



RETAIL SPACE FOR LEASE

BELTON CENTER | 8318 E. 171st Street, Belton, MO



LEASE RATE: \$25/SF NNN | 1,566 SF IN-LINE SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,208	47,675	67,235
Avg. Household Income	\$100,303	\$101,606	\$100,387

- Excellent opportunity for retail space on main thoroughfare for Belton and Raymore
- Great visibility on 58 Highway
- Shadow anchored by Walmart Supercenter, Sam's Club, and Lowe's
- Excellent access to I-49
- Co-tenants include Papa John's, Cricket Wireless, Skylark Dental, and New Nails & Spa



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

ZACH ALBRECHT | 816.412.7379 | zalbrecht@blockandco.com

Exclusive Agents



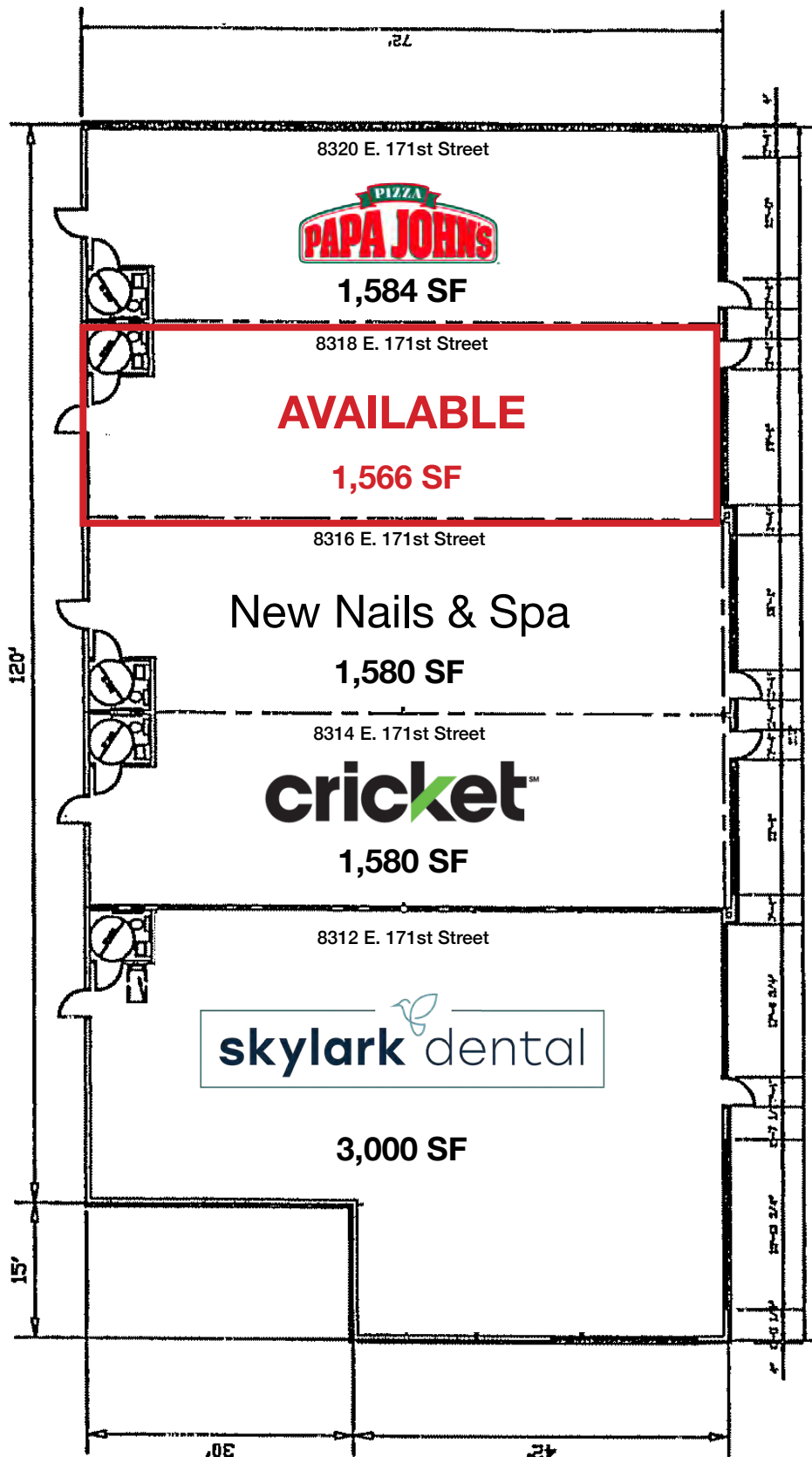
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AERIAL



