



FORMER ADVANCE AUTO PARTS

1808 W. Broadway Boulevard, Sedalia, MO

FOR
LEASE



LEASE RATE: \$17/SF | 6,395 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,586	25,396	29,119
Avg. Household Income	\$50,832	\$55,700	\$57,204

- 6,395 SF building on 1.09 acre lot
- Attractive, newly constructed building
- Located on the northwest quadrant of major highways 50 and 65
- Situated between high volume Golden Corral and Verizon Wireless
- Building can be demised
- Join Sedalia's core commercial corridor with national tenants including Lowe's, Walgreens, Walmart, Autozone, Taco Bell, Arby's, and many others



CLICK HERE TO VIEW MORE LISTING INFORMATION

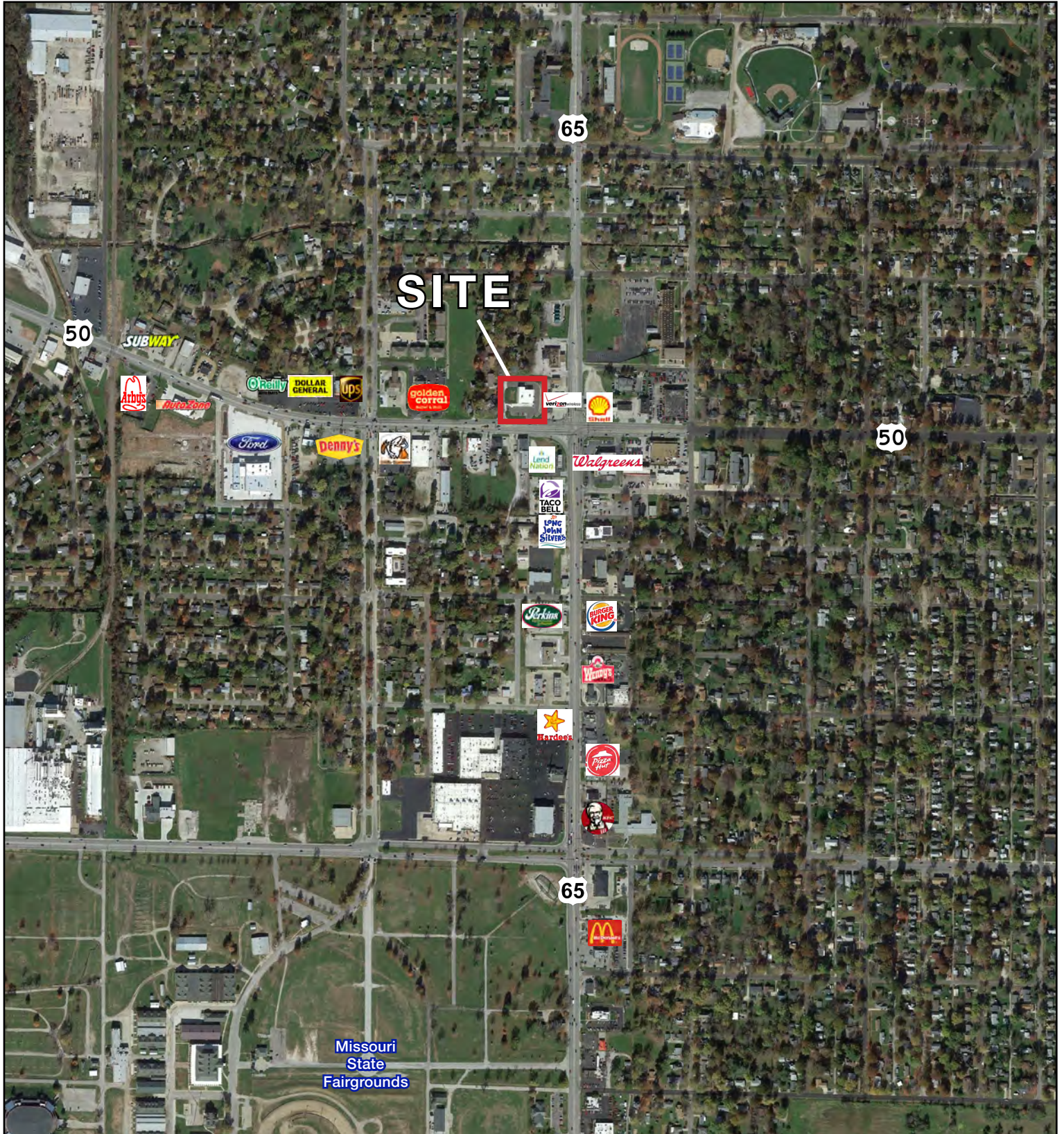
For More Information Contact:

