RETAIL & OFFICE SPACE FOR LEASE
PADS FOR SALE

BLOCK & COMPANY, INC.

Five Pad Sites Available
71 Highway & J Highway, Peculiar, Missouri

Estimated Population
15,841

Average Household Income
$77,872

Five Mile Radius

- Beautifully finished 2,600 sq ft office suite with private restrooms
- 1,800 Sq Ft retail endcap space
- Five pad sites available - all utilities included
- Ideal for restaurant, fast food, convenience store, retail, and office
- Outstanding access from 71 Highway
- Join Citizens Bank, Subway, and HCA Medical Office
- Developing market of south suburban Kansas City
- Adjacent to new residential developments

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

For Information Contact:

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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

71 Highway & J Highway, Peculiar, Missouri

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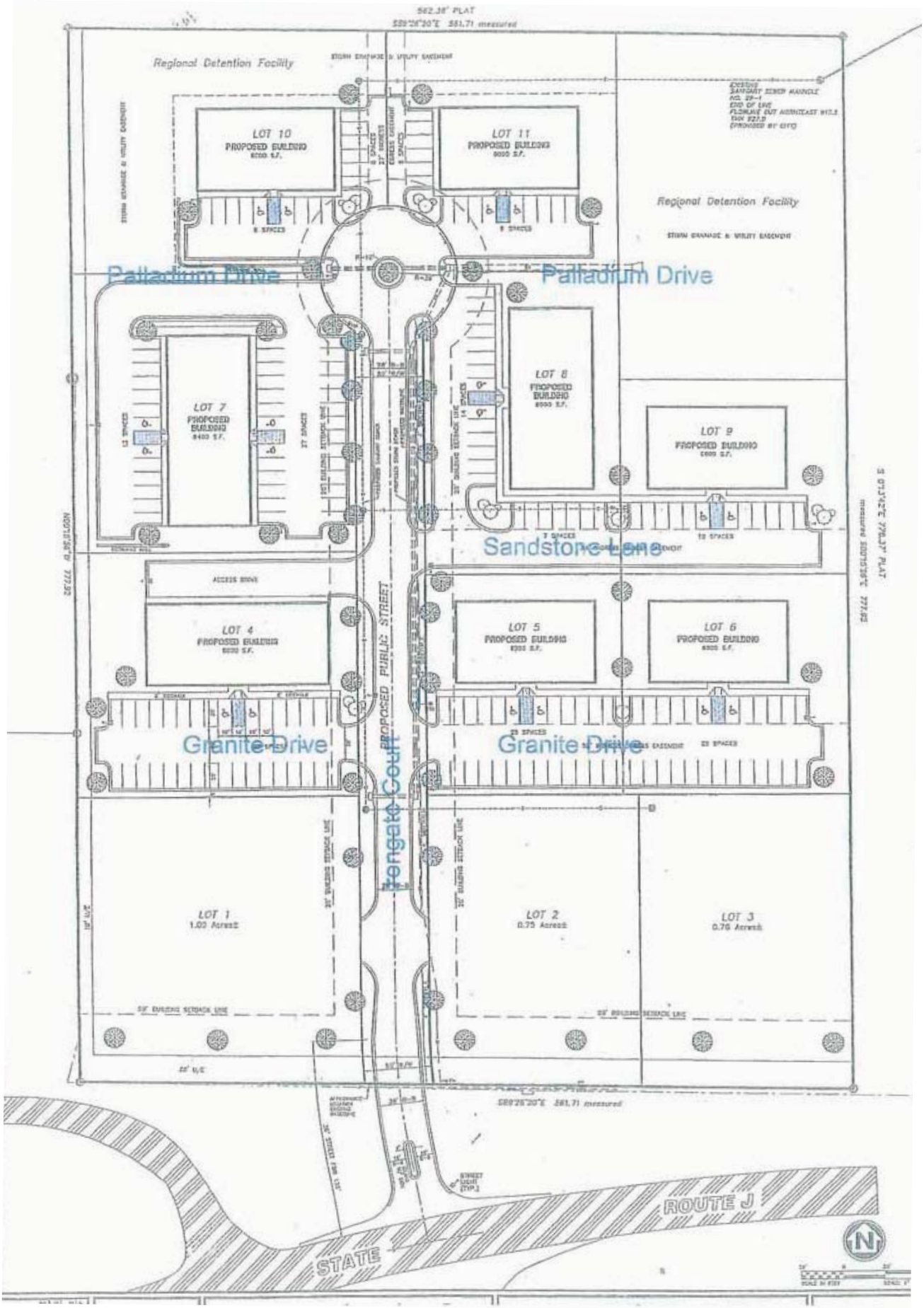
71 Highway & J Highway, Peculiar, Missouri



