



INDEPENDENCE BANK BUILDING

11507 E. 23rd Street, Independence, Missouri



SALE PRICE: \$450,000 | LEASE RATE: \$10/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,377	69,319	160,761
Avg. Household Income	\$47,969	\$60,356	\$62,119

- 2,500 SF building
- Great visibility and traffic
- Ingress/egress from three points
- Drive thru window
- Easily reconfigured for multiple uses
- Densely populated three mile radius



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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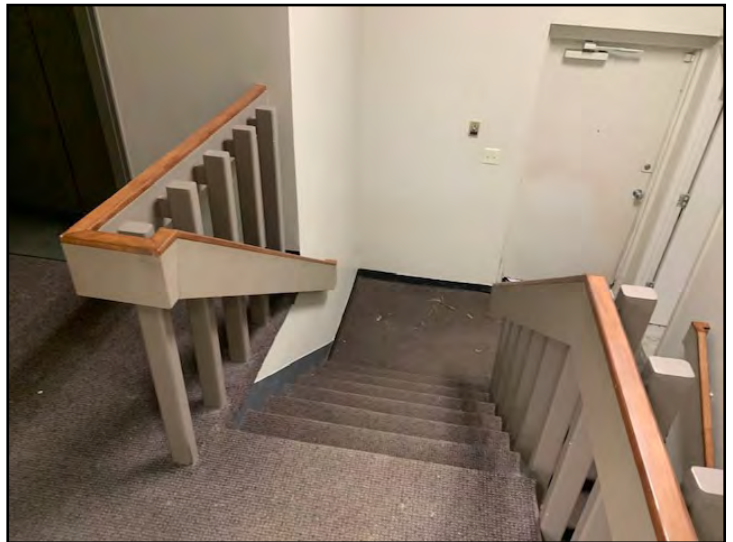
Exclusive Agent



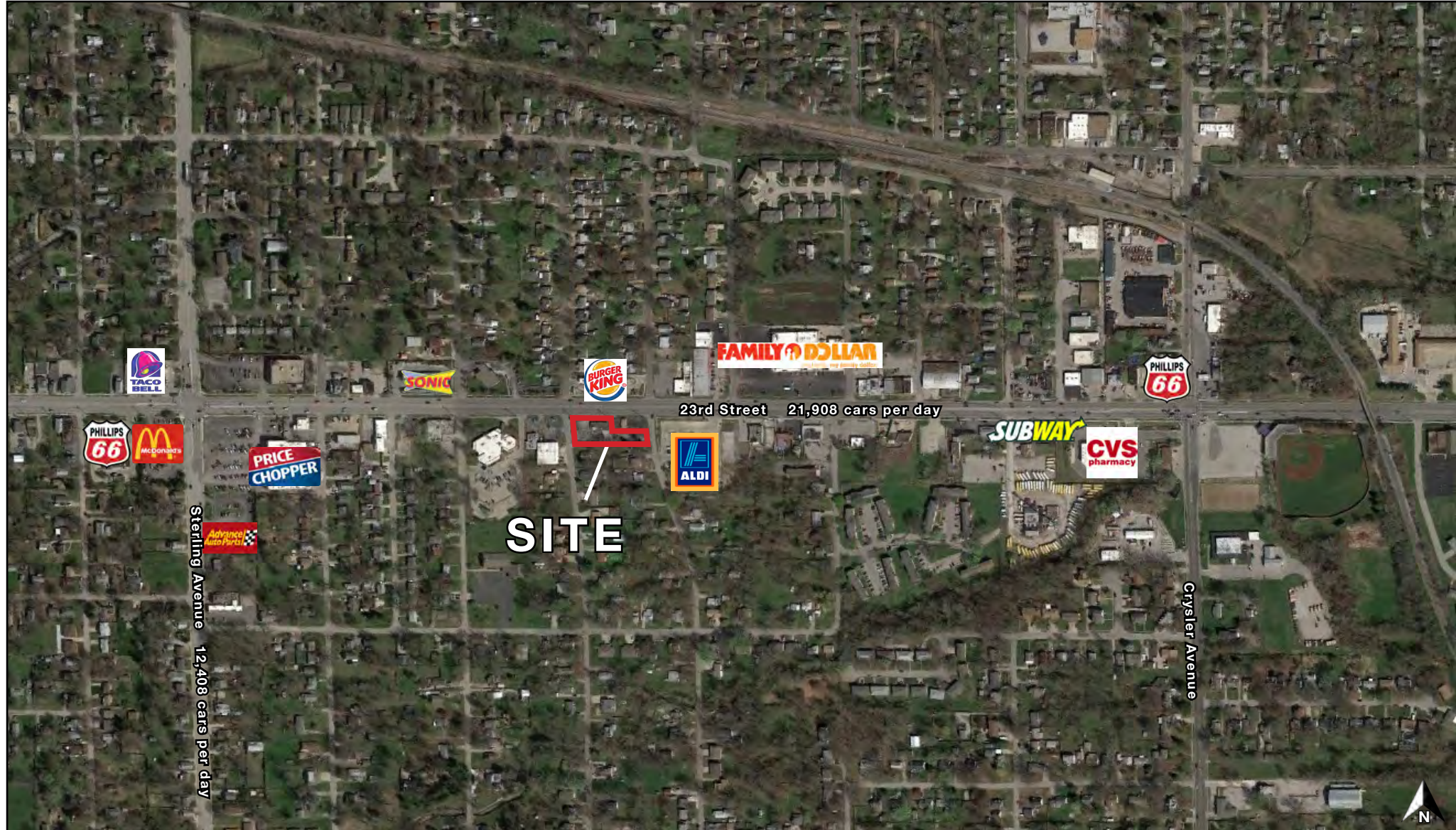
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PHOTOS

