



## LEASE RATE: \$22/SF NNN | 4,500 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,300	52,959	83,214
Avg. Household Income	\$83,246	\$98,420	\$94,757

- Former restaurant space
- Centrally located shopping center facing 291 Highway
- 25,000 cars per day on 291 Highway
- Easy access and great visibility
- Property recently renovated
- [Click Here to View More Drone Imagery of the Site](#)



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

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*Exclusive Agents*



## DRONE PHOTOS





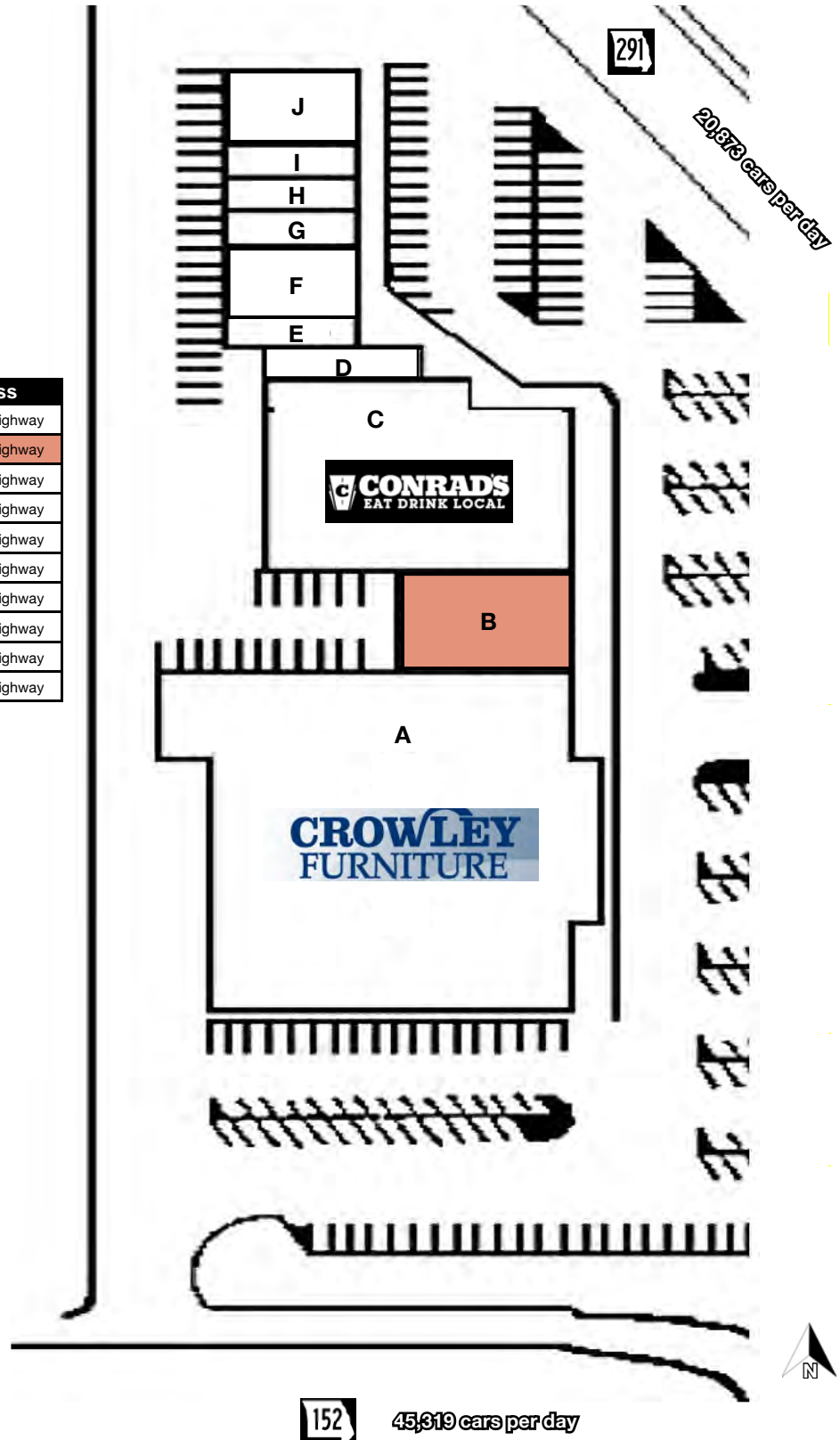
