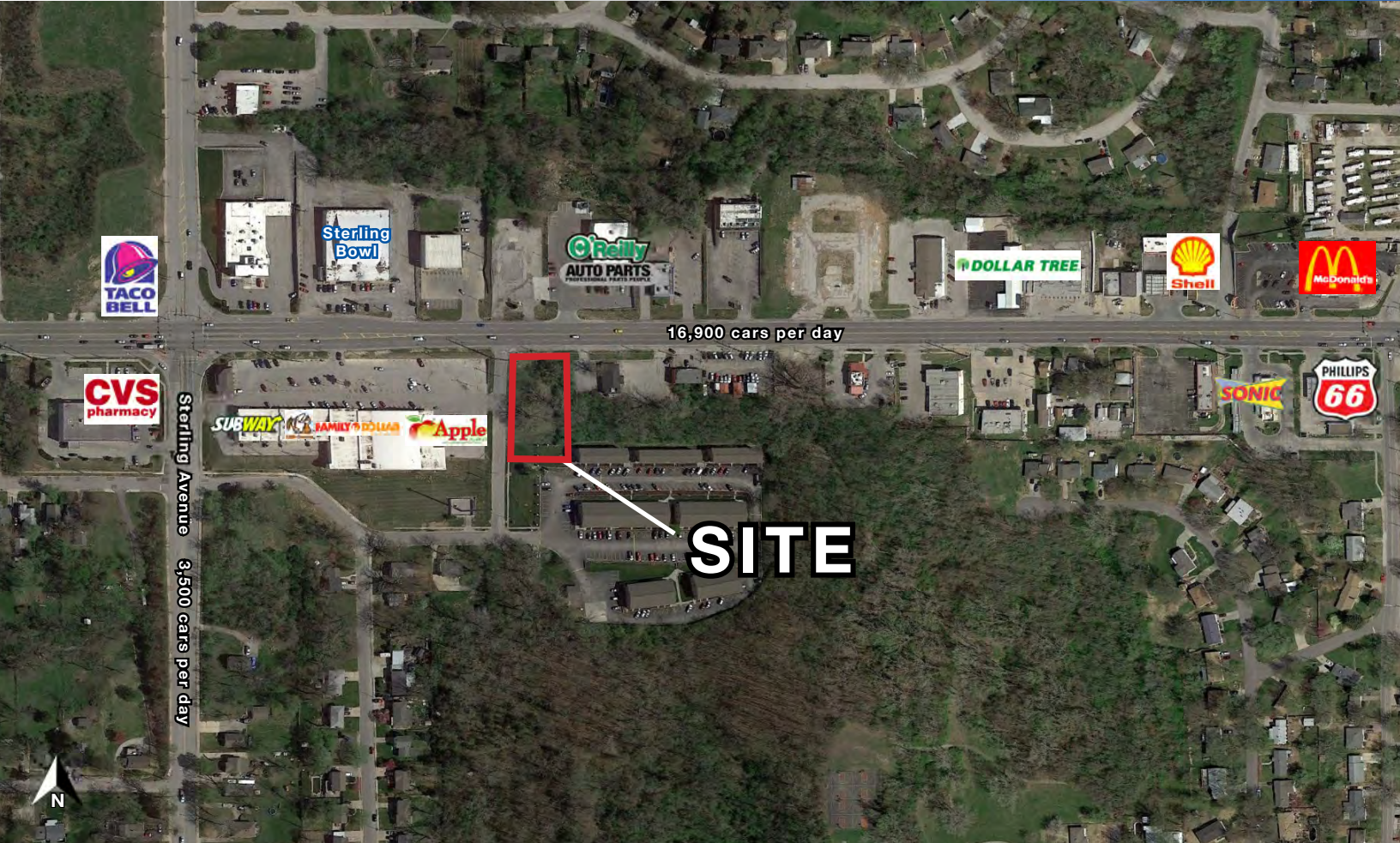


# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri



## SALE PRICE: \$95,000 | 0.6 ACRE LOT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,511	54,589	141,398
Avg. Household Income	\$41,235	\$56,293	\$59,609

- 24 Highway frontage
- C-2 zoning
- Great QSR pad site
- Adjacent to Sterling Ridge Shopping Center anchored by Apple Market and Family Dollar
- Ready for development
- All utilities to site

