



FORMER FAST FOOD W/ DRIVE-THRU

1511 N. Scott Avenue, Belton, Missouri 64012



SALE PRICE: \$500,000 | 2,550 SF Building on 1.4 acres



- 2,550 SF former fast food restaurant
- Visible from I-49
- Located on busy street in fast growing community
- Great pad site, total 1.4 acres
- Can be combined with adjacent property for a total of 2 acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,050	35,030	77,651
Avg. Household Income	\$55,877	\$69,649	\$77,875

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For More Information Contact:

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Exclusive Agent





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1.4 ACRES

AERIAL



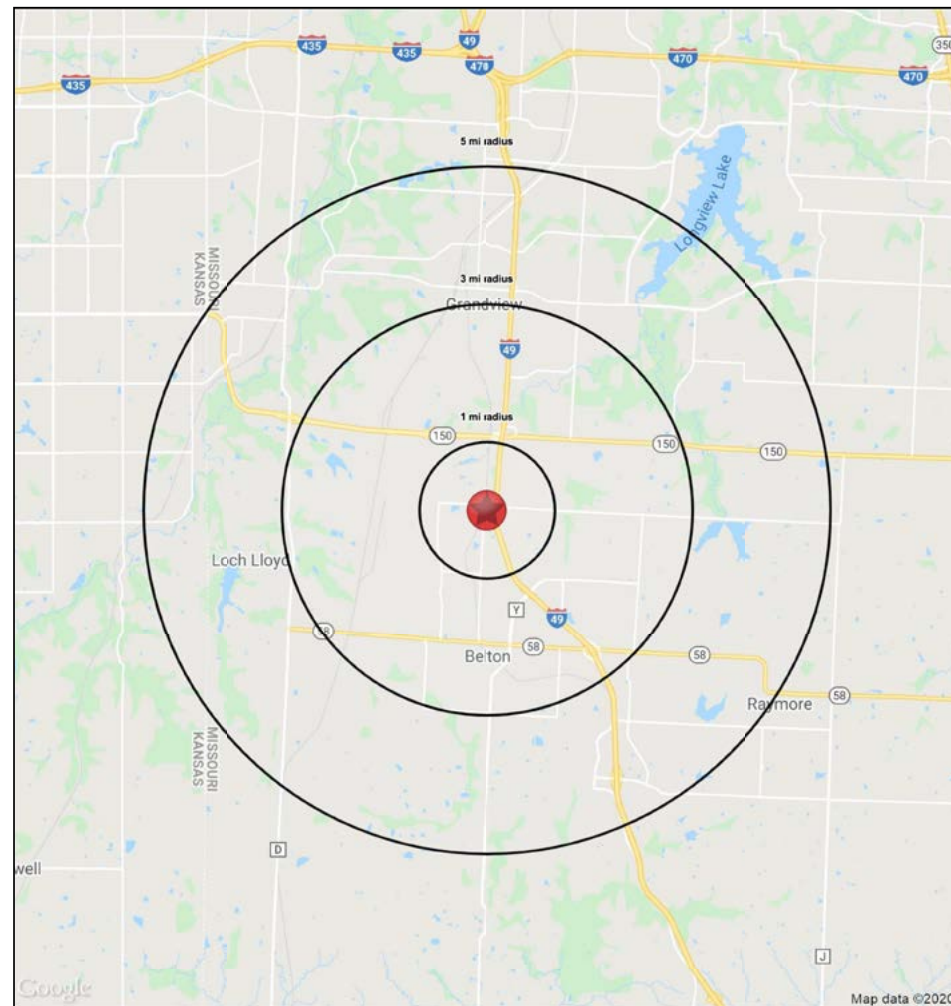
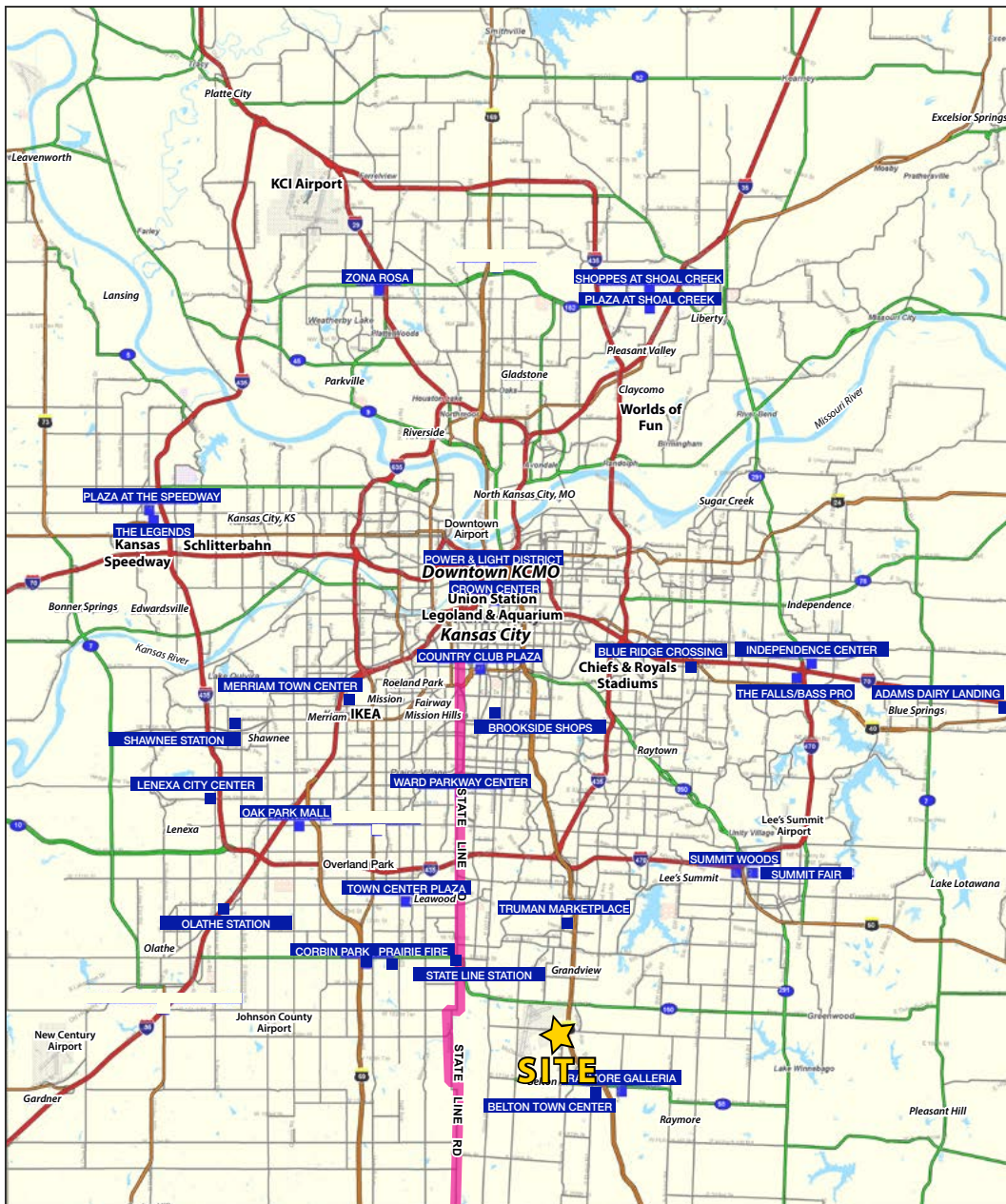
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1 mi radius 3 mi radius 5 mi radius

