



INVESTMENT PROPERTY SALE

9620 E. State Route 350 Highway, Raytown, Missouri



SALE PRICE: \$2,600,000 | LEASE RATE: \$12.50/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,271	55,386	121,708
Avg. Household Income	\$75,064	\$68,316	\$68,933

- 2,880 SF available for lease
- 34,560 SF building
- Great flex space opportunity
- Office-warehouse combos available
- New roof in 2020
- Ample parking
- Pylon signage access
- Excellent highway access

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

For More Information Contact:

Exclusive Agents

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HIGH CENTER FLEX SPACE

9620 E. State Route 350 Highway, Raytown, Missouri

DRONE PHOTOS





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HIGH CENTER FLEX SPACE

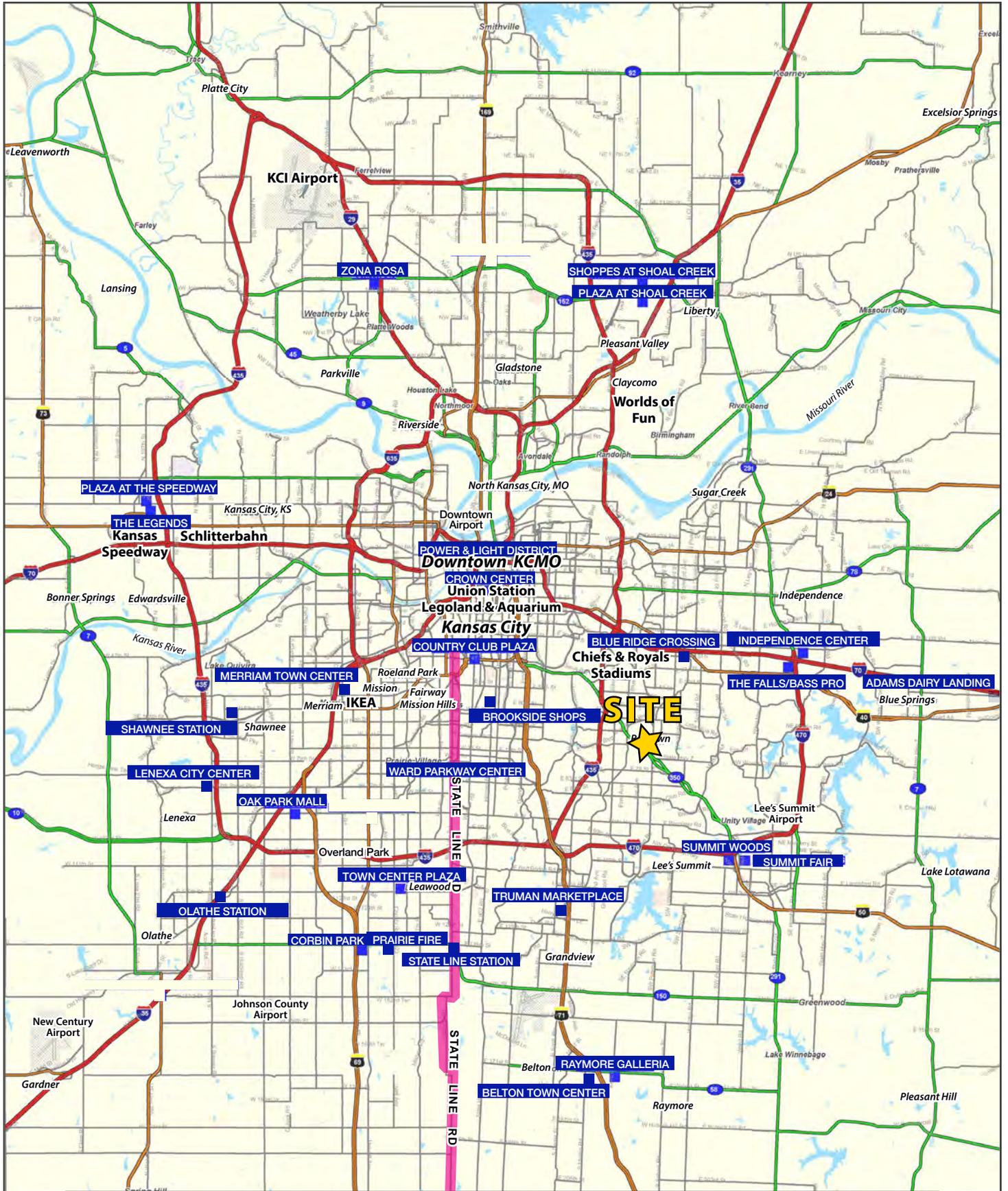
9620 E. State Route 350 Highway, Raytown, Missouri

