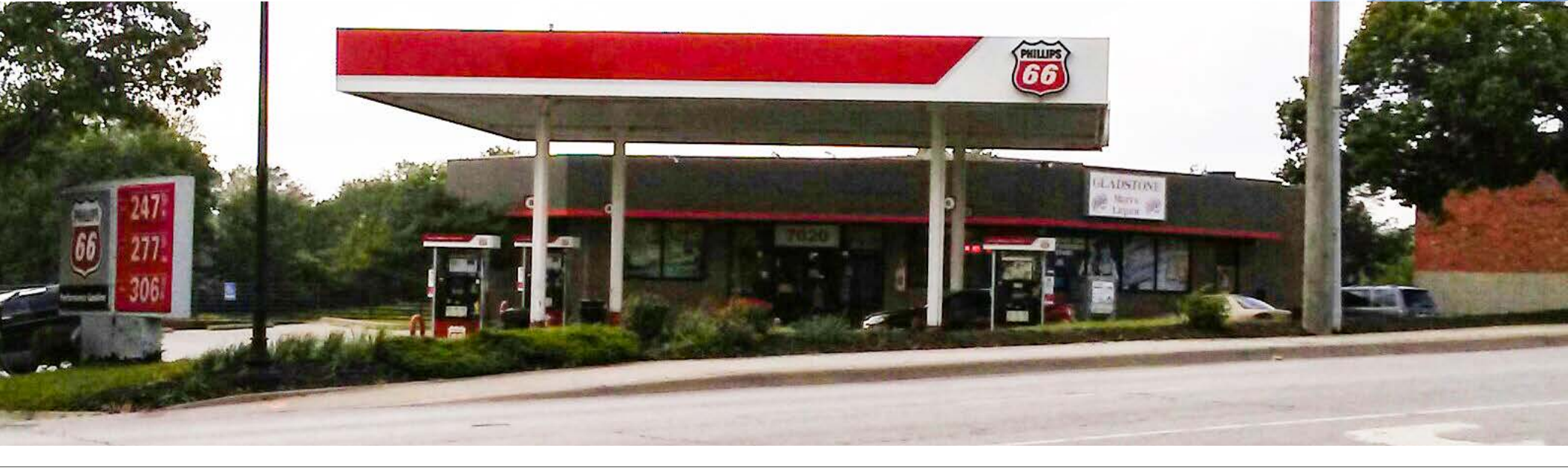




CONVENIENCE STORE FOR SALE

7020 N. Oak Trafficway, Gladstone, Missouri



SALE PRICE: \$650,000 | 2,696 SF BUILDING ON .60 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,473	73,287	166,757
Avg. Household Income	\$63,497	\$75,224	\$79,840

- Profitable store
- Branded Phillips 66
- 2,696 SF Building on .60 acres
- Would consider lease

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

For More Information Contact:

