



HIGH PERFORMING GAS STATION FOR SALE

7020 N. Oak Trafficway, Gladstone, Missouri



SALE PRICE: \$2,200,000 | 2,696 SF BUILDING ON .60 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,473	73,287	166,757
Avg. Household Income	\$63,497	\$75,224	\$79,840

- 60% depreciation level in 2024
- Property built in 1997
- Sales numbers will be provided upon request
- N. Oak Trafficway carries over 18,000 cars per day
- Fuel agreement through 2027

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

For More Information Contact: *Exclusive Agent*
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

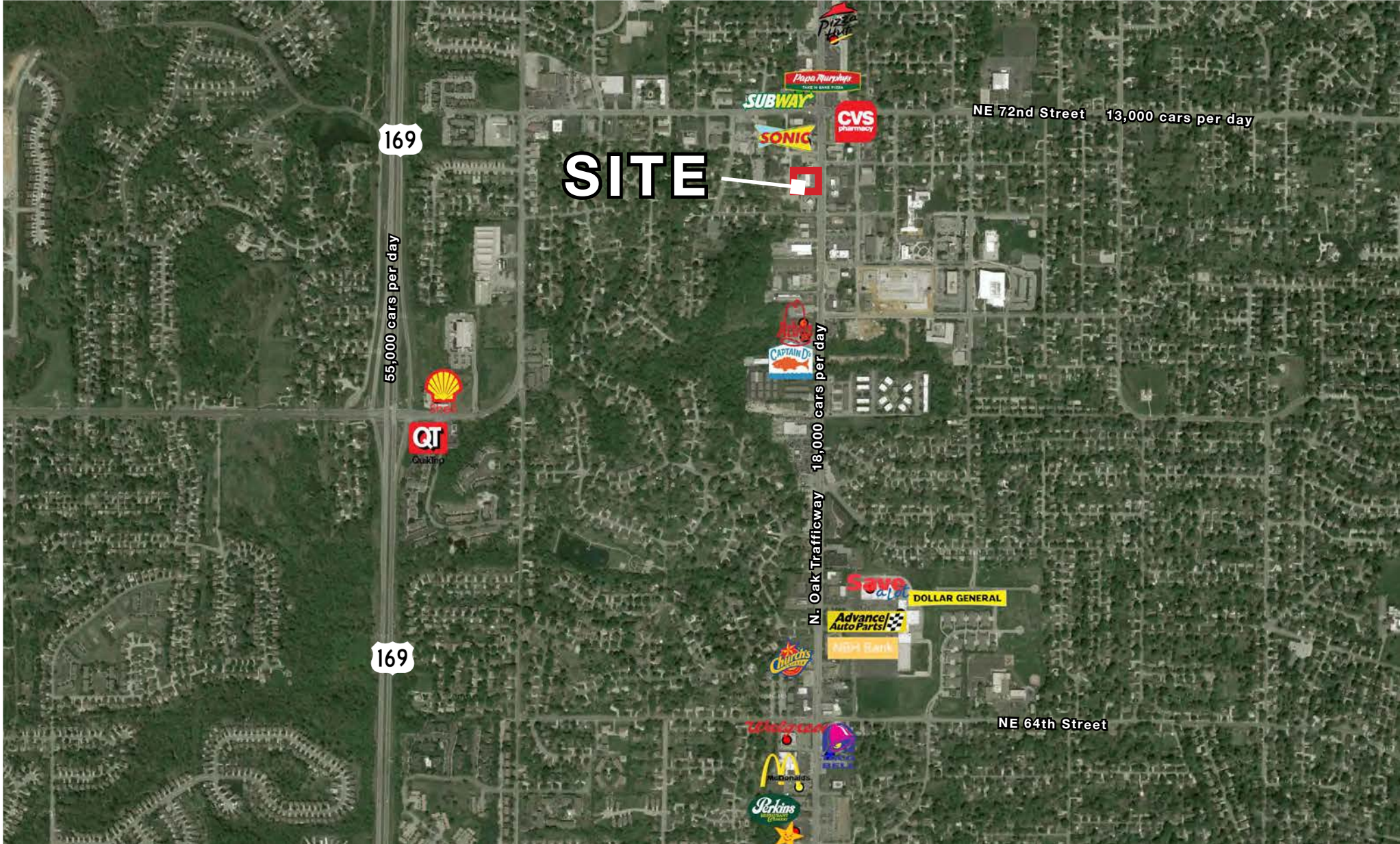




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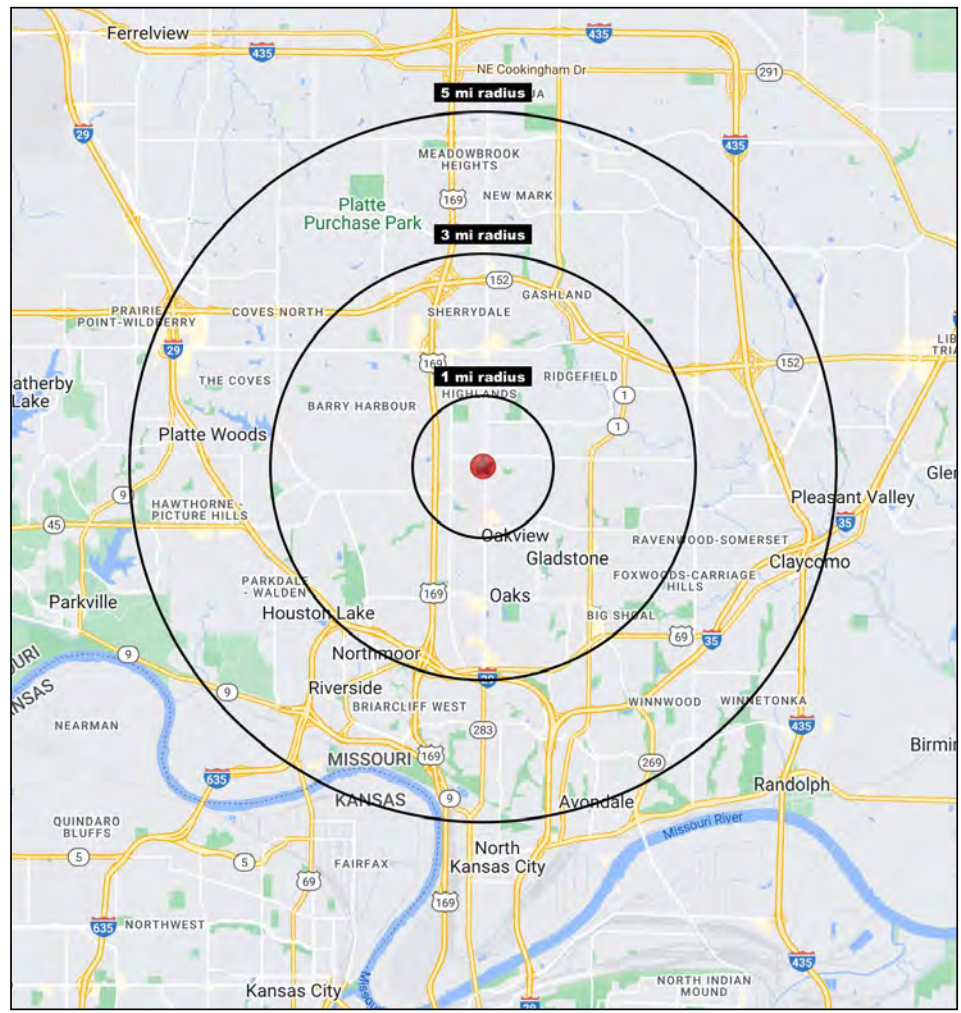
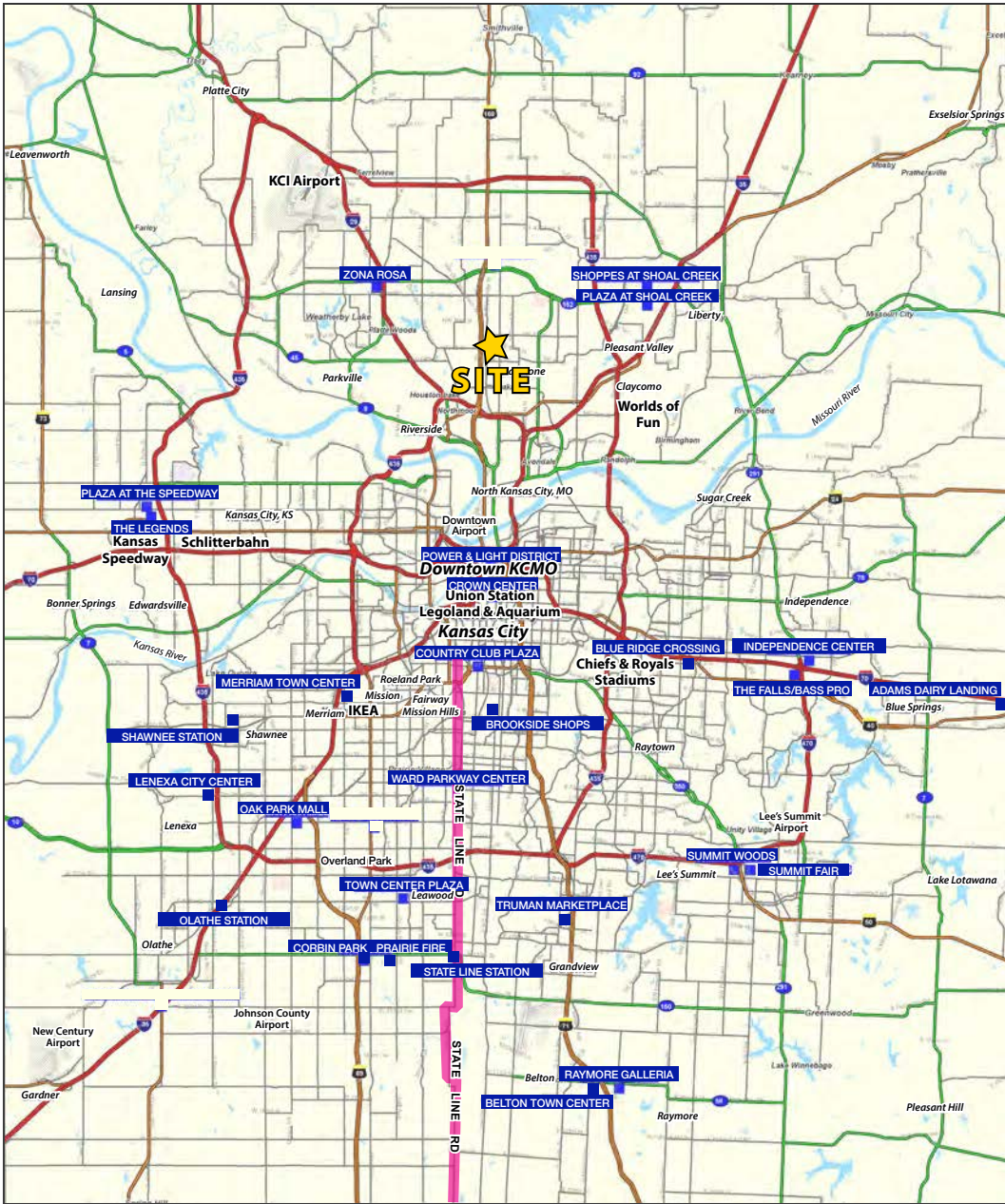
AERIAL





