



MIXED-USE DEVELOPMENT OPPORTUNITY

Shadow Anchored by Walmart Supercenter

350 Hwy between Hardy & Hedges Ave, Raytown, MO



SALE PRICE: \$3.50/SF | 12 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,132	49,598	113,152
Avg. Household Income	\$73,143	\$66,536	\$67,919

Drive Time	5 min	10 min	15 min
Estimated Population	39,729	161,656	542,421
Avg. Household Income	\$68,356	\$65,369	\$72,672

- Located on 350 Highway, the major Raytown artery great connectivity to all parts of the Kansas City Metropolitan area
- Presently zoned for retail and located in approved TIF project
- Very strong, well established residential community
- 350 Highway carries major commuter traffic averaging 34,000 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



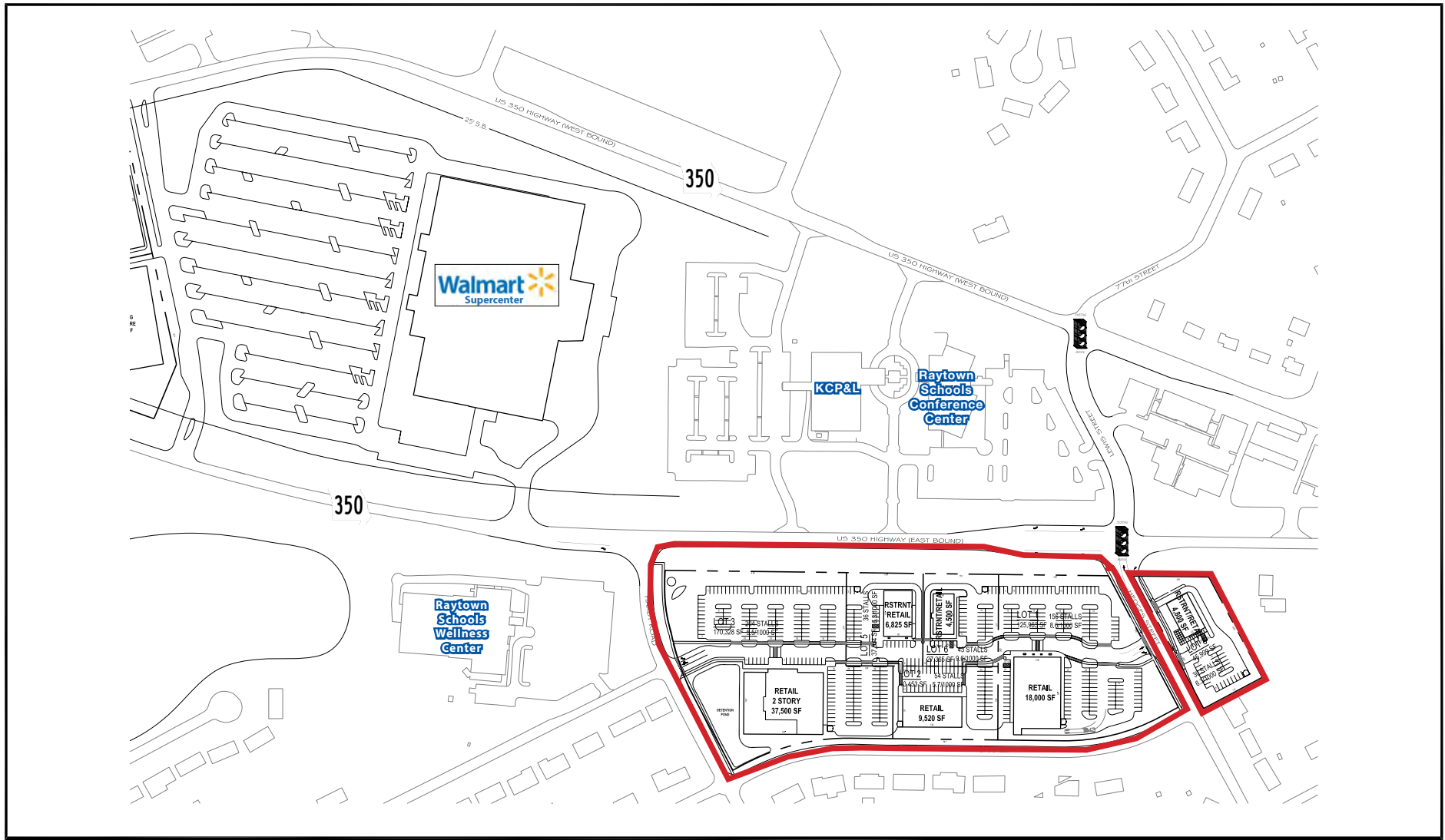


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PROPOSED SITE PLAN



BLOCK & COMPANY, INC.
RETAIL TEAM

For Leasing Information Contact:
 David Block or Becky Goodman
 605 W. 47th Street, Suite 200
 Kansas City, Missouri 64112
 816.753.6000 www.blockandco.com

PROPOSED NEW SHOPPING CENTER
RAYTOWN 350 SOUTH
 HWY 350 AND HEDGES STREET
 RAYTOWN, MISSOURI
 (SUBJECT TO CHANGE)

JOB #06148.001
 08/20/07 V34



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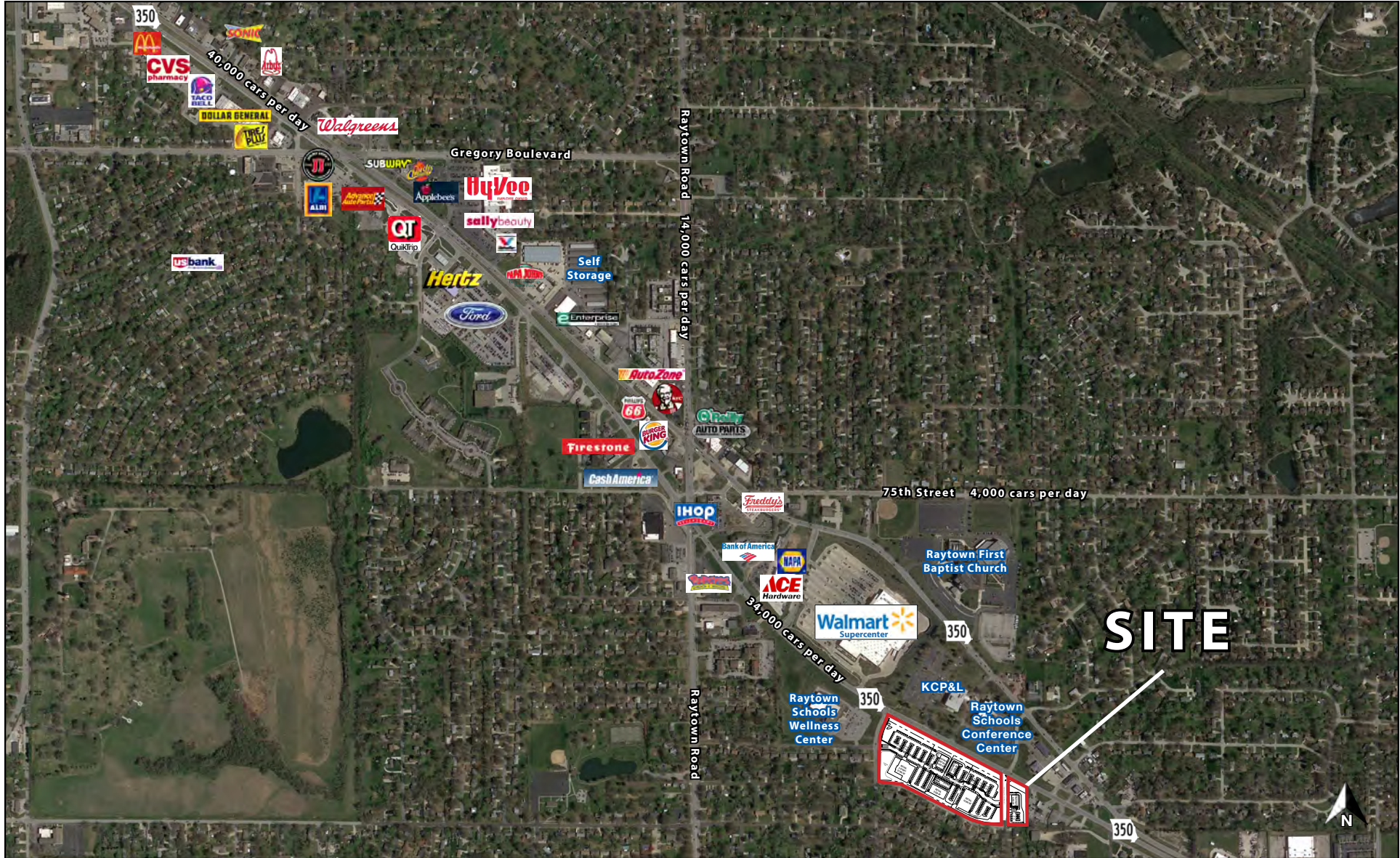