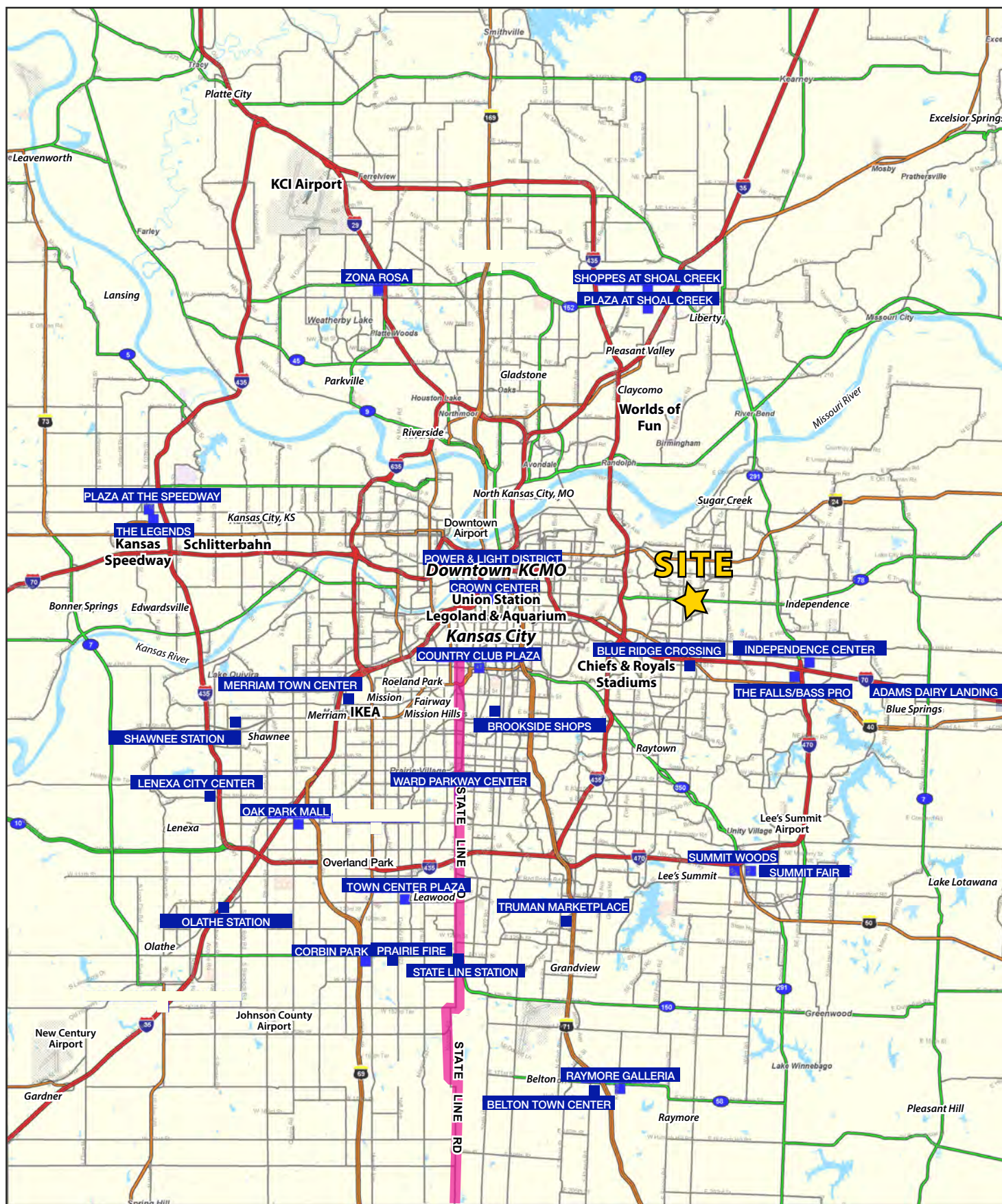


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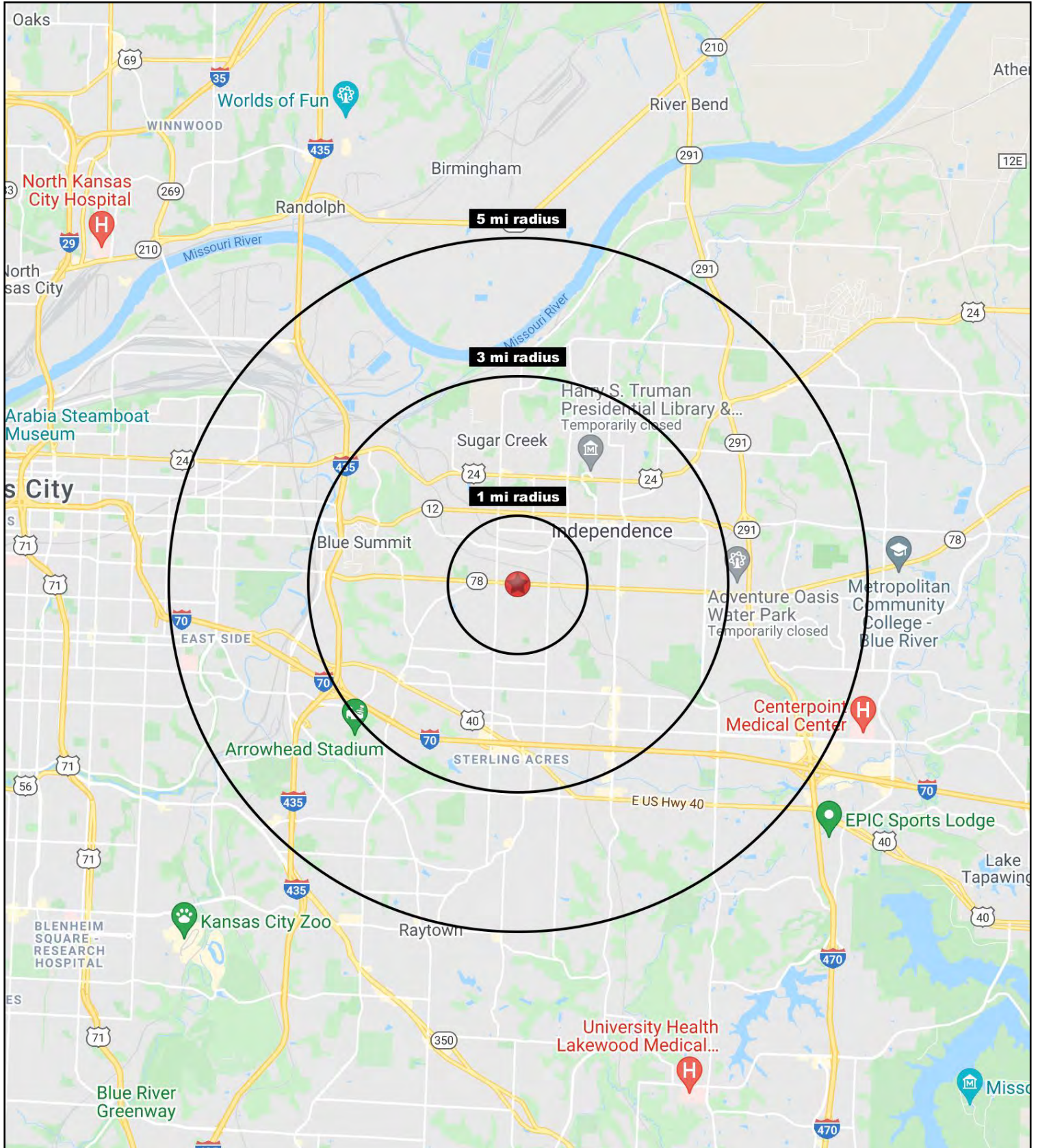
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11507 E. 23rd Street Independence, MO 64052	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,377	69,319	160,761
2026 Projected Population	11,200	68,518	159,621
2010 Census Population	11,255	69,980	160,898
2000 Census Population	11,341	71,656	162,773
Projected Annual Growth 2021 to 2026	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2000 to 2021	-	-0.2%	-
2021 Median Age	37.0	39.9	38.6
Households			
2021 Estimated Households	4,885	30,112	66,433
2026 Projected Households	4,844	29,911	66,287