## DRONE PHOTOS





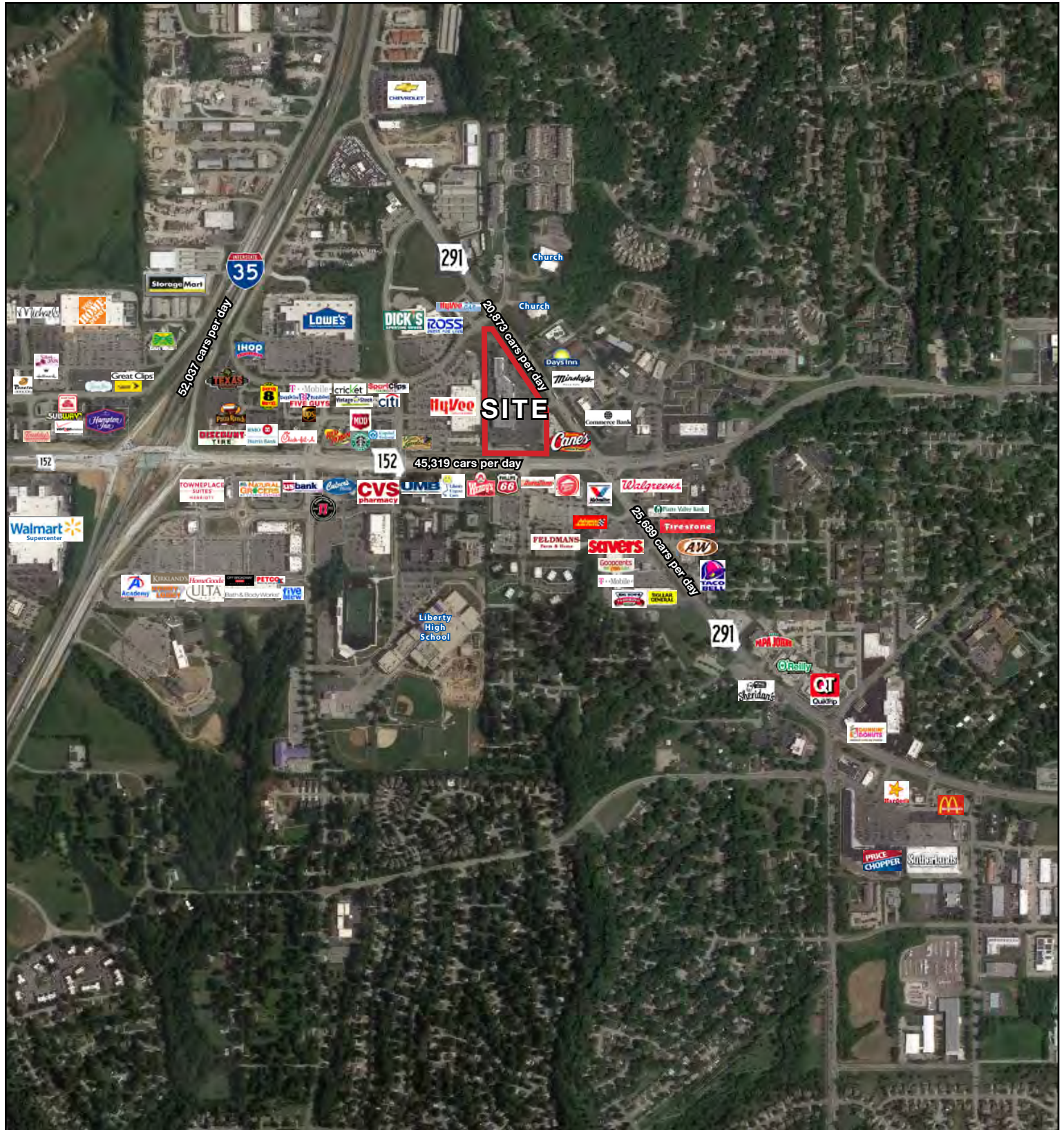
## SITE PLAN

#	Name	SF	Address
A	Crowley Furniture	33,465 SF	200 N. 291 Highway
B	AVAILABLE	4,500 SF	202 N. 291 Highway
C	Conrad's	14,425 SF	210 N. 291 Highway
D	Emergency Dental Help	1,400 SF	214 N. 291 Highway
E	Wompas Graphix	1,200 SF	216 N. 291 Highway
F	Pettersson Pet (Go Pet Go)	2,400 SF	218 N. 291 Highway
G	Hair Connection	1,200 SF	222 N. 291 Highway
H	Gold & More	1,200 SF	224 N. 291 Highway
I	Edward D. Jones	1,200 SF	226 N. 291 Highway
J	Firehouse Subs	2,400 SF	228 N. 291 Highway





