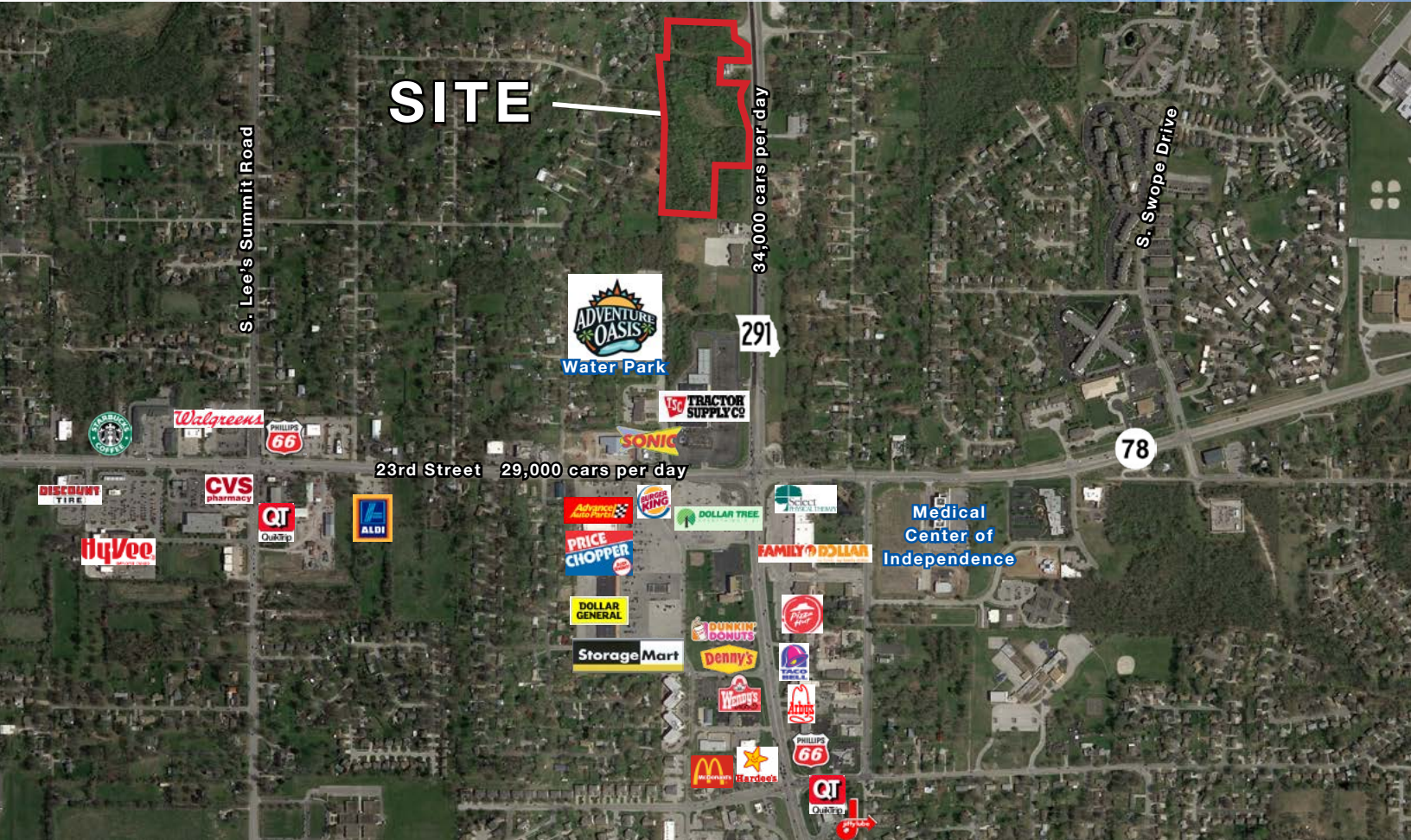


PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive, Independence, MO



SALE PRICE: \$500,000 | 11+/- ACRES

DEMOGRAPHICS

Radius Ring	1 mile	3 miles	5 miles
Estimated Population	5,593	61,425	134,539
Avg. Household Income	\$59,871	\$63,087	\$66,888