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AERIAL



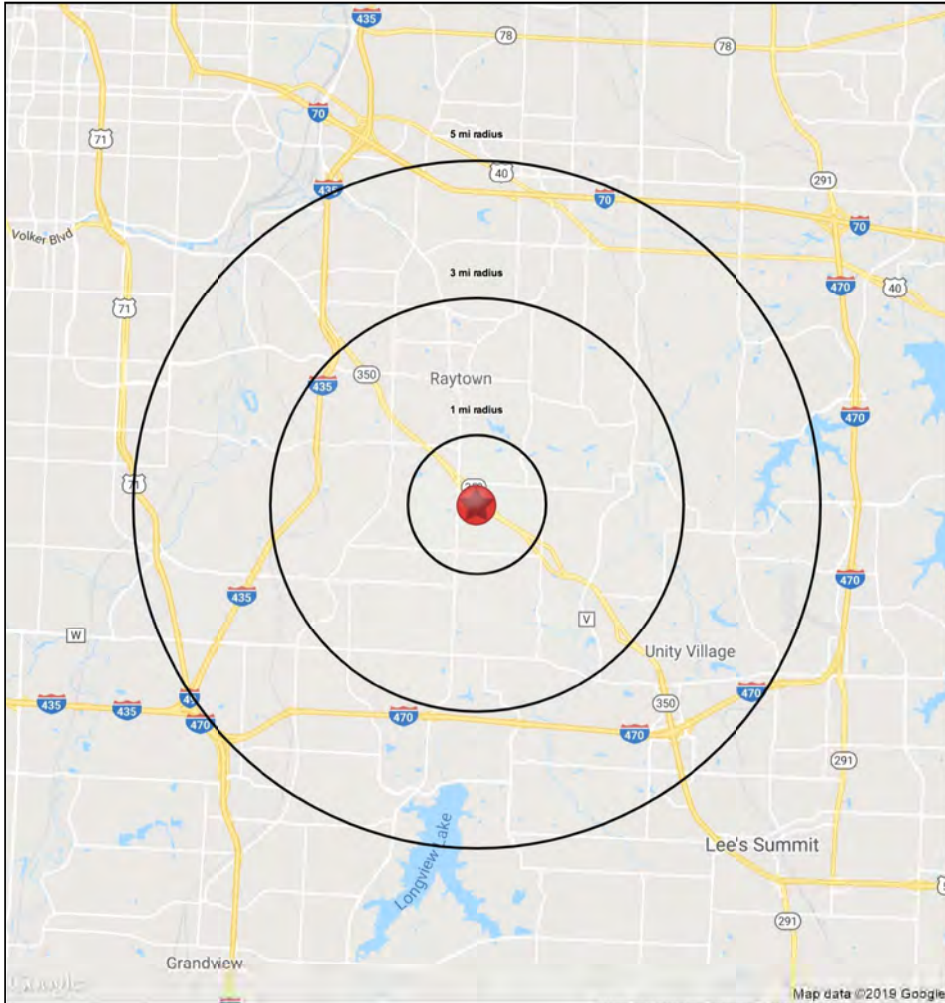


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1-3-5 MILE RADIUS RING MAP & DEMOS



