



ODESSA MEDICAL CLINIC

316 W. Old 40 Highway, Odessa, MO

**BUILDING FOR SALE
OR MEDICAL/OFFICE
SPACE FOR LEASE**




SALE PRICE: \$1,250,000 | LEASE RATE: \$12/SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,372	6,610	8,301
Avg. Household Income	\$58,183	\$70,481	\$79,019

- 11,000 sq ft - two story building (4,500 sq ft per floor)
 - 1st floor: two 2,000 SF spaces available w/ 500 SF common area
 - 2nd floor: 100% occupied by medical group and nail salon
- Great visibility
- Easy ingress and egress
- All brick building
- Near Nuts and Bolts True Value Hardware, McDonald's, Dollar General, Bank of Odessa, Sonic and many more

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact:

Exclusive Agent

BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com





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AERIAL

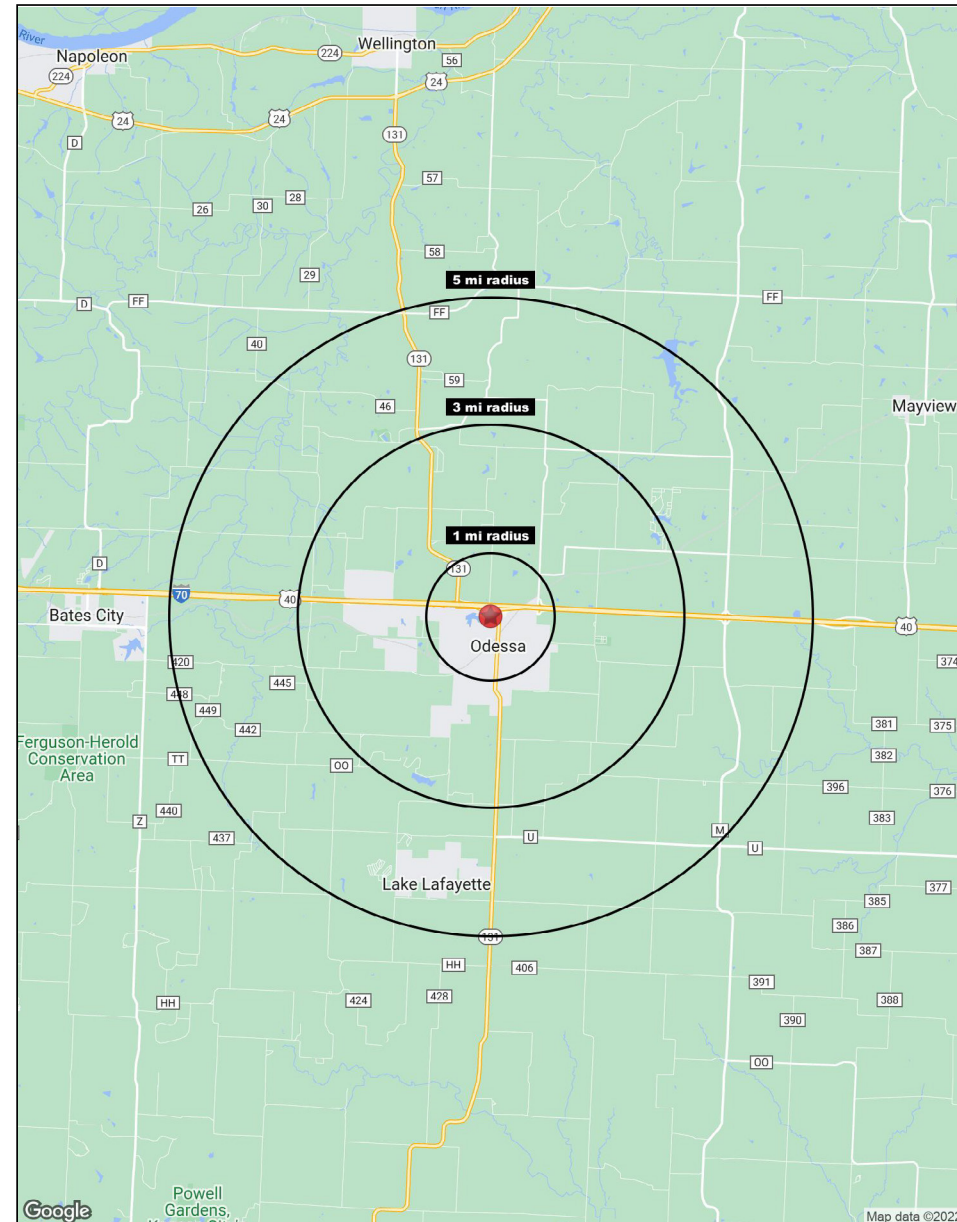
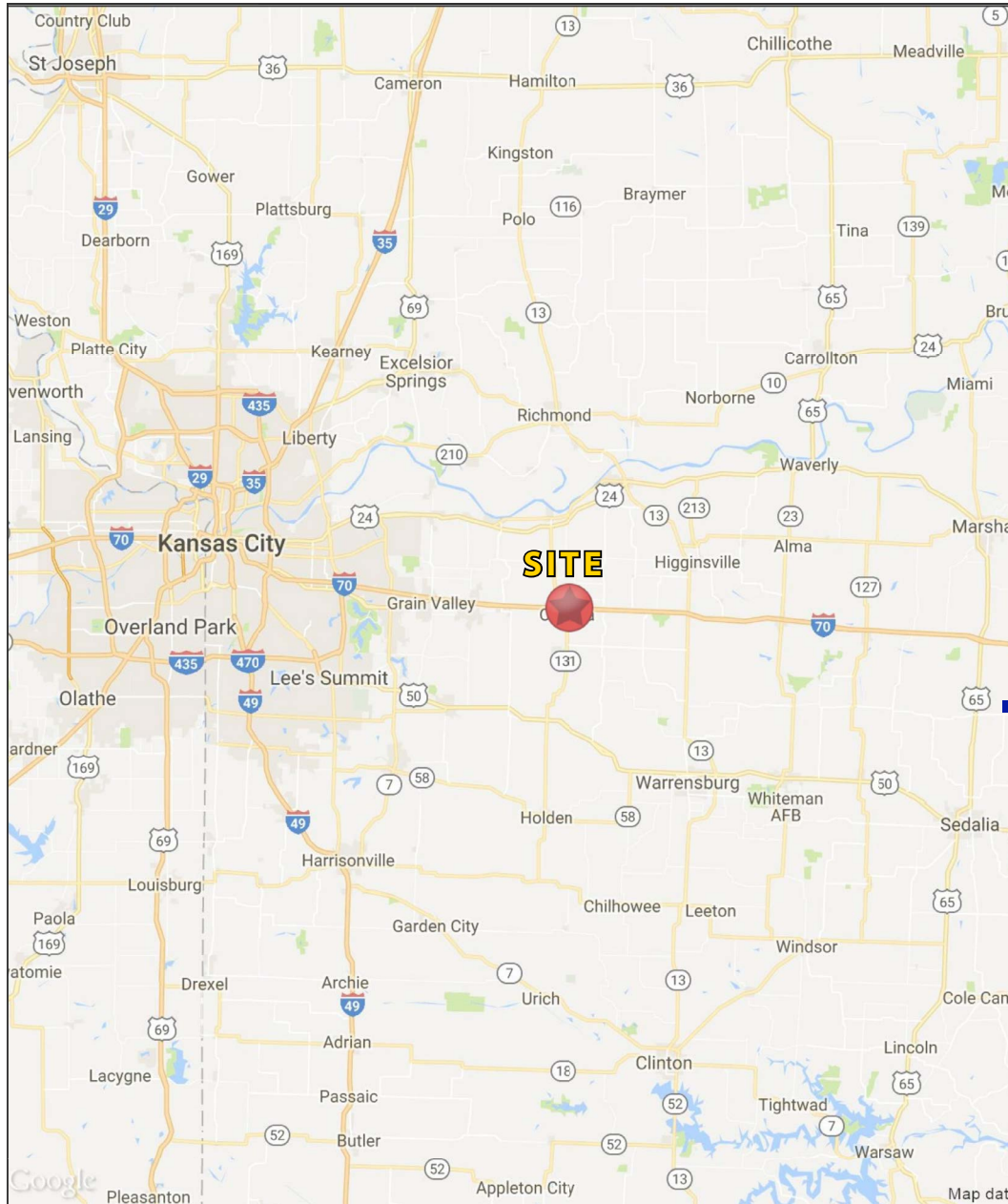