Drive Time	5 min	10 min	15 min
Estimated Population	59,380	173,539	400,241
Avg. Household Income	\$63,398	\$68,844	\$66,627

- Over 800 feet of frontage on 291 Highway
- Great visibility and access along 291 Highway that carries over 34,000 cars per day
- All utilities to site
- Adjacent to Adventure Oasis Water Park
- Nearby tenants include Price Chopper, Sonic, Tractor Supply, Dollar Tree, Advance Auto, Quik Trip, Wendy's, Denny's, Dunkin' Donuts and many more
- 23rd Street carries over 29,000 cars per day

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

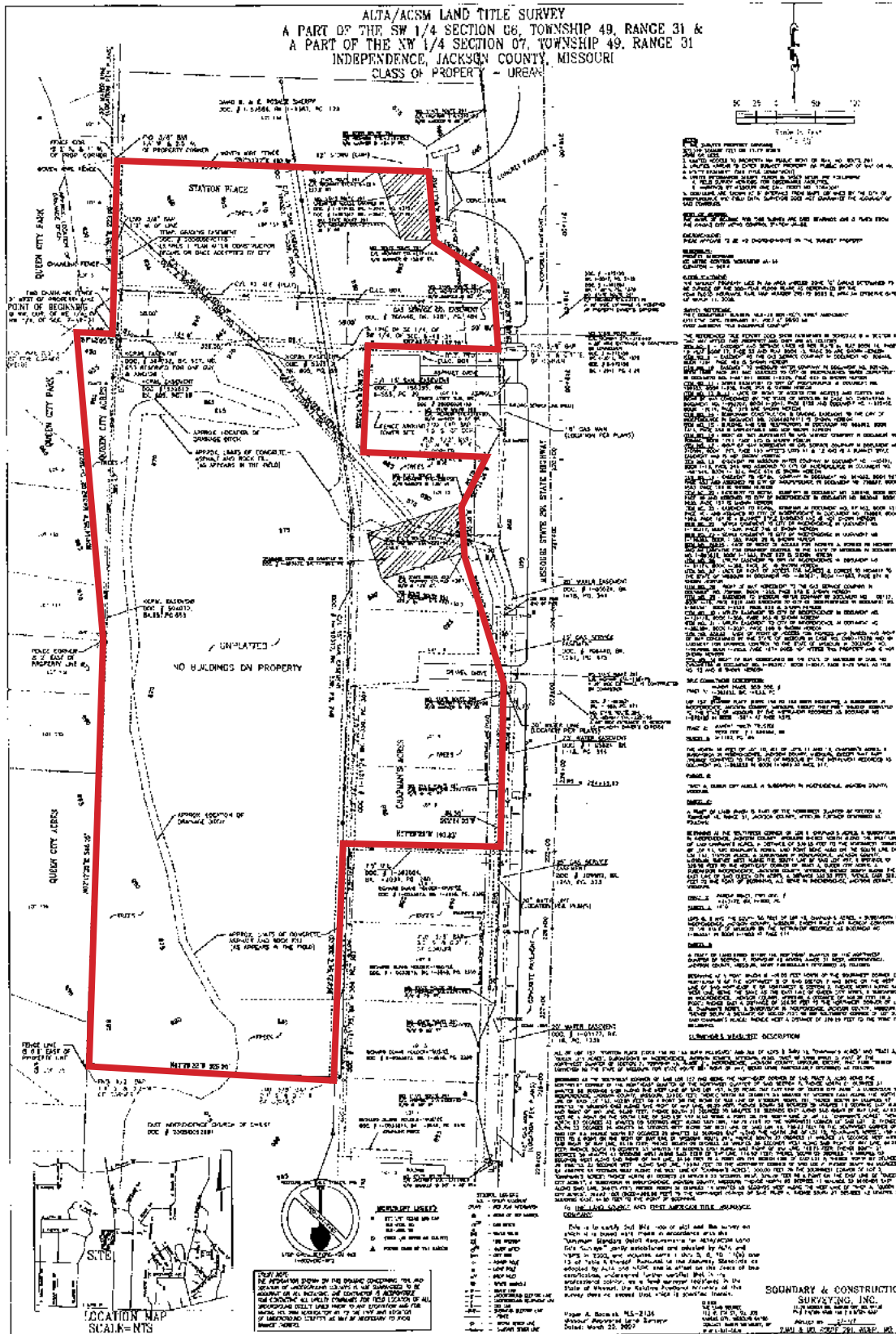
For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

