



WAREHOUSE SPACES AVAILABLE

1210-1218 Valley Ridge Drive, Grain Valley, MO



LEASE RATE: \$8.00/SF | 4,000 & 6,000 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,300	26,252	70,263
Avg. Household Income	\$75,580	\$83,115	\$82,772

- Two spaces available: 4,000 & 6,000 SF spaces
- Outstanding construction
- Back lot for parking or expansion
- Easily accessible
- Multi-tenant building
- Eight dock doors and four drive-in doors

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

For More Information Contact: *Exclusive Agent*
WILLIAM GLASGOW | 816.412.7394 | wglasgow@blockandco.com





WAREHOUSE SPACE AVAILABLE

1208-1218 Valley Ridge Drive, Grain Valley, MO

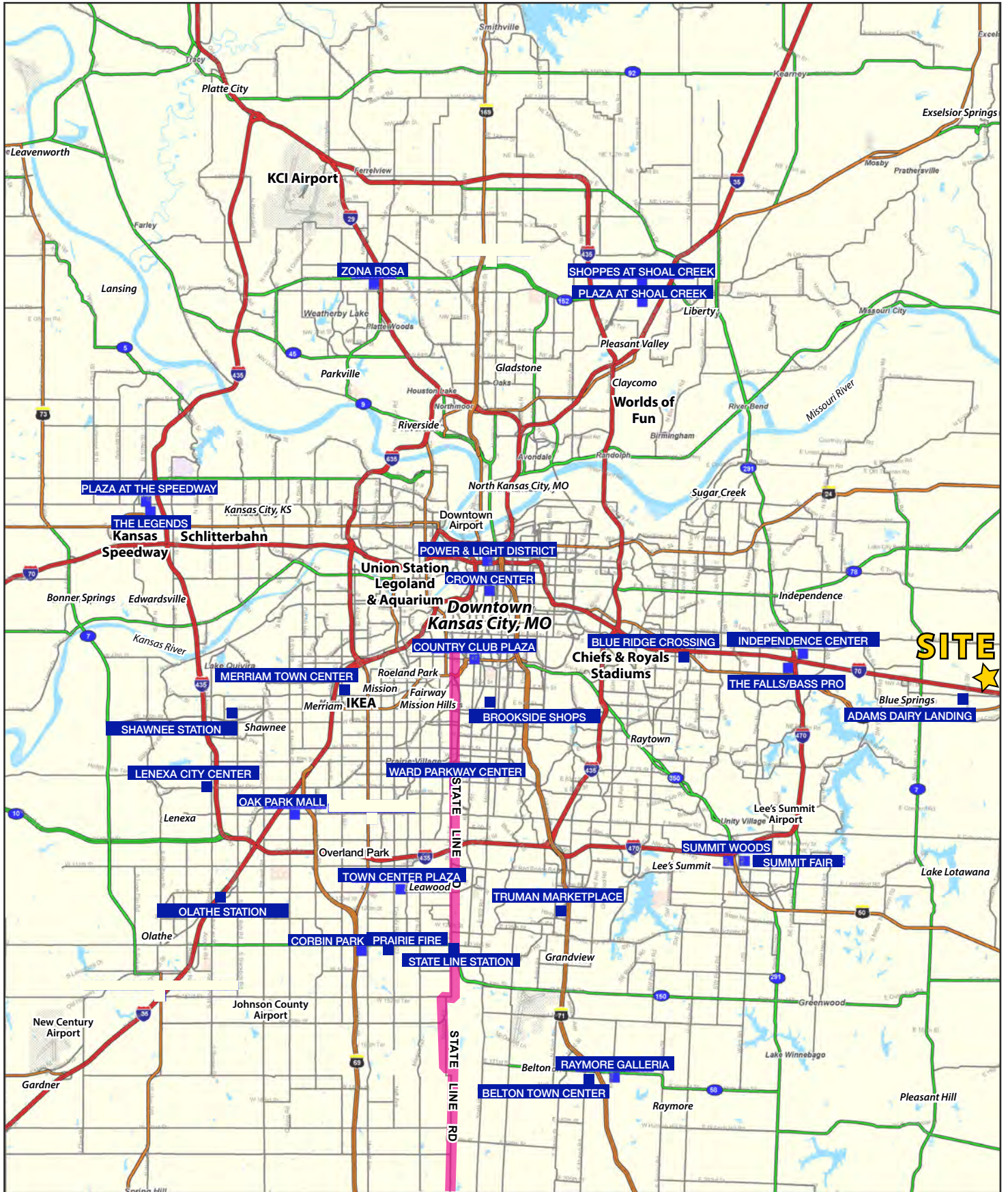
AERIAL





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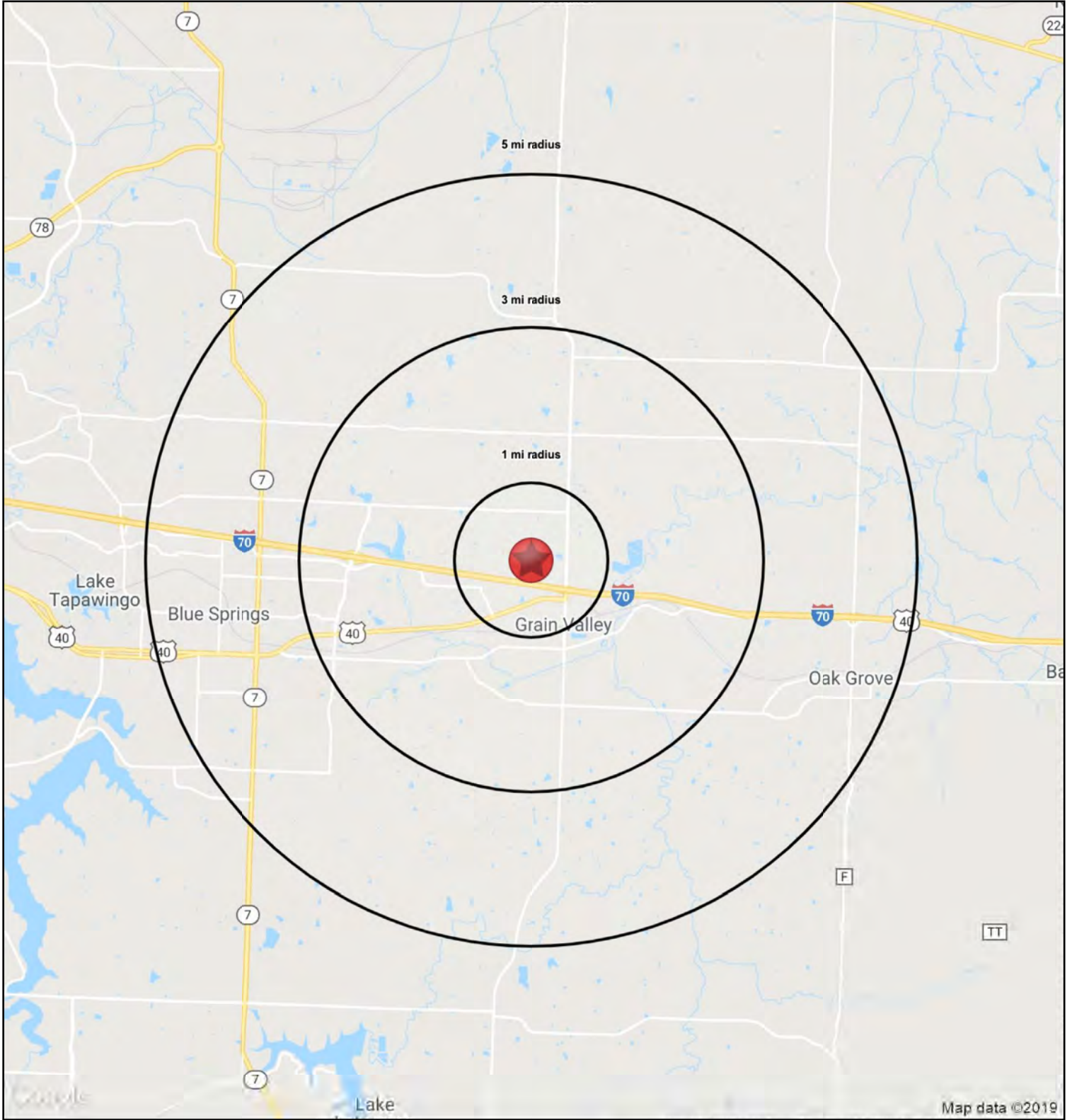
1208-1218 Valley Ridge Drive, Grain Valley, MO





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RS1

1210-1218 NW Valley Ridge Drive

Grain Valley, MO 64029

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	6,300	26,252	70,263
	2024 Projected Population	6,392	26,818	71,811
	2010 Census Population	5,406	24,465	66,673
	2000 Census Population	2,484	15,440	53,196
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2019	8.1%	3.7%	1.7%
	2019 Median Age	32.0	33.8	35.2
HOUSEHOLDS	2019 Estimated Households	2,412	9,889	27,246