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POPULATION	2019 Estimated Population	6,050	35,030	77,651
	2024 Projected Population	6,367	36,761	80,837
	2010 Census Population	5,367	33,888	73,108
	2000 Census Population	5,349	31,861	64,248
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	0.8%
	Historical Annual Growth 2000 to 2019	0.7%	0.5%	1.1%
	2019 Median Age	30.3	34.8	36.5
HOUSEHOLDS	2019 Estimated Households	2,430	13,947	31,260
	2024 Projected Households	2,509	14,452	32,166
	2010 Census Households	2,013	12,768	27,956
	2000 Census Households	1,987	11,838	24,373
	Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2019	1.2%	0.9%	1.5%
RACE AND ETHNICITY	2019 Estimated White	69.3%	72.3%	69.6%
	2019 Estimated Black or African American	15.7%	16.8%	21.1%
	2019 Estimated Asian or Pacific Islander	1.7%	1.5%	1.7%
	2019 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.5%
	2019 Estimated Other Races	12.4%	8.7%	7.2%
	2019 Estimated Hispanic	14.1%	9.9%	8.0%
INCOME	2019 Estimated Average Household Income	\$55,877	\$69,649	\$77,875
	2019 Estimated Median Household Income	\$57,401	\$64,147	\$70,249
	2019 Estimated Per Capita Income	\$22,679	\$27,789	\$31,409
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.6%	2.5%	2.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.1%	5.3%
	2019 Estimated High School Graduate	31.6%	32.7%	29.4%
	2019 Estimated Some College	24.9%	27.9%	26.9%
	2019 Estimated Associates Degree Only	9.9%	7.7%	7.8%
	2019 Estimated Bachelors Degree Only	12.6%	15.1%	17.9%
	2019 Estimated Graduate Degree	10.6%	8.1%	10.6%
BUSINESS	2019 Estimated Total Businesses	93	1,026	2,606
	2019 Estimated Total Employees	1,249	17,903	35,474
	2019 Estimated Employee Population per Business	13.4	17.5	13.6
	2019 Estimated Residential Population per Business	64.8	34.1	29.8