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

Exclusive Agent



AERIAL

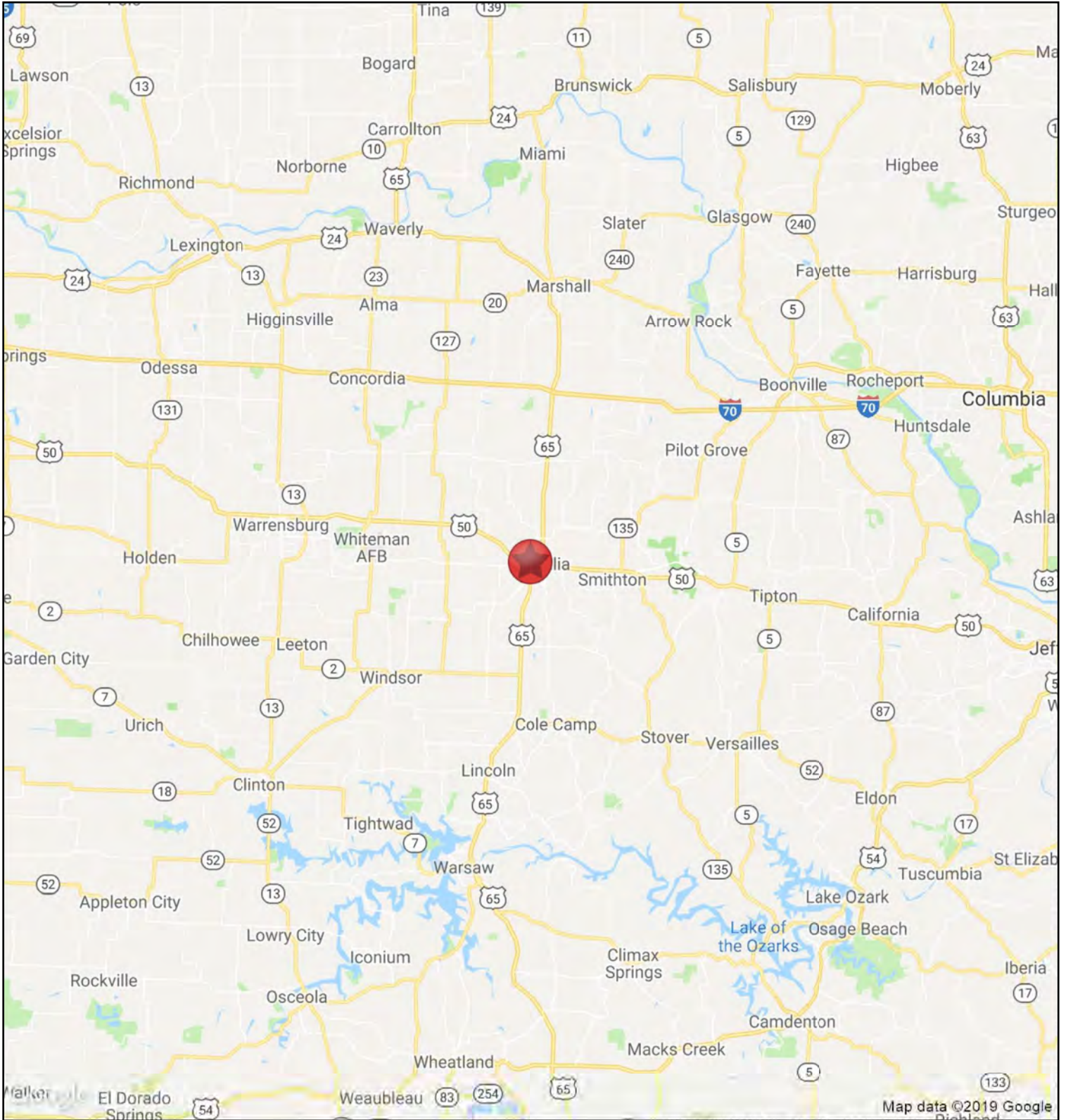




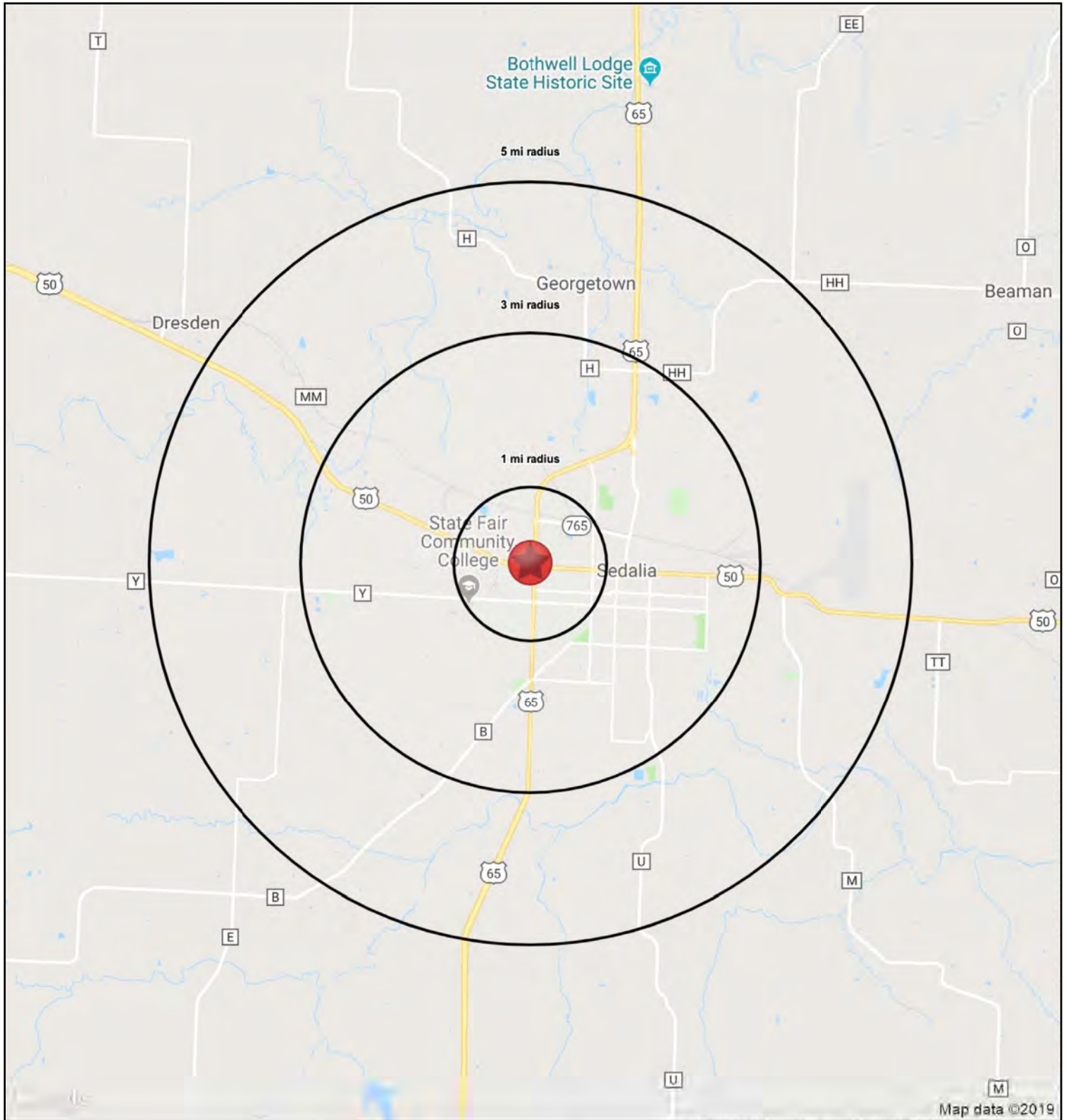
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FOR LEASE



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1808 W. Broadway Boulevard		1 mi radius	3 mi radius	5 mi radius
Sedalia, MO 65301				
POPULATION	2019 Estimated Population	7,586	25,396	29,119
	2024 Projected Population	7,890	26,465	30,260
	2010 Census Population	7,701	25,249	28,909
	2000 Census Population	7,338	23,440	26,755
	Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2019	0.2%	0.4%	0.5%
	2019 Median Age	35.7	35.5	36.2
HOUSEHOLDS	2019 Estimated Households	3,369	10,729	12,166
	2024 Projected Households	3,433	10,960	12,396
	2010 Census Households	3,289	10,236	11,596
	2000 Census Households	3,229	9,766	10,994
	Projected Annual Growth 2019 to 2024	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	0.2%	0.5%	0.6%
RACE AND ETHNICITY	2019 Estimated White	83.6%	83.6%	84.8%
	2019 Estimated Black or African American	5.1%	5.2%	4.7%
	2019 Estimated Asian or Pacific Islander	1.3%	1.3%	1.3%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2019 Estimated Other Races	9.6%	9.3%	8.7%
	2019 Estimated Hispanic	11.8%	10.9%	10.3%
INCOME	2019 Estimated Average Household Income	\$50,832	\$55,700	\$57,204
	2019 Estimated Median Household Income	\$43,038	\$44,697	\$46,349
	2019 Estimated Per Capita Income	\$22,657	\$23,681	\$24,039
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.0%	5.6%	5.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	9.7%	10.8%	10.3%
	2019 Estimated High School Graduate	32.0%	31.8%	32.1%
	2019 Estimated Some College	24.6%	23.4%	23.4%
	2019 Estimated Associates Degree Only	10.1%	10.0%	9.8%
	2019 Estimated Bachelors Degree Only	12.8%	12.1%	12.3%
	2019 Estimated Graduate Degree	5.9%	6.4%	6.8%
BUSINESS	2019 Estimated Total Businesses	513	1,440	1,555
	2019 Estimated Total Employees	9,457	20,727	23,293
	2019 Estimated Employee Population per Business	18.4	14.4	15.0
	2019 Estimated Residential Population per Business	14.8	17.6	18.7