Exclusive Agent

RICK KOCHUYT | 816.412.7327 | rkochuyt@blockandco.com



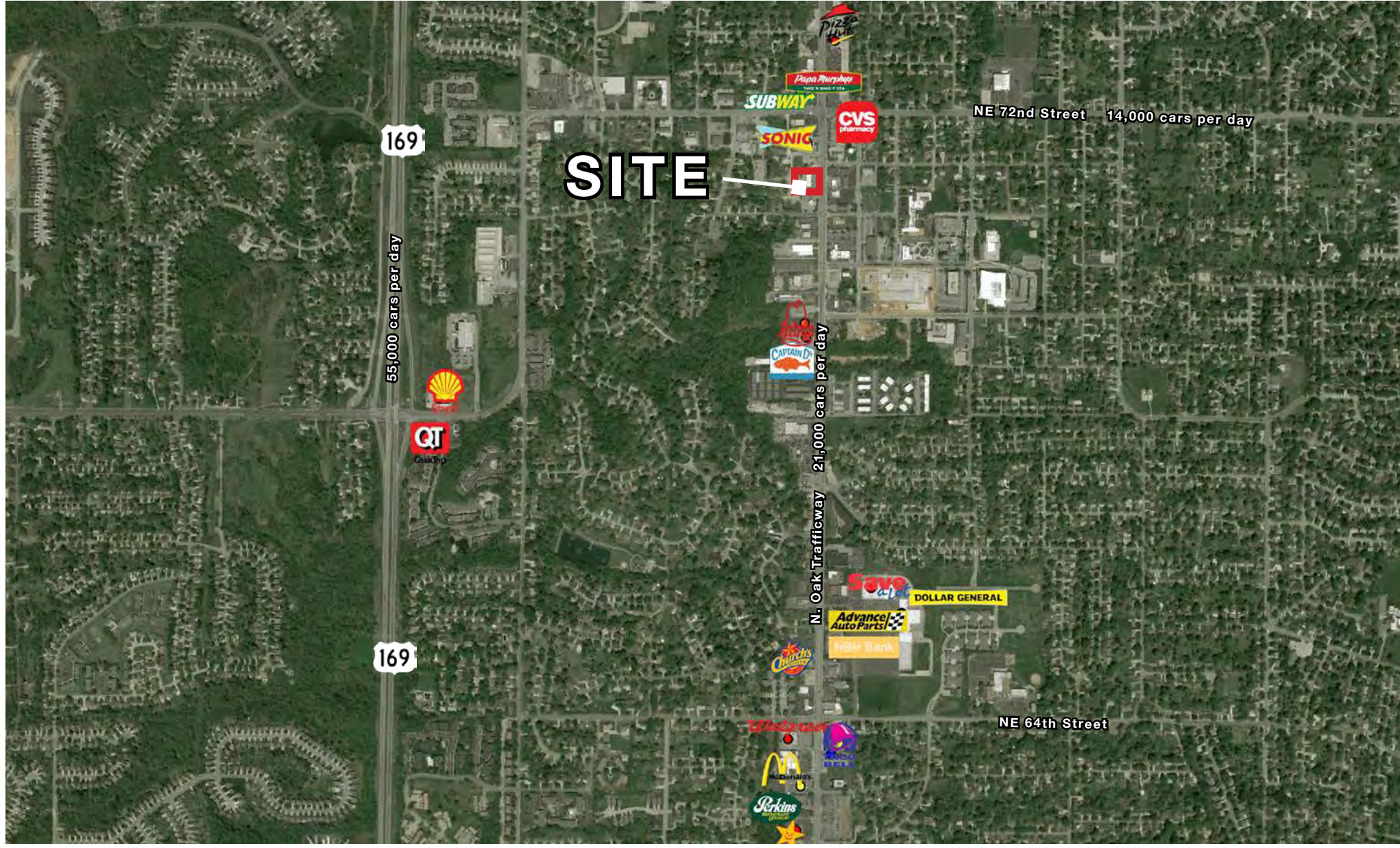


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2,696 SF
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AERIAL