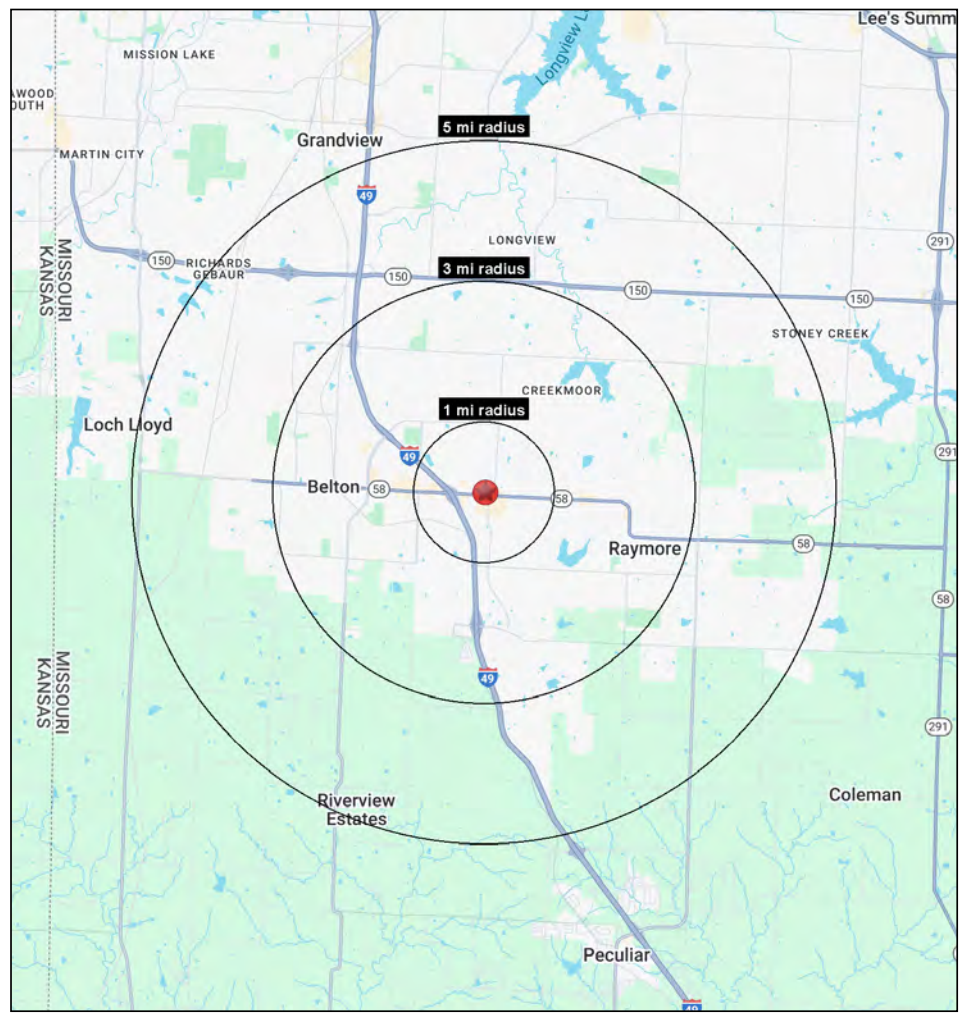
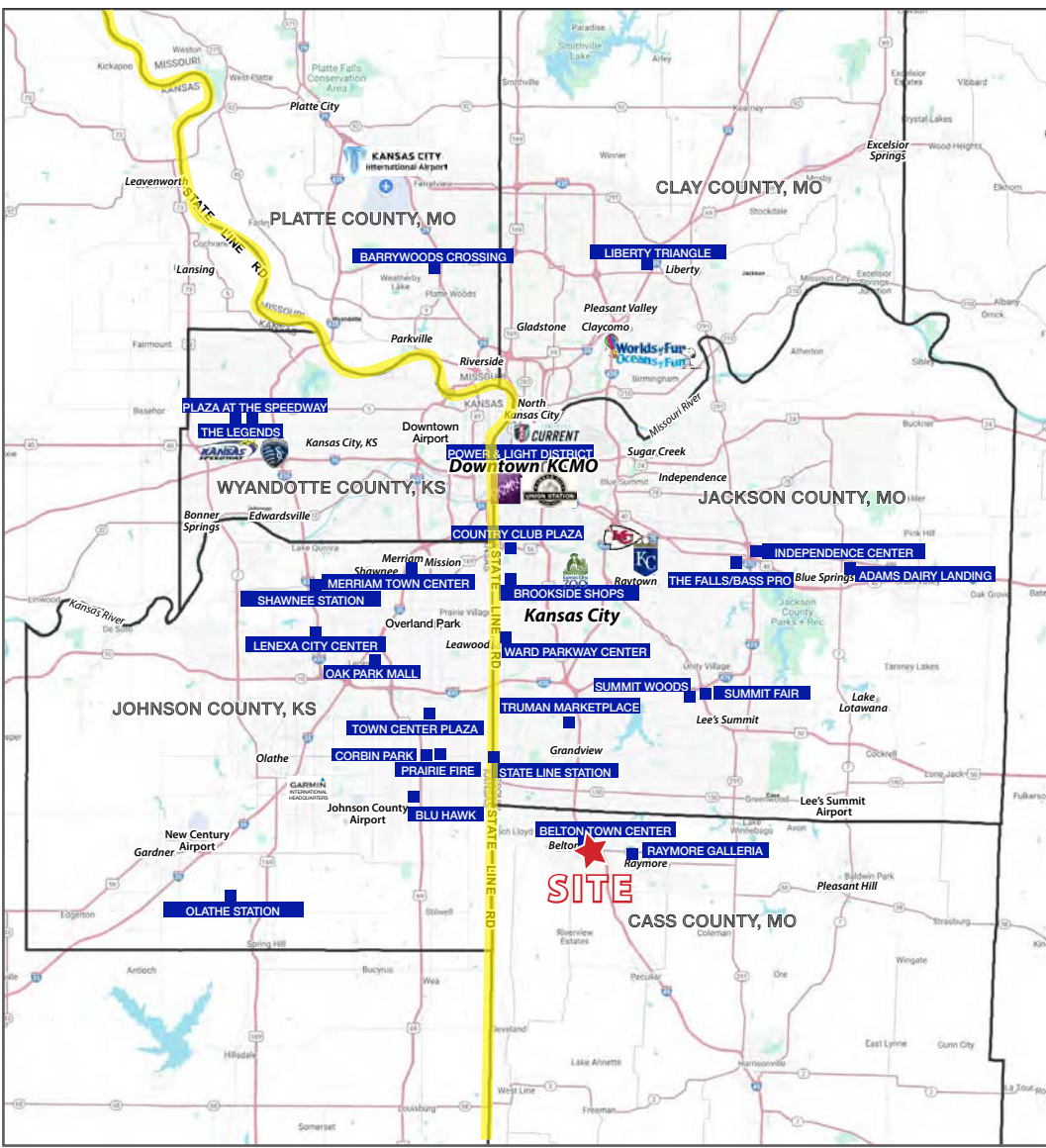
SITE PLAN