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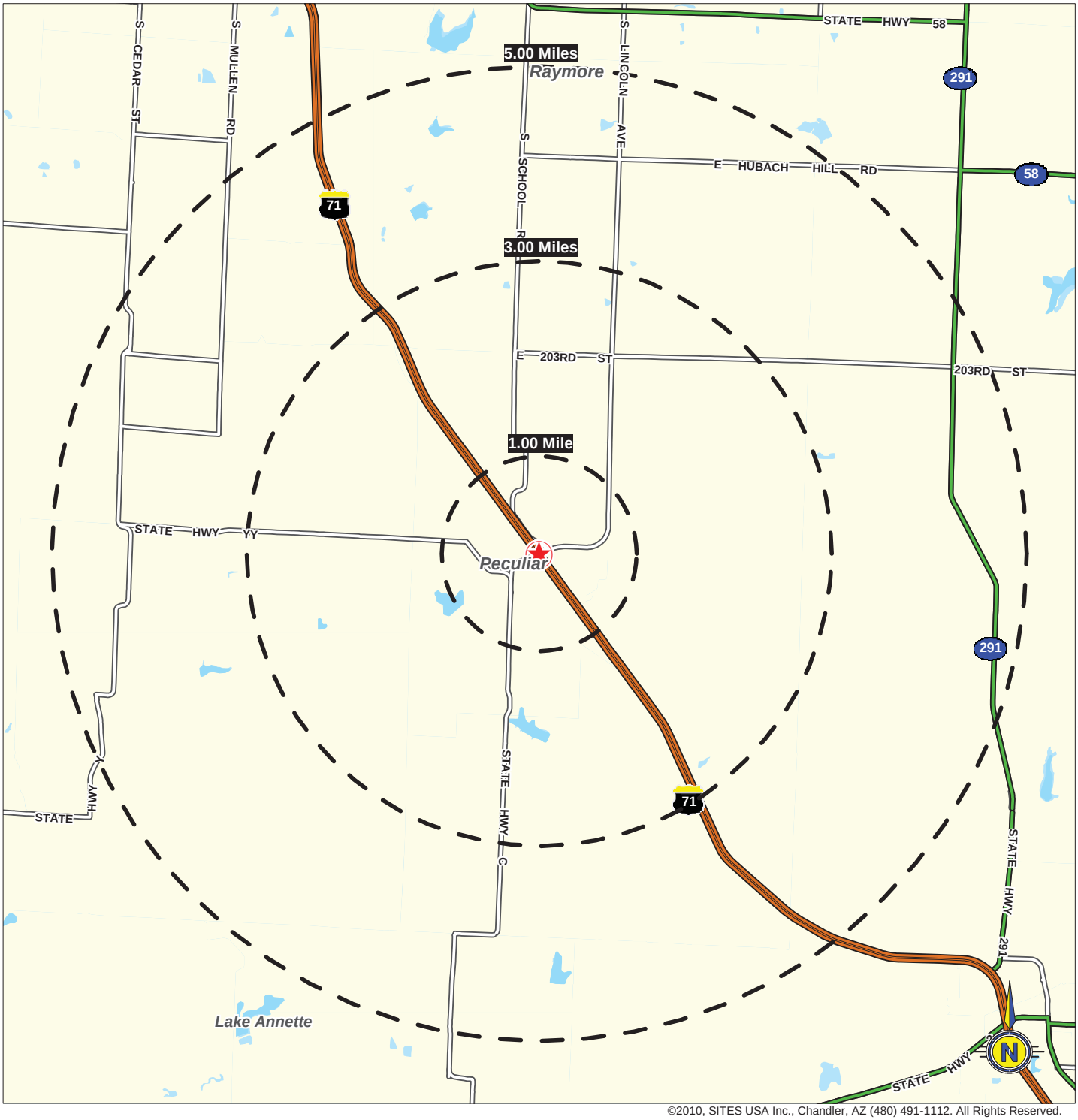

Lat: 38.7232 Lon: -94.4549 Zoom: 11 mi

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71 Highway & J Highway
Peculiar, Missouri

March 2010

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 38.72316/-94.45491 **March 2010**

RS1

	71 Highway & J Highway Peculiar, Missouri	1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	1,748	7,147	15,841
	2014 Projected Population	2,030	7,872	16,823
	2000 Census Population	1,227	5,164	10,717
	1990 Census Population	949	3,780	7,136
	Historical Annual Growth 1990 to 2009	4.4%	4.7%	6.4%
	Projected Annual Growth 2009 to 2014	3.2%	2.0%	1.2%
	2009 Median Age	31.7	34.4	35.8
HOUSEHOLDS	2009 Estimated Households	636	2,493	5,402
	2014 Projected Households	740	2,760	5,764
	2000 Census Households	448	1,806	3,676
	1990 Census Households	337	1,295	2,422
	Historical Annual Growth 1990 to 2009	4.7%	4.9%	6.5%
	Projected Annual Growth 2009 to 2014	3.3%	2.1%	1.3%
POPULATION BY RACE	2009 Estimated White	94.6%	93.8%	93.3%
	2009 Estimated Black or African American	2.5%	3.4%	3.9%
	2009 Estimated Asian & Pacific Islander	0.7%	0.8%	0.8%
	2009 Estimated American Indian & Native Alaskan	0.7%	0.6%	0.6%
	2009 Estimated Other Races	1.6%	1.4%	1.4%
	2009 Estimated Hispanic	2.8%	2.7%	3.0%
INCOME	2009 Estimated Average Household Income	$ 62,437	$ 72,021	$ 77,872
	2009 Estimated Median Household Income	$ 57,123	$ 66,046	$ 72,984
	2009 Estimated Per Capita Income	$ 22,728	$ 25,124	$ 26,555
EDUCATION (AGE 25+)	2009 Elementary	2.0%	1.4%	1.1%
	2009 Some High School	5.2%	4.3%	3.7%
	2009 High School Graduate	42.3%	39.6%	37.5%
	2009 Some College	25.4%	24.5%	24.8%
	2009 Associates Degree Only	8.0%	7.4%	7.0%
	2009 Bachelors Degree Only	11.6%	15.3%	17.0%
	2009 Graduate Degree	5.6%	7.5%	8.9%
BUSINESS	Number of Businesses	47	154	270
	Total Number of Employees	387	1,634	3,007
	Employee Population per Business	8.2	10.6	11.1
	Residential Population per Business	36.9	46.3	58.7

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Demographic Source: Applied Geographic Solutions / TIGER Geography 07/09

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