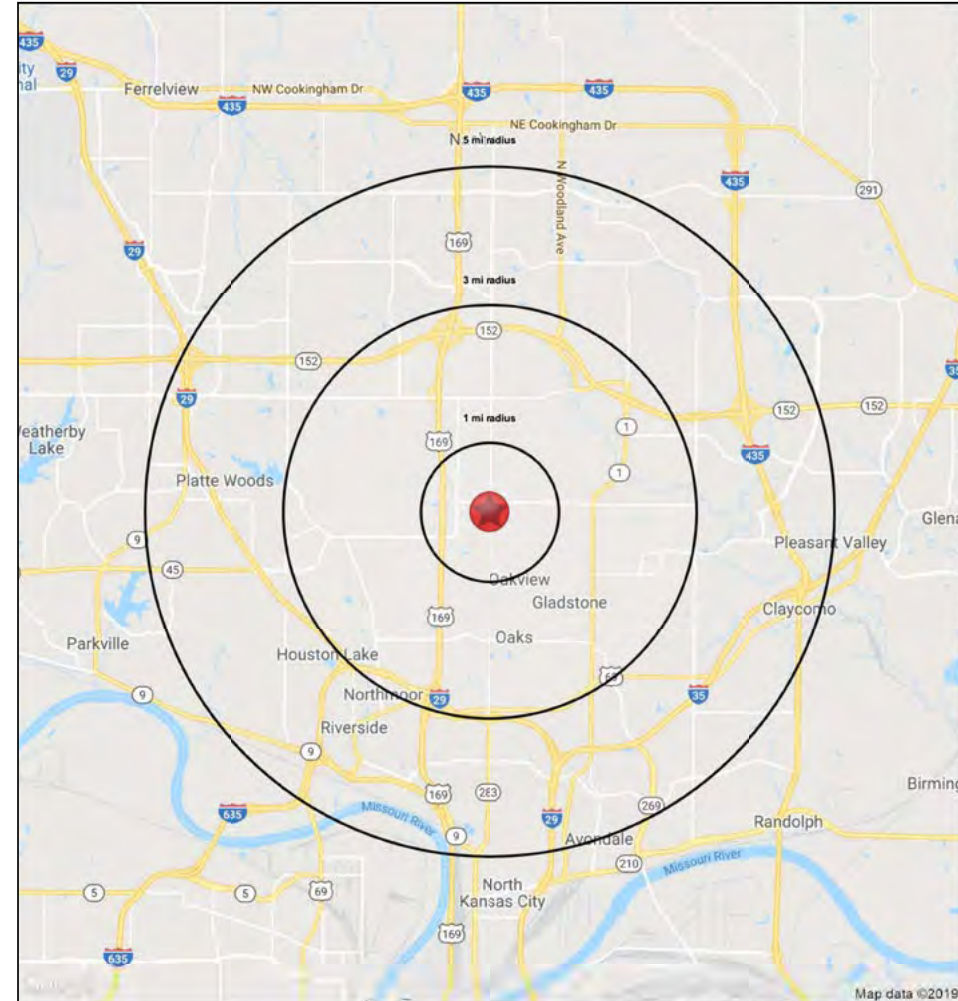
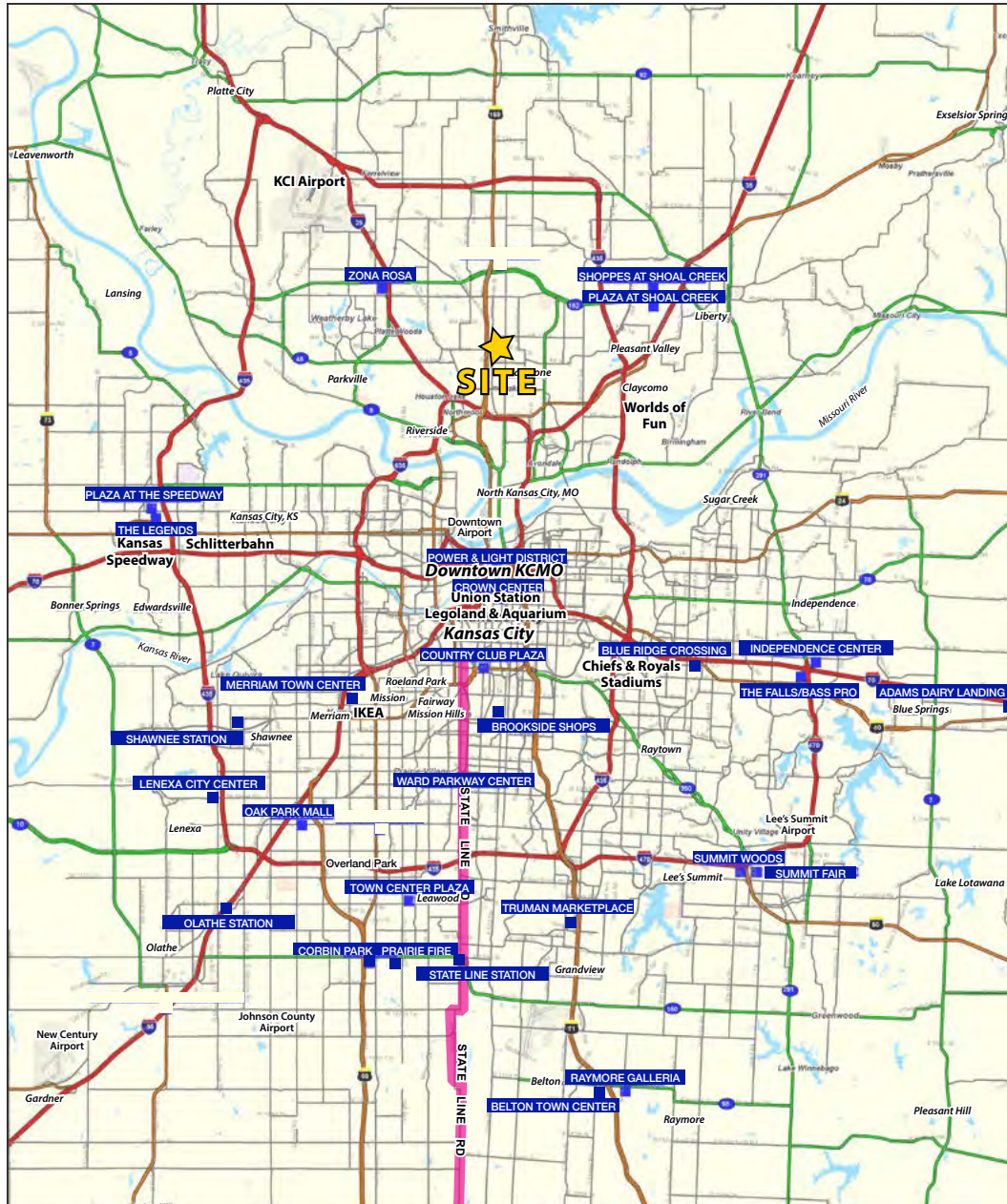




