



MID AMERICA COACH BUILDING

8809 E. 350 Highway, Raytown, MO

FOR
LEASE



LEASE RATE: \$10/SF GROSS | 26,000+/- SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,184	55,317	134,293
Avg. Household Income	\$55,598	\$63,722	\$59,904

- 26,000 SF building on 3.16 acre lot
- Two drive through shops
- Drive-in showroom
- Wet sprinklered
- 350 Highway ingress and egress
- 7,500 SF shop with drive-in doors
- 400 Amp / 200V power
- 2,000 SF showroom
- Second floor offices and storage
- Freight elevator

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

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com



PHOTOS





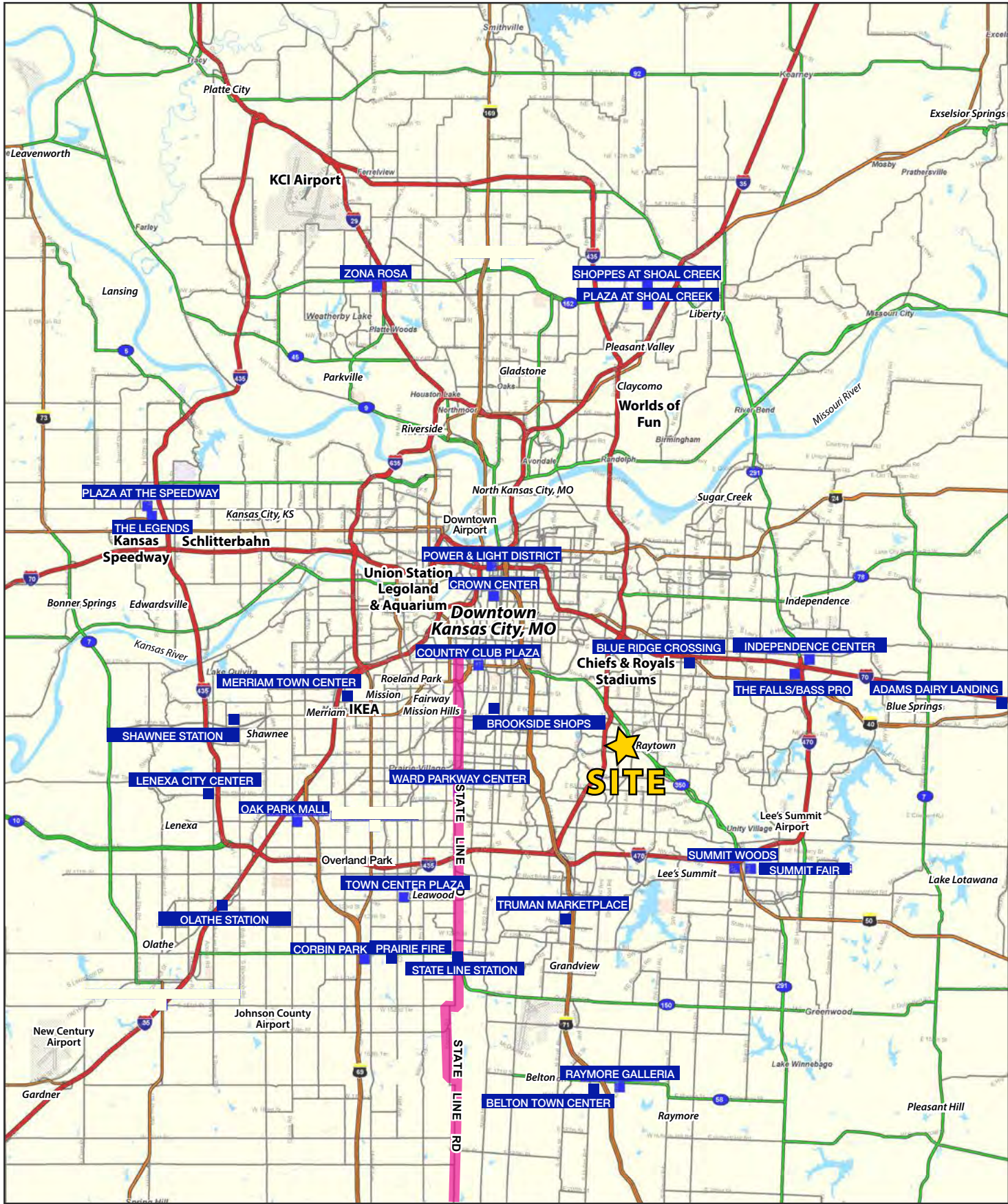
AUTO / TRUCK FACILITY

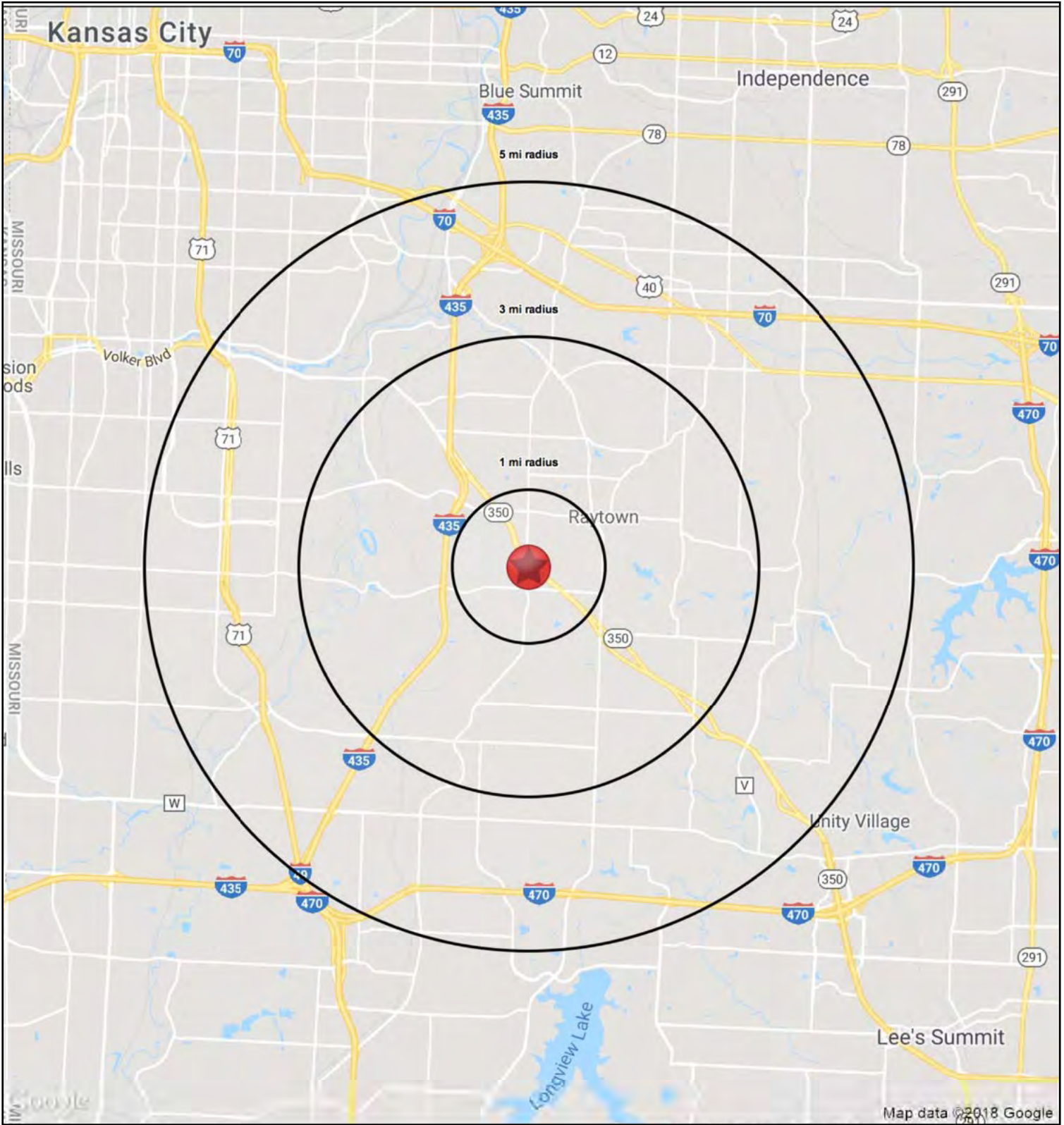
6824-6840 Blue Ridge Blvd, Raytown, MO

FOR SALE
OR LEASE

AERIAL









AUTO / TRUCK FACILITY

6824-6840 Blue Ridge Blvd, Raytown, MO

**FOR SALE
OR LEASE**

8809 E. 350 Highway		1 mi radius	3 mi radius	5 mi radius
Raytown, MO 64133				
POPULATION	2018 Estimated Population	7,184	55,317	134,293
	2023 Projected Population	7,251	55,715	138,435
	2010 Census Population	7,087	55,391	132,750
	2000 Census Population	7,630	56,962	140,555
	Projected Annual Growth 2018 to 2023	0.2%	0.1%	0.6%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.2%	-0.2%
	2018 Median Age	37.1	38.9	38.5
HOUSEHOLDS	2018 Estimated Households	3,214	23,384	56,941