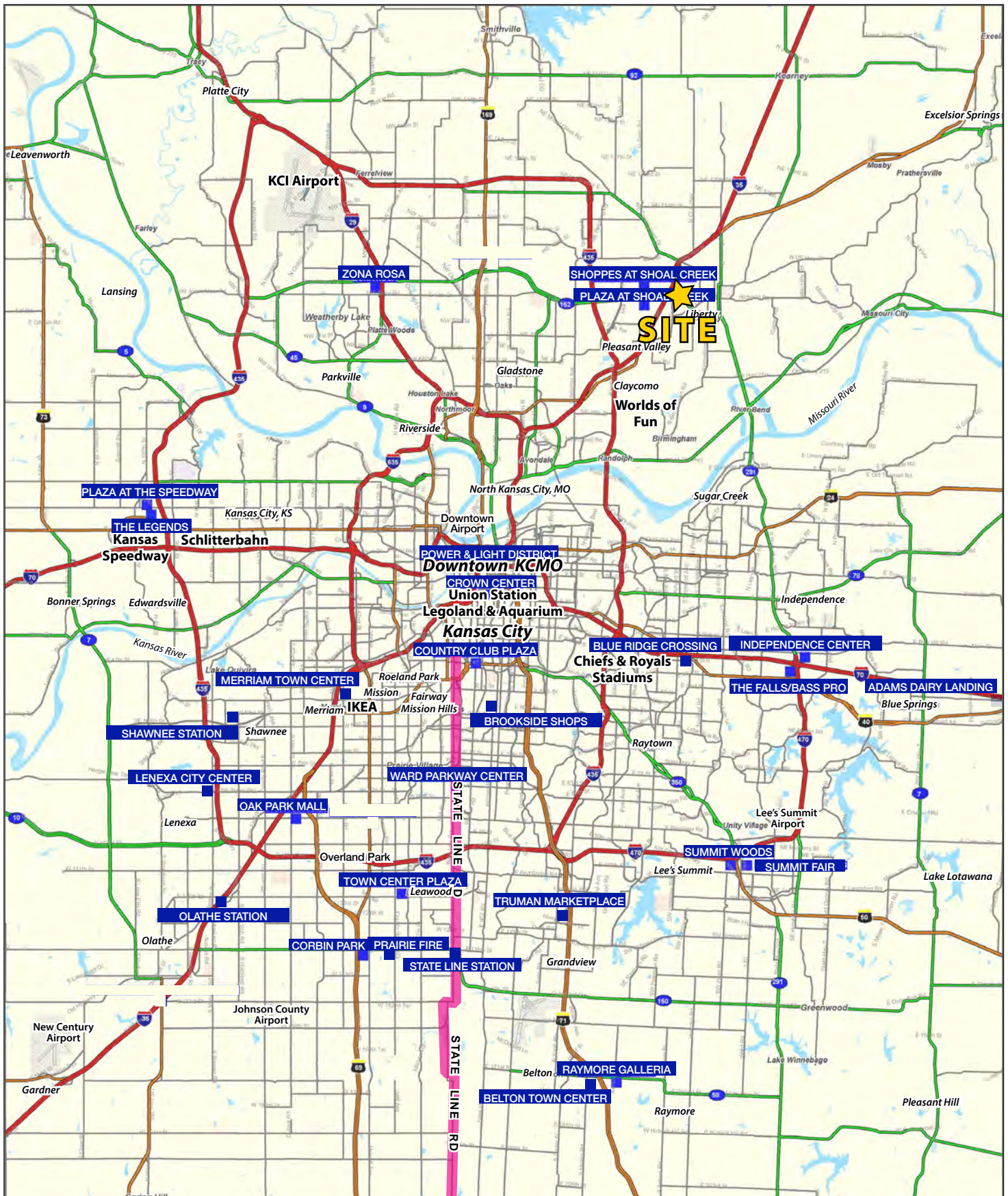
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