



INVESTMENT BUILDING FOR SALE

9514 E. 23rd Street, & 2223 S. Glenwood Avenue, Independence, Missouri



SALE PRICE: \$350,000 | 5,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,712	59,553	177,948
Avg. Household Income	\$51,169	\$45,039	\$50,860

- Three tenant fully occupied building located on .32 acre lot, adjacent .31 acre vacant lot also included
- Great investment property (25+/- years)
- Good visibility
- 5,000 SF with overhead doors
- Concrete parking lot
- Good traffic count on 23rd Street
- Monument sign



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com

Exclusive Agent





INVESTMENT BUILDING FOR SALE

9514 E. 23rd Street, & 2223 S. Glenwood Avenue, Independence, Missouri

AERIAL



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

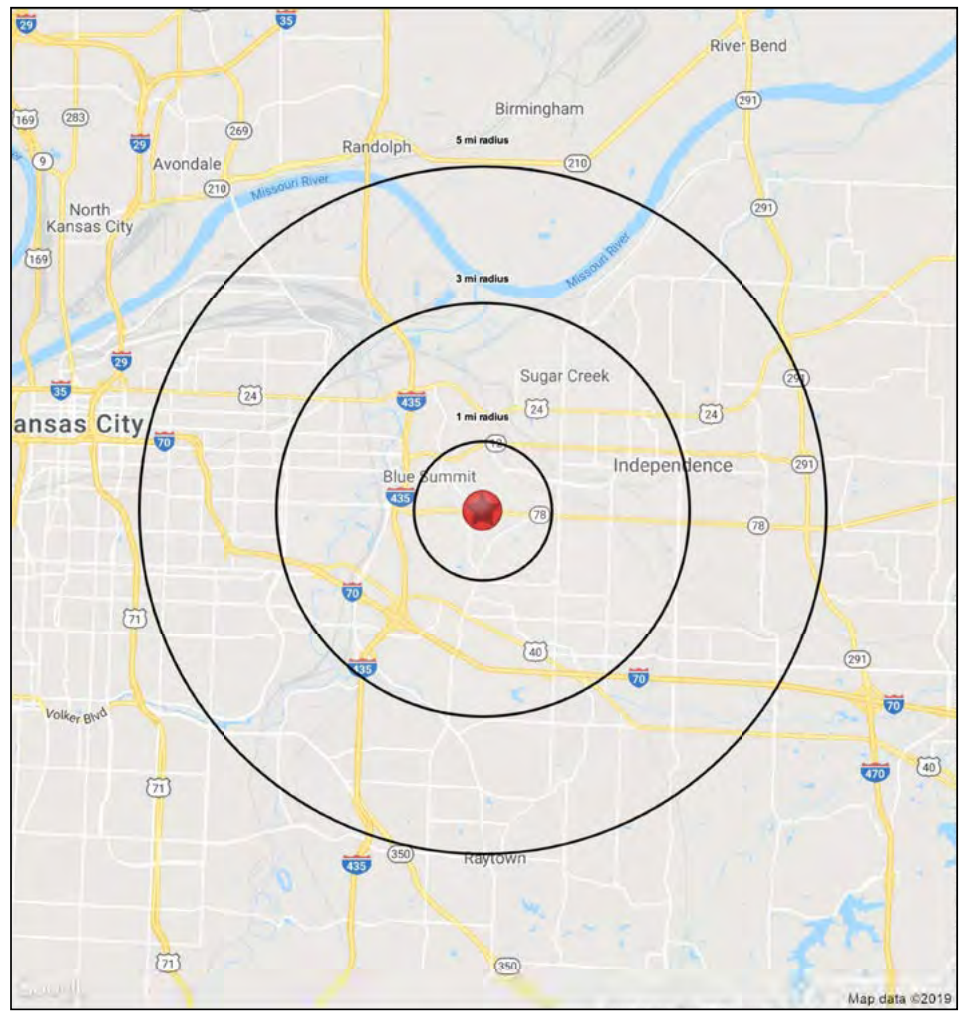
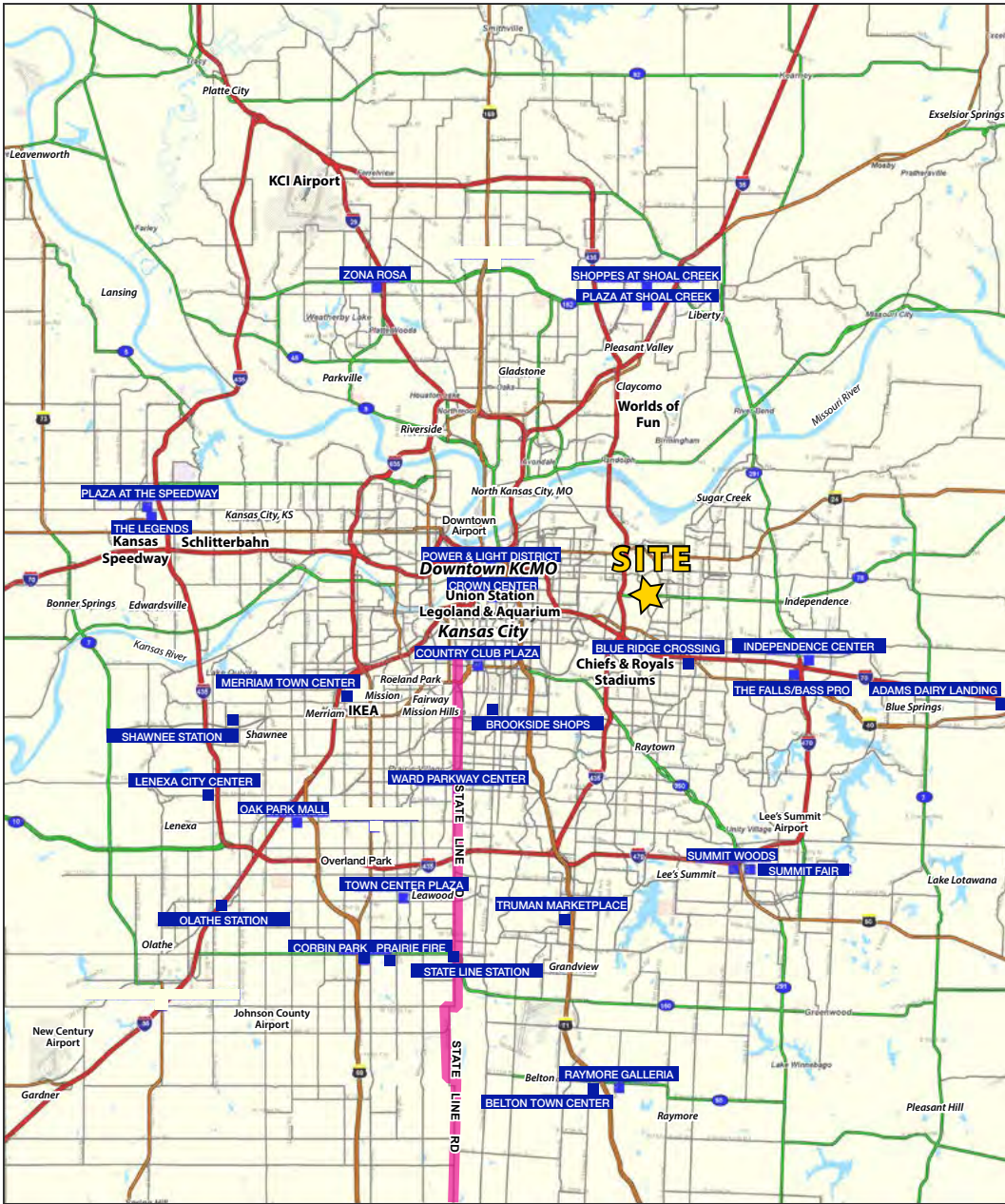