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8318 E 171st St Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,208	47,675	67,235
2029 Projected Population	8,754	50,049	70,074
2020 Census Population	6,983	46,335	65,179
2010 Census Population	6,325	41,467	59,024
Projected Annual Growth 2024 to 2029	1.3%	1.0%	0.8%
Historical Annual Growth 2010 to 2024	2.1%	1.1%	1.0%
2024 Median Age	39.3	37.5	37.4
Households			
2024 Estimated Households	3,298	18,977	26,372
2029 Projected Households	3,525	19,997	27,598
2020 Census Households	2,808	17,762	24,824
2010 Census Households	2,450	15,570	22,028
Projected Annual Growth 2024 to 2029	1.4%	1.1%	0.9%
Historical Annual Growth 2010 to 2024	2.5%	1.6%	1.4%
Race and Ethnicity			
2024 Estimated White	77.5%	78.6%	74.8%
2024 Estimated Black or African American	12.1%	11.6%	14.6%
2024 Estimated Asian or Pacific Islander	2.3%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2024 Estimated Other Races	7.7%	8.0%	8.8%
2024 Estimated Hispanic	8.0%	7.5%	8.3%
Income			
2024 Estimated Average Household Income	\$100,303	\$101,606	\$100,387
2024 Estimated Median Household Income	\$81,133	\$84,532	\$83,242
2024 Estimated Per Capita Income	\$40,373	\$40,475	\$39,408
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.3%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.3%	3.7%
2024 Estimated High School Graduate	30.7%	30.1%	29.8%
2024 Estimated Some College	26.4%	24.6%	24.5%
2024 Estimated Associates Degree Only	10.1%	9.1%	8.9%
2024 Estimated Bachelors Degree Only	16.5%	20.6%	20.6%
2024 Estimated Graduate Degree	10.7%	10.1%	10.4%
Business			
2024 Estimated Total Businesses	252	1,157	1,605
2024 Estimated Total Employees	2,841	13,909	21,154
2024 Estimated Employee Population per Business	11.3	12.0	13.2
2024 Estimated Residential Population per Business	32.6	41.2	41.9

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