

# SMALL SHOPPING CENTER INVESTMENT FOR SALE

Chain Tenants next to Hy-Vee Anchored Shopping Center



## FIRST TIME TO MARKET!

350 Highway between Gregory Boulevard & 75th Street | RAYTOWN, MISSOURI



Estimated Population  
129,622

Average Household Income  
\$57,665

Five Mile Radius

- Consistently 100% leased - **JUST LISTED!**
- 6,030 Sq Ft freestanding building located on 350 Highway
- Three national tenants: Papa John's, Advance America, and Sprint
- Property address: 9598 E. 350 Highway, Raytown, Missouri
- Raytown, Missouri is a suburb of Greater Kansas City
- Excellent access and visibility fronting 350 Highway which carries over 39,500 cars per day
- New Walmart Supercenter and Hy-Vee Grocery anchored Shopping Center Store on both sides of property

BLOCK & COMPANY, INC., Realtors 816.753.6000  
In the Skelly Building on the Country Club Plaza  
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

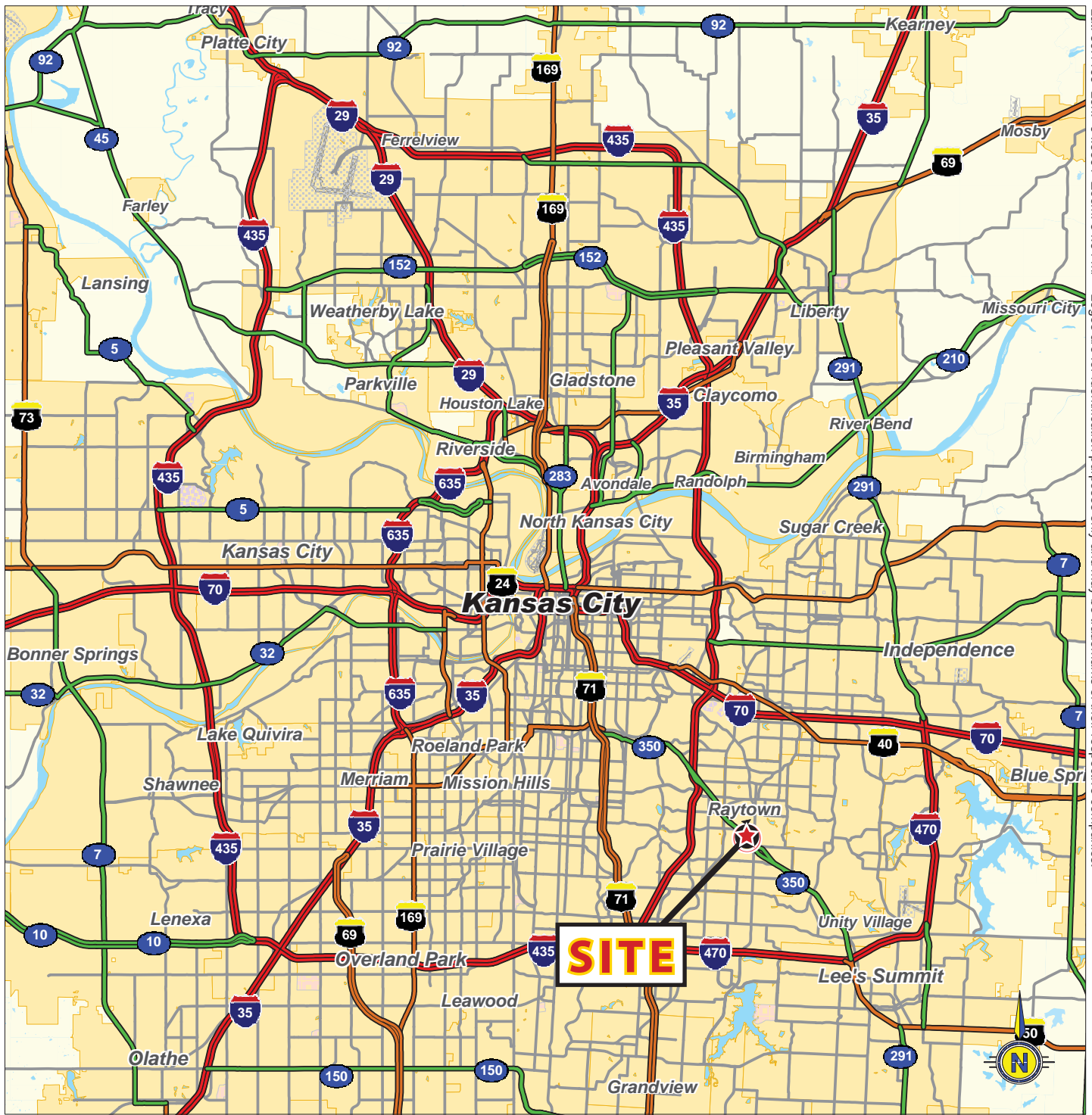
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Lat: 39.1196 Lon: -94.5891 Zoom: 34.64 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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## 9598 E. 350 Highway Raytown, Missouri