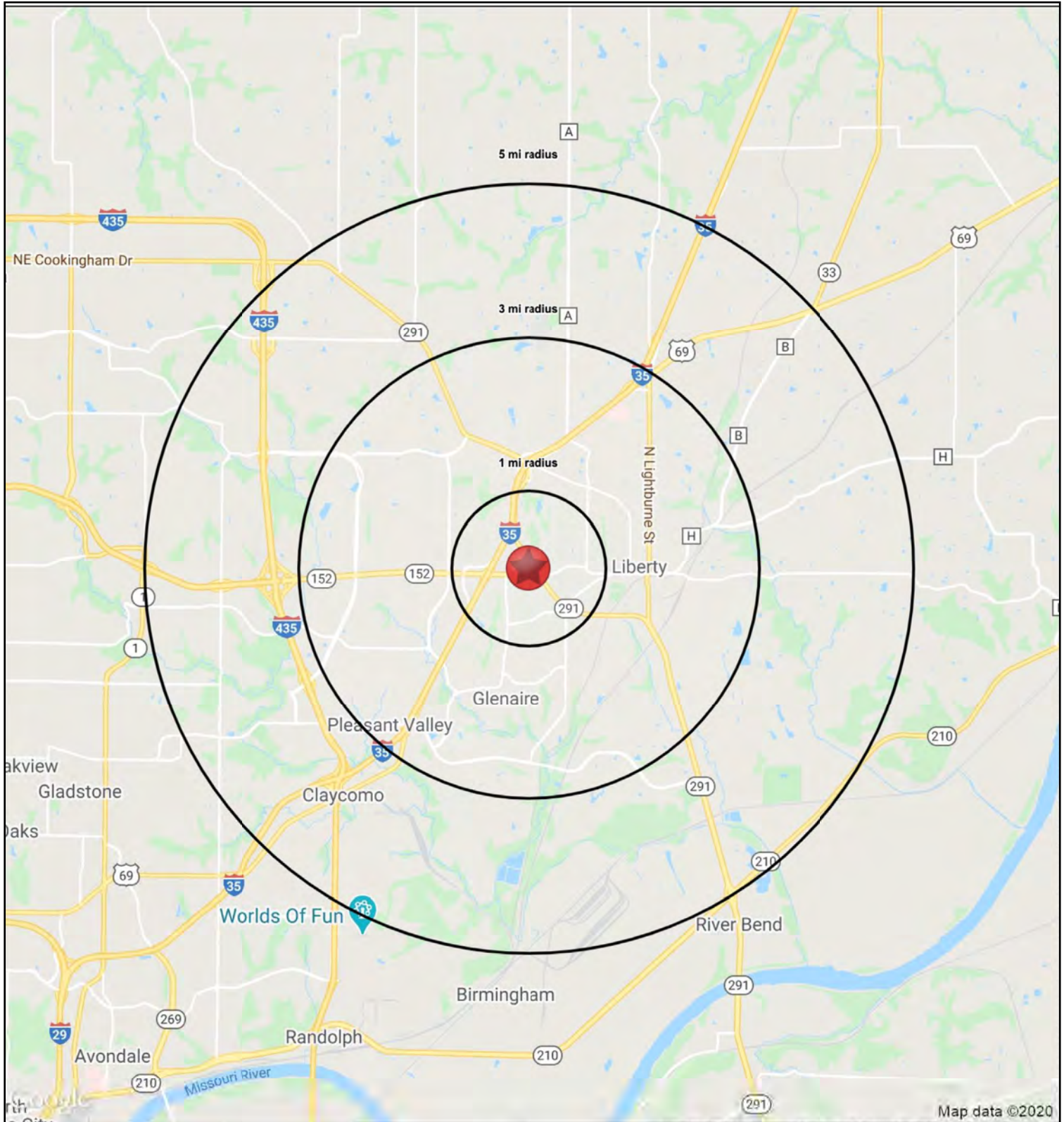