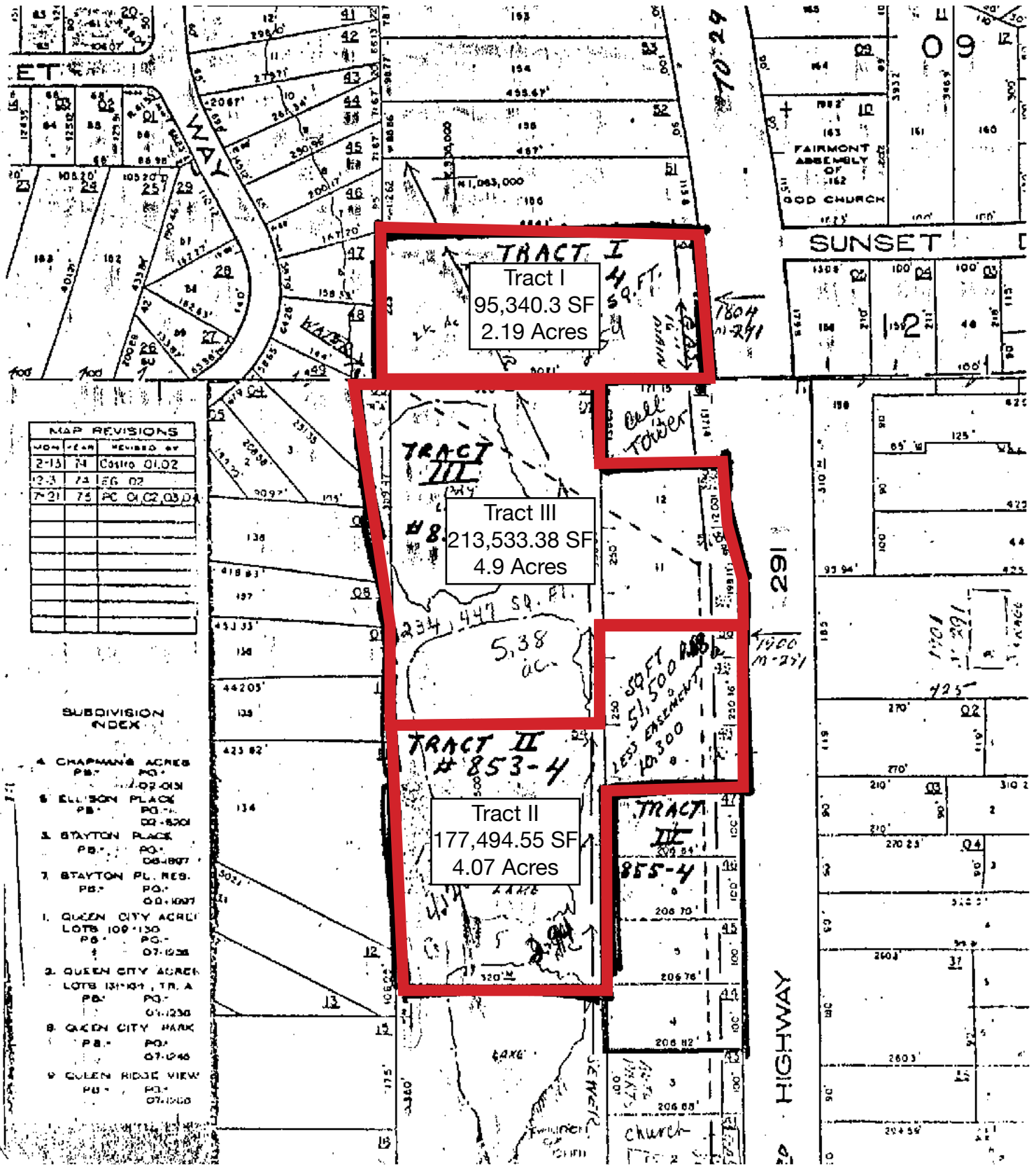
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

