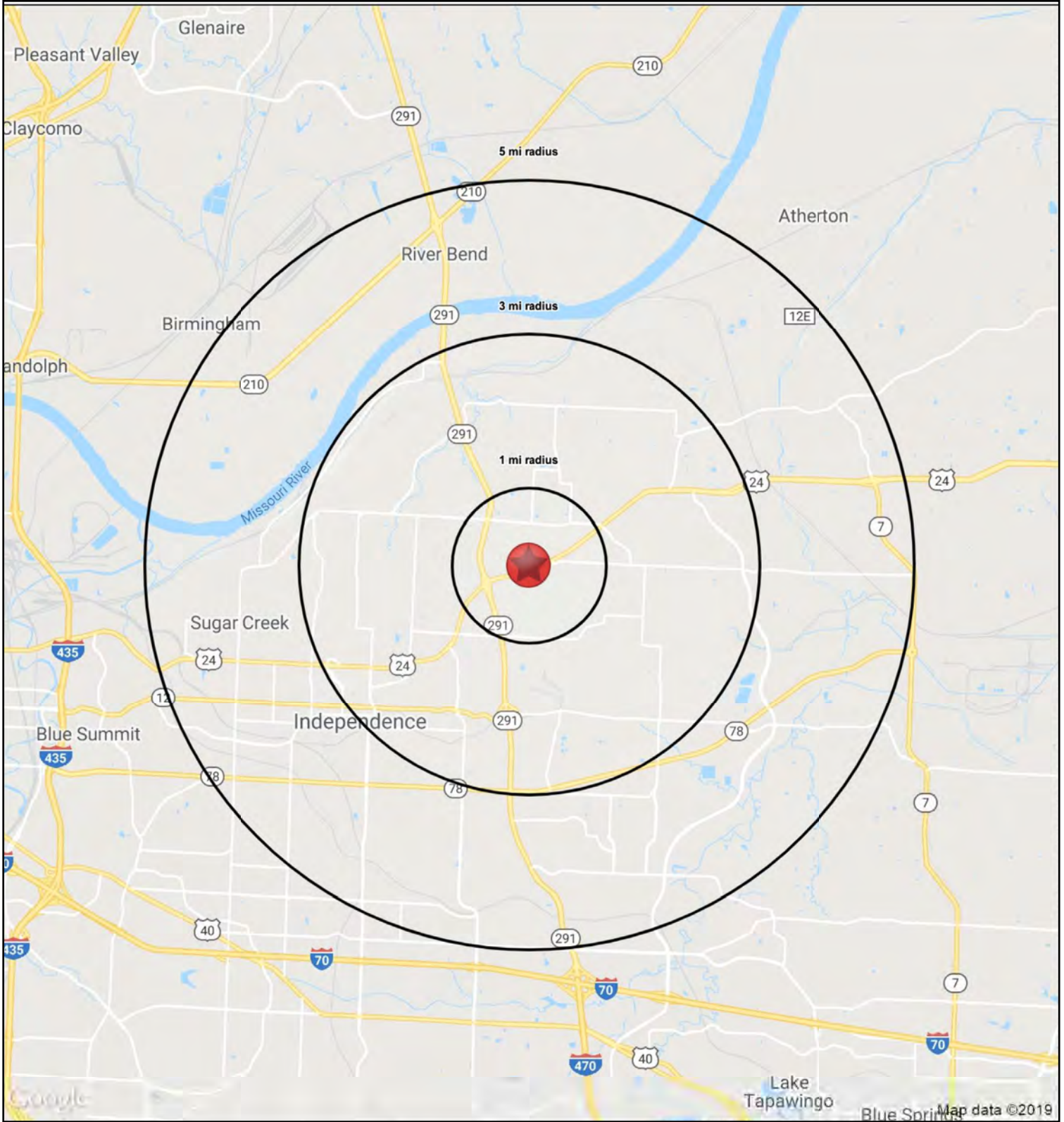
FOR SALE

AERIAL



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HS1

920-1100 N. Atherton Road Independence, MO 64056		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	7,607	40,368	87,701
	2024 Projected Population	7,737	41,284	90,069
	2010 Census Population	7,782	40,841	88,588
	2000 Census Population	7,367	39,034	86,631
	Projected Annual Growth 2019 to 2024	0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2019	0.2%	0.2%	-
2019 Median Age	31.7	36.4	38.7	
HOUSEHOLDS	2019 Estimated Households	3,042	16,292	37,638
	2024 Projected Households	3,069	16,506	38,252
	2010 Census Households	2,949	15,623	35,989
	2000 Census Households	2,785	14,789	35,163
	Projected Annual Growth 2019 to 2024	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.4%
RACE AND ETHNICITY	2019 Estimated White	78.2%	84.7%	85.1%
	2019 Estimated Black or African American	9.3%	5.6%	5.2%
	2019 Estimated Asian or Pacific Islander	2.3%	2.0%	1.9%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.6%
	2019 Estimated Other Races	9.5%	7.1%	7.2%
	2019 Estimated Hispanic	8.7%	7.3%	8.0%
INCOME	2019 Estimated Average Household Income	\$50,476	\$62,058	\$61,389
	2019 Estimated Median Household Income	\$48,682	\$54,520	\$51,553
	2019 Estimated Per Capita Income	\$20,185	\$25,101	\$26,409
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.9%	3.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.7%	7.6%	8.1%
	2019 Estimated High School Graduate	41.2%	41.7%	38.5%
	2019 Estimated Some College	23.7%	25.4%	24.3%
	2019 Estimated Associates Degree Only	9.2%	7.0%	7.4%
	2019 Estimated Bachelors Degree Only	11.3%	10.6%	12.5%
	2019 Estimated Graduate Degree	3.0%	4.8%	6.0%
BUSINESS	2019 Estimated Total Businesses	142	841	2,406
	2019 Estimated Total Employees	1,113	8,187	24,268
	2019 Estimated Employee Population per Business	7.8	9.7	10.1
	2019 Estimated Residential Population per Business	53.5	48.0	36.5