July 2010

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## 9598 E. 350 Highway Raytown, Missouri

August 2011

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# SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2010 Estimates & 2015 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.99231/-94.47018

August 2011

RS1

| 9598 E. 350 Highway<br>Raytown, Missouri |   | 1.00 mi<br>radius | 3.00 mi<br>radius | 5.00 mi<br>radius |
|--|---|-------------------|-------------------|-------------------|
| <b>POPULATION</b>                        | 2010 Estimated Population                       | 8,553             | 54,932            | 129,622           |
|  | 2015 Projected Population                       | 8,845             | 57,412            | 136,343           |
|  | 2000 Census Population                          | 8,661             | 53,642            | 124,555           |
|  | 1990 Census Population                          | 8,771             | 54,035            | 127,598           |
|  | Historical Annual Growth 1990 to 2010           | -0.1%             | 0.1%              | 0.1%              |
|  | Projected Annual Growth 2010 to 2015            | 0.7%              | 0.9%              | 1.0%              |
|  | 2010 Median Age                                 | 41.3              | 39.7              | 38.3              |
| <b>HOUSEHOLDS</b>                        | 2010 Estimated Households                       | 3,536             | 21,318            | 49,626            |
|  | 2015 Projected Households                       | 3,500             | 21,327            | 50,001            |
|  | 2000 Census Households                          | 3,811             | 22,178            | 50,755            |
|  | 1990 Census Households                          | 3,748             | 21,575            | 49,911            |
|  | Historical Annual Growth 1990 to 2010           | -0.3%             | -0.1%             | -0.0%             |
| Projected Annual Growth 2010 to 2015     | -0.2%   | 0.0%              | 0.2%              |                   |
| <b>POPULATION<br/>BY RACE</b>            | 2010 Estimated White                            | 84.9%             | 74.8%             | 63.4%             |
|  | 2010 Estimated Black or African American        | 10.4%             | 20.6%             | 32.0%             |
|  | 2010 Estimated Asian & Pacific Islander         | 1.5%              | 1.3%              | 1.3%              |
|  | 2010 Estimated American Indian & Native Alaskan | 0.6%              | 0.5%              | 0.5%              |
|  | 2010 Estimated Other Races                      | 2.6%              | 2.8%              | 2.8%              |
|  | 2010 Estimated Hispanic                         | 5.6%              | 6.0%              | 6.1%              |
| <b>INCOME</b>                            | 2010 Estimated Average Household Income         | \$ 57,211         | \$ 61,522         | \$ 57,665         |
|  | 2010 Estimated Median Household Income          | \$ 43,998         | \$ 49,877         | \$ 47,098         |
|  | 2010 Estimated Per Capita Income                | \$ 24,020         | \$ 24,351         | \$ 22,516         |
| <b>EDUCATION (AGE 25+)</b>               | 2010 Elementary                                 | 3.0%              | 2.3%              | 2.6%              |
|  | 2010 Some High School                           | 7.1%              | 6.4%              | 8.0%              |
|  | 2010 High School Graduate                       | 35.3%             | 33.8%             | 33.8%             |
|  | 2010 Some College                               | 26.1%             | 25.5%             | 24.8%             |
|  | 2010 Associates Degree Only                     | 6.9%              | 8.2%              | 7.9%              |
|  | 2010 Bachelors Degree Only                      | 13.8%             | 15.2%             | 14.5%             |
|  | 2010 Graduate Degree                            | 7.9%              | 8.6%              | 8.4%              |
| <b>BUSINESS</b>                          | Number of Businesses                            | 331               | 1,343             | 3,325             |
|  | Total Number of Employees                       | 3,950             | 15,623            | 45,471            |
|  | Employee Population per Business                | 11.9              | 11.6              | 13.7              |
|  | Residential Population per Business             | 25.8              | 40.9              | 39.0              |

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