350 Highway & Hardy Avenue Raytown, MO 64138		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	9,132	49,598	113,152
	2023 Projected Population	9,287	49,841	114,973
	2010 Census Population	9,383	49,945	111,996
	2000 Census Population	9,316	50,921	111,561
	Projected Annual Growth 2018 to 2023	0.3%	-	0.3%
	Historical Annual Growth 2000 to 2018	-0.1%	-0.1%	-
	2018 Median Age	42.4	39.3	38.8
HOUSEHOLDS	2018 Estimated Households	3,897	21,208	48,061
	2023 Projected Households	3,926	21,109	48,351
	2010 Census Households	3,824	20,340	45,295
	2000 Census Households	3,812	21,104	45,356
	Projected Annual Growth 2018 to 2023	0.2%	-	0.1%
	Historical Annual Growth 2000 to 2018	0.1%	-	0.3%
RACE AND ETHNICITY	2018 Estimated White	68.0%	56.8%	54.7%
	2018 Estimated Black or African American	25.3%	34.6%	36.9%
	2018 Estimated Asian or Pacific Islander	1.2%	2.0%	1.7%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2018 Estimated Other Races	5.1%	6.2%	6.4%
	2018 Estimated Hispanic	4.7%	5.6%	6.1%
INCOME	2018 Estimated Average Household Income	\$73,143	\$66,536	\$67,919
	2018 Estimated Median Household Income	\$61,487	\$54,646	\$55,717
	2018 Estimated Per Capita Income	\$31,305	\$28,526	\$28,942
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	2.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.8%	5.4%	5.9%
	2018 Estimated High School Graduate	33.4%	33.9%	33.1%
	2018 Estimated Some College	27.7%	26.5%	26.4%
	2018 Estimated Associates Degree Only	7.7%	7.9%	7.8%
	2018 Estimated Bachelors Degree Only	14.6%	16.2%	15.6%
BUSINESS	2018 Estimated Graduate Degree	10.0%	8.1%	8.8%
	2018 Estimated Total Businesses	271	1,359	3,384
	2018 Estimated Total Employees	2,843	15,351	61,028
	2018 Estimated Employee Population per Business	10.5	11.3	18.0
	2018 Estimated Residential Population per Business	33.7	36.5	33.4





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350 Hwy between Hardy & Hedges Ave, Raytown, MO

5-10-15 MINUTE DRIVE TIME MAP & DEMOS



350 Highway & Hardy Avenue Raytown, MO 64138		5 min drivetime	10 min drivetime	15 min drivetime
POPULATION	2018 Estimated Population	39,729	161,656	542,421
	2023 Projected Population	39,953	166,522	567,898
	2010 Census Population	39,591	159,204	521,919
	2000 Census Population	40,222	164,007	525,602
	Projected Annual Growth 2018 to 2023	0.1%	0.6%	0.9%
	Historical Annual Growth 2000 to 2018	-	-	0.2%
	2018 Median Age	40.2	39.0	37.1
HOUSEHOLDS	2018 Estimated Households	17,028	69,653	238,543
	2023 Projected Households	16,966	71,034	246,693
	2010 Census Households	16,184	65,235	217,730
	2000 Census Households	16,754	67,004	219,031
	Projected Annual Growth 2018 to 2023	-	0.4%	0.7%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2018	-	0.2%	0.5%
	2018 Estimated White	62.0%	55.1%	59.9%
	2018 Estimated Black or African American	30.1%	36.7%	28.8%
	2018 Estimated Asian or Pacific Islander	1.7%	1.5%	2.5%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2018 Estimated Other Races	5.8%	6.3%	8.3%
INCOME	2018 Estimated Hispanic	5.4%	6.3%	10.2%
	2018 Estimated Average Household Income	\$68,356	\$65,369	\$72,672
	2018 Estimated Median Household Income	\$57,132	\$53,868	\$58,599
EDUCATION (AGE 25+)	2018 Estimated Per Capita Income	\$29,369	\$28,257	\$32,096
	2018 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.5%	3.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.1%	6.8%	6.9%
	2018 Estimated High School Graduate	33.2%	32.7%	27.9%
	2018 Estimated Some College	26.5%	25.7%	22.7%
	2018 Estimated Associates Degree Only	8.4%	8.0%	7.2%
BUSINESS	2018 Estimated Bachelors Degree Only	16.3%	15.8%	19.8%
	2018 Estimated Graduate Degree	8.7%	8.5%	12.3%
	2018 Estimated Total Businesses	1,210	5,902	25,246
	2018 Estimated Total Employees	14,017	92,657	403,080
	2018 Estimated Employee Population per Business	11.6	15.7	16.0
	2018 Estimated Residential Population per Business	32.8	27.4	21.5