SITE PLAN

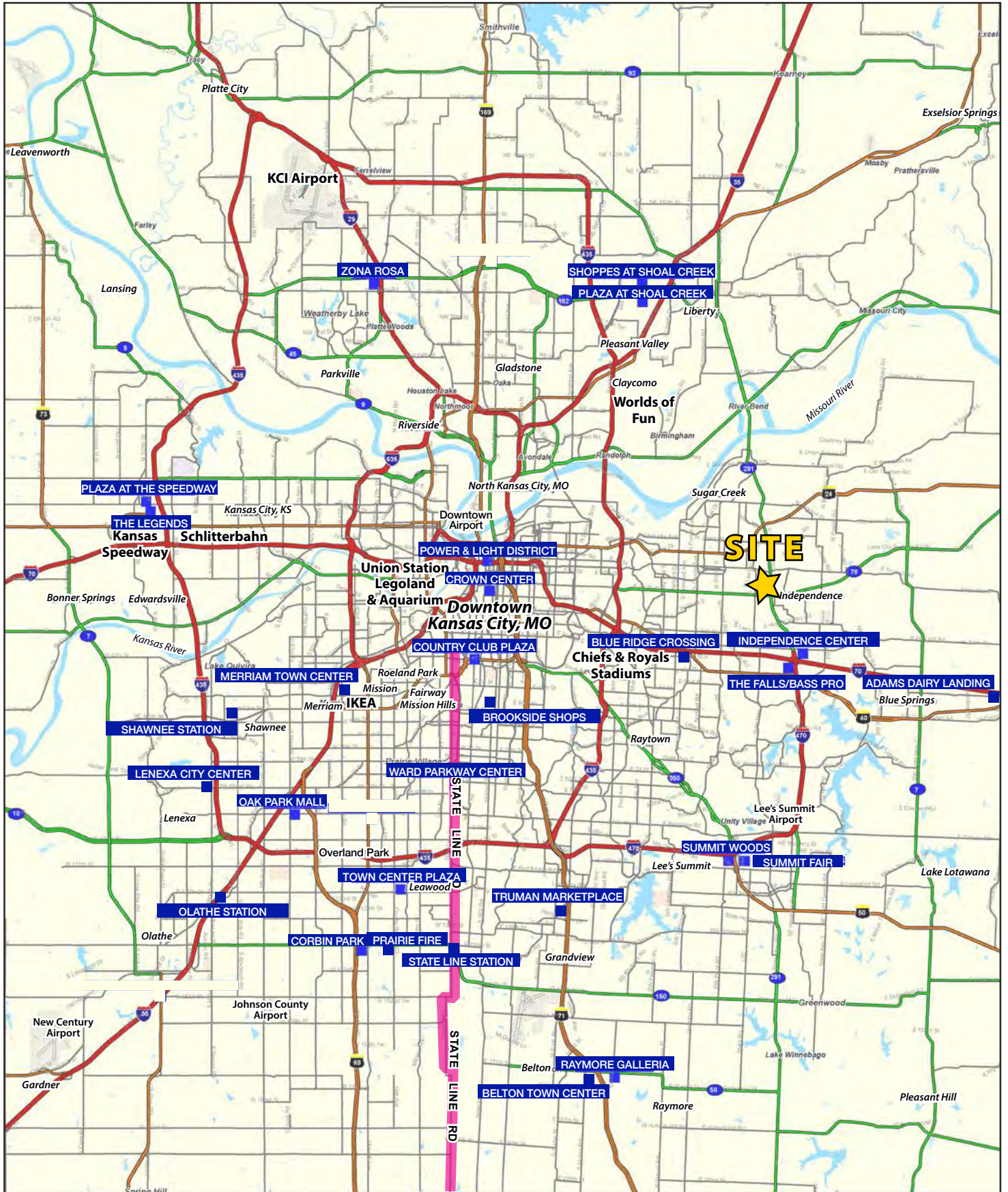


SITE PLAN



PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

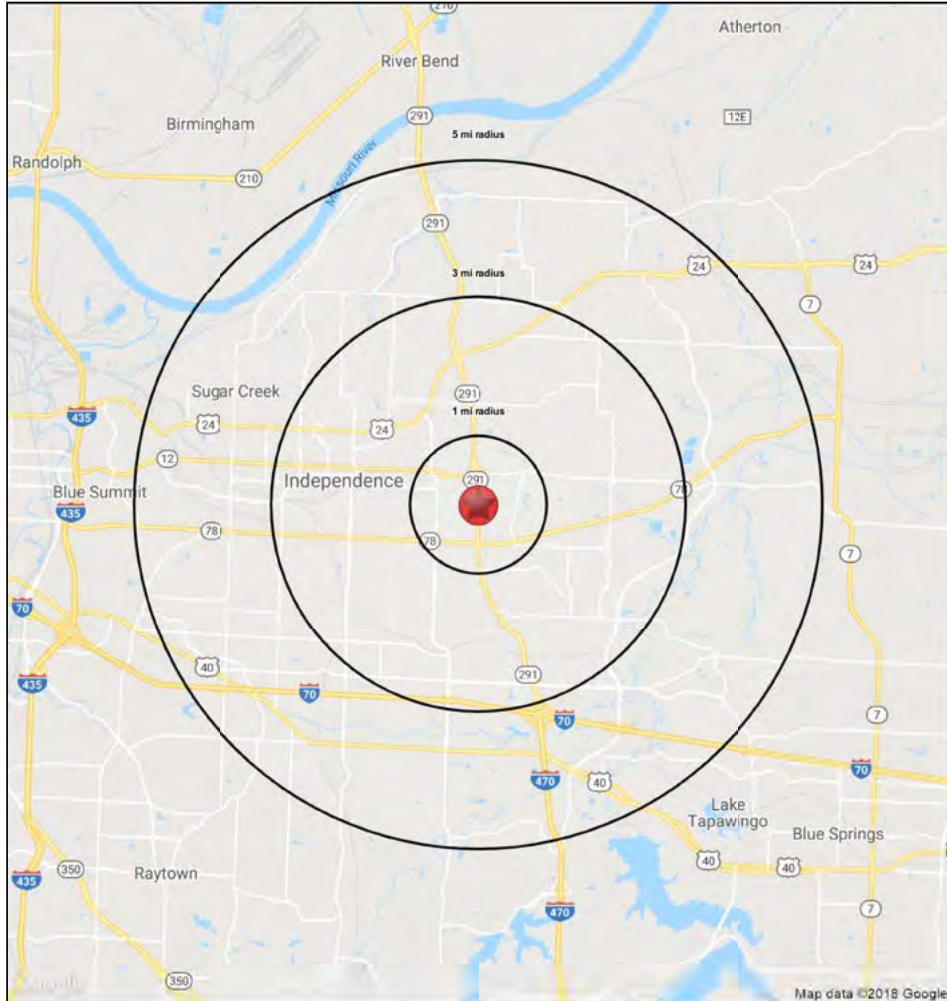




PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

1-3-5 MILE RADIUS RING MAP & DEMOS



291 Highway & Sunset Drive Independence, MO 64057		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	5,593	61,425	134,539
	2023 Projected Population	5,729	62,545	137,366
	2010 Census Population	5,676	61,927	134,308
	2000 Census Population	5,327	60,254	127,399
	Projected Annual Growth 2018 to 2023	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2018	0.3%	0.1%	0.3%
HOUSEHOLDS	2018 Median Age	41.5	39.3	39.9
	2018 Estimated Households	2,546	26,669	58,341
	2023 Projected Households	2,561	26,838	58,929
	2010 Census Households	2,464	25,608	55,535
	2000 Census Households	2,253	24,580	52,784
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	0.7%	0.5%	0.6%
	2018 Estimated White	84.9%	84.9%	83.8%
	2018 Estimated Black or African American	5.8%	5.8%	6.6%
	2018 Estimated Asian or Pacific Islander	2.4%	2.0%	2.0%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.6%
	2018 Estimated Other Races	6.6%	6.8%	7.0%
INCOME	2018 Estimated Hispanic	6.5%	7.4%	8.1%
	2018 Estimated Average Household Income	\$59,871	\$63,087	\$66,888
	2018 Estimated Median Household Income	\$45,328	\$50,244	\$53,944