2010 Census Households	4,770	29,973	65,612
2000 Census Households	5,054	31,574	67,185
Projected Annual Growth 2021 to 2026	-0.2%	-0.1%	-
Historical Annual Growth 2000 to 2021	-0.2%	-0.2%	-
Race and Ethnicity			
2021 Estimated White	81.0%	80.3%	70.4%
2021 Estimated Black or African American	5.8%	8.3%	14.9%
2021 Estimated Asian or Pacific Islander	1.7%	1.7%	2.2%
2021 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.6%
2021 Estimated Other Races	10.8%	9.0%	11.9%
2021 Estimated Hispanic	12.7%	10.8%	15.4%
Income			
2021 Estimated Average Household Income	\$47,969	\$60,356	\$62,119
2021 Estimated Median Household Income	\$41,753	\$46,357	\$48,299
2021 Estimated Per Capita Income	\$20,602	\$26,278	\$25,738
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.4%	3.9%	4.8%
2021 Estimated Some High School (Grade Level 9 to 11)	12.0%	8.9%	8.3%
2021 Estimated High School Graduate	35.1%	37.8%	36.4%
2021 Estimated Some College	22.5%	24.7%	24.3%
2021 Estimated Associates Degree Only	8.5%	7.0%	7.2%
2021 Estimated Bachelors Degree Only	12.3%	12.1%	12.7%
2021 Estimated Graduate Degree	5.2%	5.5%	6.3%
Business			
2021 Estimated Total Businesses	309	2,099	4,231
2021 Estimated Total Employees	2,059	21,193	54,907
2021 Estimated Employee Population per Business	6.7	10.1	13.0
2021 Estimated Residential Population per Business	36.8	33.0	38.0