# LIBERTY TRIANGLE S.C.

200-228 N. 291 Highway, Liberty, Missouri









# LIBERTY TRIANGLE S.C.

200-228 N. 291 Highway, Liberty, Missouri

## 200 N State Rte 291

Liberty, MO 64068

1 mi  
radius

3 mi  
radius

5 mi  
radius

### Population

2022 Estimated Population	6,300	52,959	83,214
2027 Projected Population	6,628	56,501	89,367
2020 Census Population	6,281	52,332	82,022
2010 Census Population	5,695	44,936	68,985
Projected Annual Growth 2022 to 2027	1.0%	1.3%	1.5%
Historical Annual Growth 2010 to 2022	0.9%	1.5%	1.7%
2022 Median Age	44.6	36.0	35.6

### Households

2022 Estimated Households	2,662	19,412	30,700
2027 Projected Households	2,842	20,940	33,363
2020 Census Households	2,653	19,164	30,241
2010 Census Households	2,348	16,149	25,143
Projected Annual Growth 2022 to 2027	1.4%	1.6%	1.7%
Historical Annual Growth 2010 to 2022	1.1%	1.7%	1.8%

### Race and Ethnicity

2022 Estimated White	84.5%	80.9%	80.1%
2022 Estimated Black or African American	4.4%	5.5%	5.9%
2022 Estimated Asian or Pacific Islander	1.1%	3.4%	3.2%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2022 Estimated Other Races	9.6%	9.7%	10.4%
2022 Estimated Hispanic	5.7%	6.3%	7.0%

### Income

2022 Estimated Average Household Income	\$83,246	\$98,420	\$94,757
2022 Estimated Median Household Income	\$68,946	\$90,499	\$90,076
2022 Estimated Per Capita Income	\$35,274	\$36,269	\$35,089

### Education (Age 25+)

2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.3%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.7%	3.3%
2022 Estimated High School Graduate	22.7%	25.1%	26.1%
2022 Estimated Some College	22.7%	20.9%	21.6%
2022 Estimated Associates Degree Only	9.2%	8.5%	8.5%
2022 Estimated Bachelors Degree Only	26.6%	26.9%	25.2%
2022 Estimated Graduate Degree	15.1%	13.7%	13.5%

### Business

2022 Estimated Total Businesses	636	1,568	1,979
2022 Estimated Total Employees	7,485	18,059	22,408
2022 Estimated Employee Population per Business	11.8	11.5	11.3
2022 Estimated Residential Population per Business	9.9	33.8	42.0

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