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$27,334	\$27,452	\$29,057
	2018 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.4%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.5%	6.7%	7.0%
	2018 Estimated High School Graduate	41.8%	37.9%	36.6%
	2018 Estimated Some College	21.9%	24.3%	24.1%
	2018 Estimated Associates Degree Only	6.6%	7.9%	7.8%
BUSINESS	2018 Estimated Bachelors Degree Only	12.9%	13.3%	14.4%
	2018 Estimated Graduate Degree	5.9%	6.5%	7.2%
	2018 Estimated Total Businesses	284	2,080	4,214
	2018 Estimated Total Employees	2,834	22,095	42,816
	2018 Estimated Employee Population per Business	10.0	10.6	10.2
	2018 Estimated Residential Population per Business	19.7	29.5	31.9





PRIME COMMERCIAL / MIXED-USE SITE

291 Highway & Sunset Drive Independence, MO

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



291 Highway & Sunset Drive Independence, MO 64057		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2018 Estimated Population	59,380	173,539	400,241
	2023 Projected Population	60,446	178,057	419,562
	2010 Census Population	59,752	170,537	383,759
	2000 Census Population	57,309	160,695	372,731
	Projected Annual Growth 2018 to 2023	0.4%	0.5%	1.0%
	Historical Annual Growth 2000 to 2018	0.2%	0.4%	0.4%
	2018 Median Age	38.6	39.1	37.1
HOUSEHOLDS	2018 Estimated Households	25,898	74,071	165,323
	2023 Projected Households	26,051	75,149	170,946