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7020 N. Oak Trafficway, Gladstone, Missouri

2,696 SF
BUILDING
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CONVENIENCE STORE FOR SALE

7020 N. Oak Trafficway, Gladstone, Missouri

**2,696 SF
BUILDING
ON .60 ACRES**

7020 N. Oak Trafficway Gladstone, MO 64118		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	9,473	73,287	166,757
	2024 Projected Population	10,287	79,800	182,873
	2010 Census Population	8,643	67,333	151,434
	2000 Census Population	8,836	60,450	134,533
	Projected Annual Growth 2019 to 2024	1.7%	1.8%	1.9%
	Historical Annual Growth 2000 to 2019	0.4%	1.1%	1.3%
2019 Median Age	40.1	38.4	37.8	
HOUSEHOLDS	2019 Estimated Households	4,102	31,267	70,376
	2024 Projected Households	4,310	32,806	74,077
	2010 Census Households	3,715	28,459	63,212
	2000 Census Households	3,801	25,336	55,873
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019	0.4%	1.2%	1.4%
RACE AND ETHNICITY	2019 Estimated White	80.0%	78.7%	79.6%
	2019 Estimated Black or African American	8.9%	10.2%	9.7%
	2019 Estimated Asian or Pacific Islander	2.8%	3.8%	3.9%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
	2019 Estimated Other Races	7.6%	6.8%	6.2%
	2019 Estimated Hispanic	9.0%	8.8%	8.5%
INCOME	2019 Estimated Average Household Income	\$63,497	\$75,224	\$79,840
	2019 Estimated Median Household Income	\$56,407	\$68,590	\$70,655
	2019 Estimated Per Capita Income	\$27,509	\$32,113	\$33,714
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	2.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.0%	4.9%
	2019 Estimated High School Graduate	33.9%	27.6%	26.9%
	2019 Estimated Some College	24.0%	23.1%	23.2%
	2019 Estimated Associates Degree Only	7.8%	9.2%	9.0%
	2019 Estimated Bachelors Degree Only	16.4%	21.5%	22.3%
2019 Estimated Graduate Degree	8.3%	11.8%	11.8%	
BUSINESS	2019 Estimated Total Businesses	480	2,102	4,719
	2019 Estimated Total Employees	3,770	19,638	62,565
	2019 Estimated Employee Population per Business	7.9	9.3	13.3
	2019 Estimated Residential Population per Business	19.7	34.9	35.3