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316 W. Old 40 Highway Odessa, MO 64076	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,372	6,610	8,301
2026 Projected Population	3,354	6,711	8,498
2020 Census Population	3,449	6,684	8,406
2010 Census Population	3,360	6,485	8,289
Projected Annual Growth 2021 to 2026	-0.1%	0.3%	0.5%
Historical Annual Growth 2010 to 2021	-	0.2%	-
2021 Median Age	34.4	36.1	37.3
Households			
2021 Estimated Households	1,377	2,581	3,211
2026 Projected Households	1,449	2,763	3,463
2020 Census Households	1,403	2,611	3,256
2010 Census Households	1,355	2,513	3,186
Projected Annual Growth 2021 to 2026	1.0%	1.4%	1.6%
Historical Annual Growth 2010 to 2021	0.2%	0.2%	-
Race and Ethnicity			
2021 Estimated White	90.1%	90.5%	90.8%
2021 Estimated Black or African American	1.6%	1.3%	1.2%
2021 Estimated Asian or Pacific Islander	0.4%	0.4%	0.4%
2021 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2021 Estimated Other Races	7.3%	7.1%	6.9%
2021 Estimated Hispanic	3.6%	3.2%	3.1%
Income			
2021 Estimated Average Household Income	\$58,183	\$70,481	\$79,019
2021 Estimated Median Household Income	\$45,558	\$57,553	\$62,360
2021 Estimated Per Capita Income	\$23,811	\$27,557	\$30,602
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.0%	1.3%
2021 Estimated Some High School (Grade Level 9 to 11)	7.1%	7.5%	7.9%
2021 Estimated High School Graduate	52.6%	50.5%	48.1%
2021 Estimated Some College	18.8%	17.3%	18.3%
2021 Estimated Associates Degree Only	7.8%	6.8%	7.0%
2021 Estimated Bachelors Degree Only	8.5%	10.6%	10.8%
2021 Estimated Graduate Degree	4.4%	6.3%	6.7%
Business			
2021 Estimated Total Businesses	136	220	231
2021 Estimated Total Employees	1,028	1,792	1,866
2021 Estimated Employee Population per Business	7.6	8.2	8.1
2021 Estimated Residential Population per Business	24.9	30.1	35.9

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