	2023 Projected Households	3,231	23,493	58,603
	2010 Census Households	3,075	22,646	54,442
	2000 Census Households	3,395	23,647	57,176
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	0.6%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.1%	-
RACE AND ETHNICITY	2018 Estimated White	62.1%	56.6%	43.2%
	2018 Estimated Black or African American	29.1%	34.8%	48.9%
	2018 Estimated Asian or Pacific Islander	1.4%	1.7%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2018 Estimated Other Races	6.9%	6.6%	6.1%
	2018 Estimated Hispanic	6.1%	6.1%	5.7%
INCOME	2018 Estimated Average Household Income	\$55,598	\$63,722	\$59,904
	2018 Estimated Median Household Income	\$46,159	\$52,378	\$47,610
	2018 Estimated Per Capita Income	\$24,929	\$27,049	\$25,479
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.3%	2.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.7%	7.9%
	2018 Estimated High School Graduate	39.9%	33.3%	35.5%
	2018 Estimated Some College	25.5%	27.8%	26.3%
	2018 Estimated Associates Degree Only	6.5%	7.9%	7.6%
	2018 Estimated Bachelors Degree Only	15.5%	15.4%	13.1%
	2018 Estimated Graduate Degree	5.7%	7.7%	6.7%
BUSINESS	2018 Estimated Total Businesses	490	1,546	3,950
	2018 Estimated Total Employees	6,226	20,368	53,330
	2018 Estimated Employee Population per Business	12.7	13.2	13.5
	2018 Estimated Residential Population per Business	14.7	35.8	34.0