	2024 Projected Households	2,424	10,017	27,584
	2010 Census Households	1,963	8,722	24,516
	2000 Census Households	909	5,594	19,241
	Projected Annual Growth 2019 to 2024	-	0.3%	0.2%
	Historical Annual Growth 2000 to 2019	8.7%	4.0%	2.2%
RACE AND ETHNICITY	2019 Estimated White	91.3%	89.8%	88.9%
	2019 Estimated Black or African American	3.2%	4.3%	4.7%
	2019 Estimated Asian or Pacific Islander	1.0%	1.3%	1.5%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
	2019 Estimated Other Races	4.1%	4.1%	4.4%
	2019 Estimated Hispanic	4.8%	5.0%	5.2%
INCOME	2019 Estimated Average Household Income	\$75,580	\$83,115	\$82,772
	2019 Estimated Median Household Income	\$66,189	\$79,608	\$74,933
	2019 Estimated Per Capita Income	\$28,948	\$31,329	\$32,118
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.0%	1.1%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.2%	5.4%	4.7%
	2019 Estimated High School Graduate	36.3%	30.3%	29.1%
	2019 Estimated Some College	23.9%	25.3%	25.2%
	2019 Estimated Associates Degree Only	7.7%	8.0%	8.5%
	2019 Estimated Bachelors Degree Only	17.7%	20.4%	21.0%
	2019 Estimated Graduate Degree	7.3%	9.6%	10.3%
BUSINESS	2019 Estimated Total Businesses	172	689	2,396
	2019 Estimated Total Employees	1,520	8,028	25,656
	2019 Estimated Employee Population per Business	8.8	11.7	10.7
	2019 Estimated Residential Population per Business	36.7	38.1	29.3