AERIAL



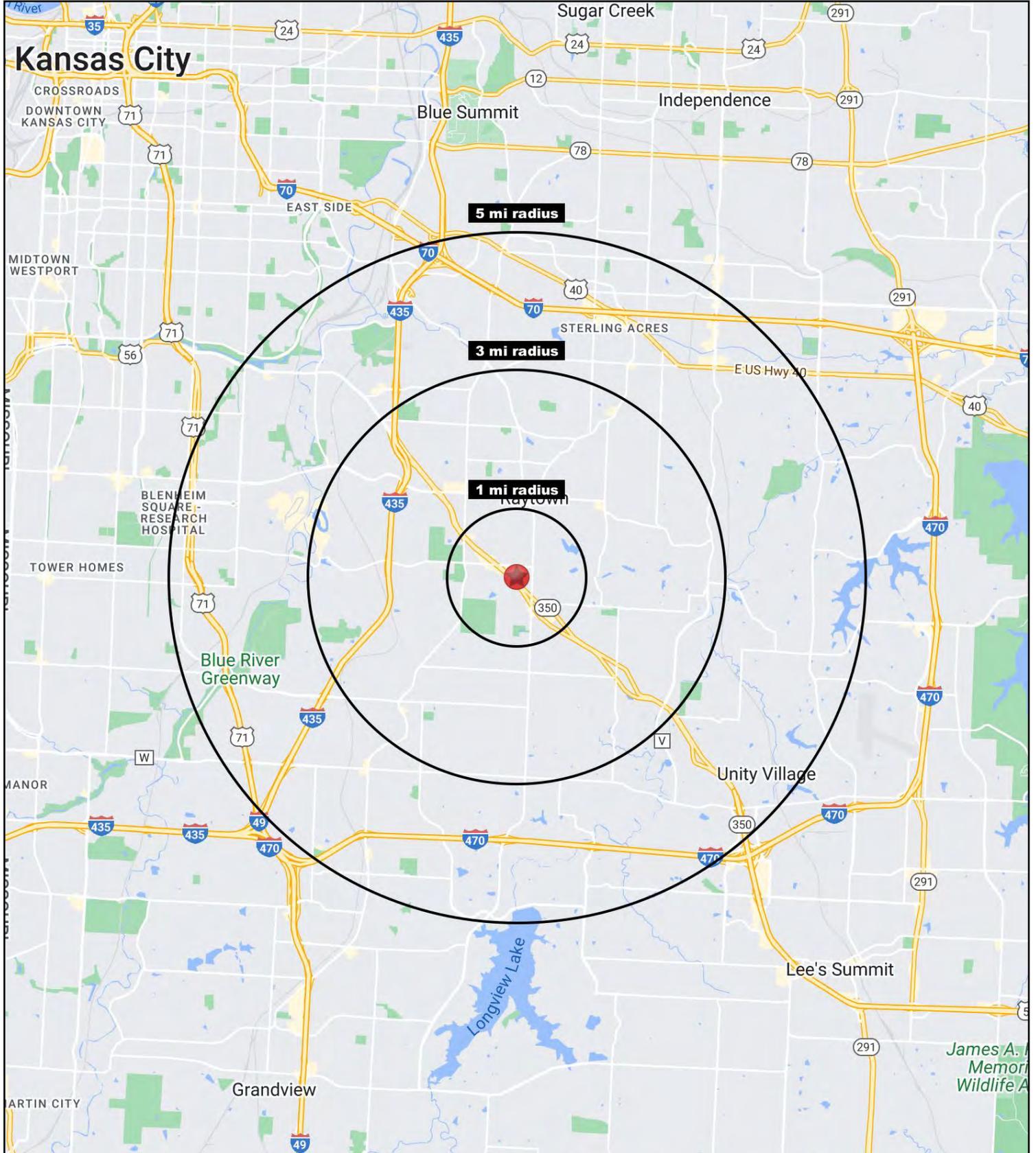
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HIGH CENTER FLEX SPACE

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9620 E. State Route 350 Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	8,271	55,386	121,708
2026 Projected Population	8,215	55,819	122,643
2020 Census Population	8,211	55,115	121,528
2010 Census Population	8,117	53,686	118,352
Projected Annual Growth 2021 to 2026	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	0.2%	0.3%	0.3%
2021 Median Age	39.1	39.2	38.8
Households			
2021 Estimated Households	3,581	22,759	50,277
2026 Projected Households	3,608	23,280	51,435
2020 Census Households	3,549	22,718	50,305
2010 Census Households	3,471	21,815	48,363
Projected Annual Growth 2021 to 2026	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2021	0.3%	0.4%	0.4%
Race and Ethnicity			
2021 Estimated White	65.0%	53.9%	47.9%
2021 Estimated Black or African American	20.7%	31.2%	37.6%
2021 Estimated Asian or Pacific Islander	1.6%	1.8%	1.7%
2021 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.5%
2021 Estimated Other Races	12.2%	12.5%	12.3%
2021 Estimated Hispanic	6.7%	7.8%	7.8%
Income			
2021 Estimated Average Household Income	\$75,064	\$68,316	\$68,933
2021 Estimated Median Household Income	\$55,908	\$56,243	\$54,697
2021 Estimated Per Capita Income	\$32,530	\$28,150	\$28,553
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.8%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.1%	6.1%
2021 Estimated High School Graduate	40.4%	34.4%	34.7%
2021 Estimated Some College	24.5%	27.6%	26.1%
2021 Estimated Associates Degree Only	7.0%	7.2%	7.4%
2021 Estimated Bachelors Degree Only	14.1%	15.7%	14.9%
2021 Estimated Graduate Degree	7.4%	8.2%	8.3%
Business			
2021 Estimated Total Businesses	371	1,327	3,253
2021 Estimated Total Employees	4,200	15,190	42,679
2021 Estimated Employee Population per Business	11.3	11.4	13.1
2021 Estimated Residential Population per Business	22.3	41.7	37.4

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