	2010 Census Households	24,819	69,501	150,975
	2000 Census Households	23,496	65,580	145,573
	Projected Annual Growth 2018 to 2023	0.1%	0.3%	0.7%
	Historical Annual Growth 2000 to 2018	0.6%	0.7%	0.8%
	2018 Estimated White	84.3%	82.1%	70.1%
RACE AND ETHNICITY	2018 Estimated Black or African American	6.1%	8.0%	18.1%
	2018 Estimated Asian or Pacific Islander	2.0%	2.1%	2.2%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2018 Estimated Other Races	7.0%	7.3%	9.0%
	2018 Estimated Hispanic	7.5%	8.9%	11.3%
INCOME	2018 Estimated Average Household Income	\$63,398	\$68,844	\$66,627
	2018 Estimated Median Household Income	\$50,330	\$56,160	\$55,482
	2018 Estimated Per Capita Income	\$27,714	\$29,432	\$27,663
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.9%	3.6%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.5%	6.9%	7.7%
	2018 Estimated High School Graduate	37.6%	34.4%	32.3%
	2018 Estimated Some College	24.3%	24.0%	23.6%
	2018 Estimated Associates Degree Only	8.2%	7.8%	7.5%
	2018 Estimated Bachelors Degree Only	13.5%	15.6%	16.5%
BUSINESS	2018 Estimated Graduate Degree	6.6%	8.4%	8.8%
	2018 Estimated Total Businesses	2,280	5,923	15,251
	2018 Estimated Total Employees	24,195	63,844	225,636
	2018 Estimated Employee Population per Business	10.6	10.8	14.8
	2018 Estimated Residential Population per Business	26.0	29.3	26.2