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



INVESTMENT BUILDING FOR SALE

9514 E. 23rd Street, & 2223 S. Glenwood Avenue, Independence, Missouri



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



INVESTMENT BUILDING FOR SALE

9514 E. 23rd Street, & 2223 S. Glenwood Avenue, Independence, Missouri

9514 E. 23rd St. & 2223 W. Glenwood Ave.		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64052				
POPULATION	2019 Estimated Population	7,712	59,553	177,948
	2024 Projected Population	7,976	62,356	189,754
	2010 Census Population	7,738	58,372	174,762
	2000 Census Population	7,894	61,286	186,850
	Projected Annual Growth 2019 to 2024	0.7%	0.9%	1.3%
	Historical Annual Growth 2000 to 2019	-0.1%	-0.1%	-0.3%
	2019 Median Age	38.5	37.1	37.4
HOUSEHOLDS	2019 Estimated Households	3,457	26,015	75,002
	2024 Projected Households	3,560	26,924	79,005
	2010 Census Households	3,289	24,260	69,921
	2000 Census Households	3,560	26,394	75,875
	Projected Annual Growth 2019 to 2024	0.6%	0.7%	1.1%
	Historical Annual Growth 2000 to 2019	-0.2%	-	-
RACE AND ETHNICITY	2019 Estimated White	80.9%	71.5%	57.5%
	2019 Estimated Black or African American	7.0%	12.2%	25.8%
	2019 Estimated Asian or Pacific Islander	1.7%	2.1%	2.5%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
	2019 Estimated Other Races	9.6%	13.5%	13.6%
	2019 Estimated Hispanic	13.2%	18.4%	18.0%
INCOME	2019 Estimated Average Household Income	\$51,169	\$45,039	\$50,860
	2019 Estimated Median Household Income	\$45,681	\$39,940	\$42,503
	2019 Estimated Per Capita Income	\$22,972	\$19,717	\$21,512
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	4.4%	6.0%	6.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	11.3%	11.9%	11.4%
	2019 Estimated High School Graduate	35.4%	36.4%	35.6%
	2019 Estimated Some College	23.0%	23.5%	23.7%
	2019 Estimated Associates Degree Only	7.1%	7.0%	6.6%
	2019 Estimated Bachelors Degree Only	15.3%	10.8%	11.0%
	2019 Estimated Graduate Degree	3.5%	4.5%	5.2%
BUSINESS	2019 Estimated Total Businesses	118	1,873	5,227
	2019 Estimated Total Employees	1,413	21,515	65,120
	2019 Estimated Employee Population per Business	11.9	11.5	12.5
	2019 Estimated Residential Population per Business	65.2	31.8	34.0