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7020 N Oak Trafficway Gladstone, MO 64118	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,278	75,891	177,205
2028 Projected Population	8,951	76,094	180,356
2020 Census Population	9,477	74,820	175,347
2010 Census Population	8,506	66,317	151,477
Projected Annual Growth 2023 to 2028	-0.7%	-	0.4%
Historical Annual Growth 2010 to 2023	0.7%	1.1%	1.3%
2023 Median Age	41.9	39.4	38.6
Households			
2023 Estimated Households	3,940	32,373	74,968
2028 Projected Households	3,788	32,418	76,290
2020 Census Households	4,021	31,418	72,855
2010 Census Households	3,660	28,034	63,352
Projected Annual Growth 2023 to 2028	-0.8%	-	0.4%
Historical Annual Growth 2010 to 2023	0.6%	1.2%	1.4%
Race and Ethnicity			
2023 Estimated White	78.5%	75.5%	75.5%
2023 Estimated Black or African American	9.2%	11.2%	11.0%
2023 Estimated Asian or Pacific Islander	2.4%	3.9%	4.0%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2023 Estimated Other Races	9.3%	9.0%	9.0%
2023 Estimated Hispanic	8.9%	9.0%	8.9%
Income			
2023 Estimated Average Household Income	\$94,410	\$105,337	\$108,371
2023 Estimated Median Household Income	\$69,889	\$79,872	\$86,135
2023 Estimated Per Capita Income	\$40,121	\$44,958	\$45,890
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.1%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.2%	3.9%
2023 Estimated High School Graduate	34.8%	27.6%	25.3%
2023 Estimated Some College	20.5%	22.9%	22.8%
2023 Estimated Associates Degree Only	9.1%	9.2%	8.7%
2023 Estimated Bachelors Degree Only	19.6%	21.6%	24.3%
2023 Estimated Graduate Degree	10.9%	12.4%	13.2%
Business			
2023 Estimated Total Businesses	423	2,094	4,808
2023 Estimated Total Employees	2,952	15,607	41,572
2023 Estimated Employee Population per Business	7.0	7.5	8.6
2023 Estimated Residential Population per Business	21.9	36.2	36.9

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