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

For More Information Contact: *Exclusive Agent*  
**BILL MAAS, CCIM** | 816.412.7371 | [bwallen@blockandco.com](mailto:bwallen@blockandco.com)

# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri

## DRONE PHOTOS



# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri

## DRONE PHOTOS

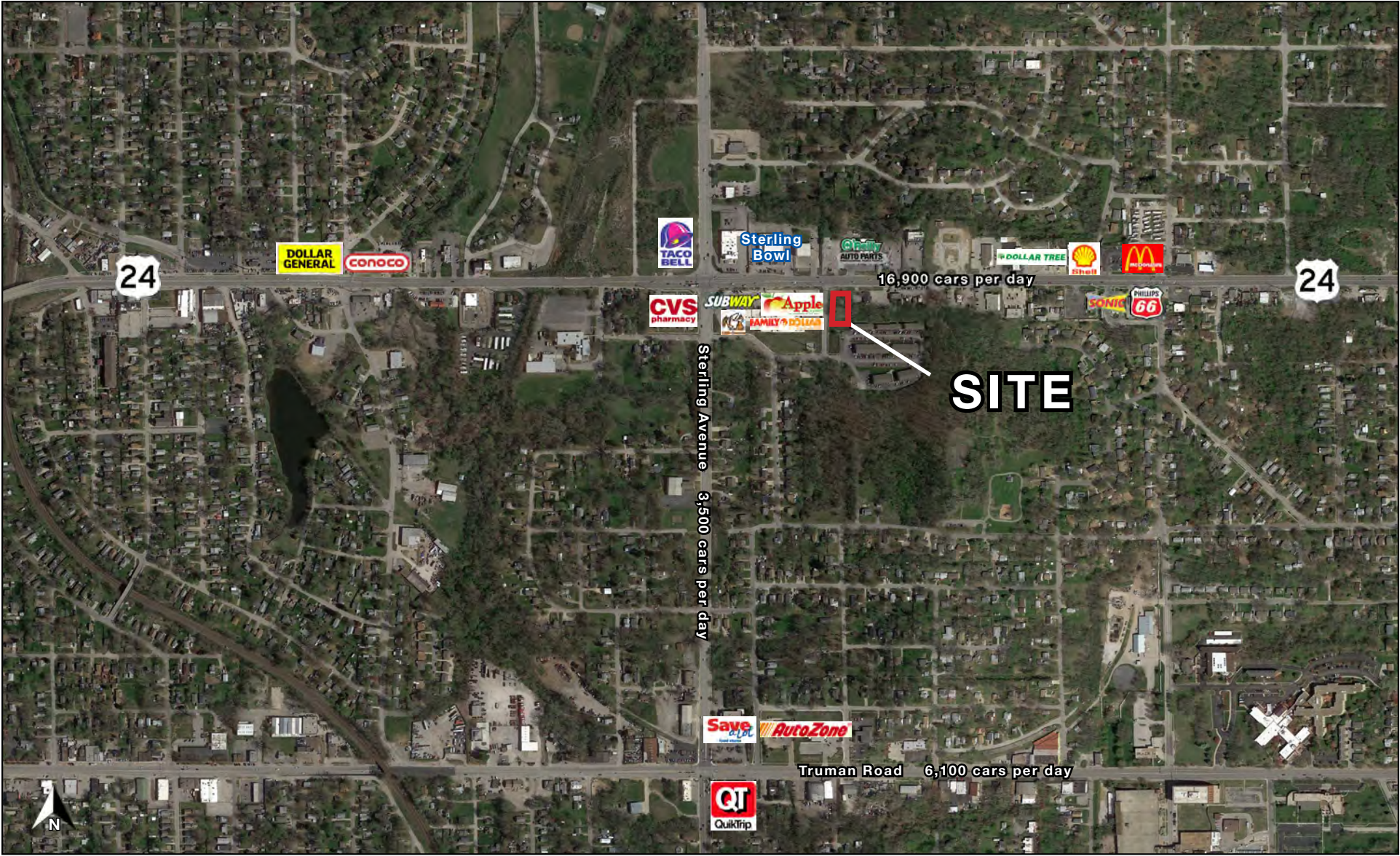




# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri

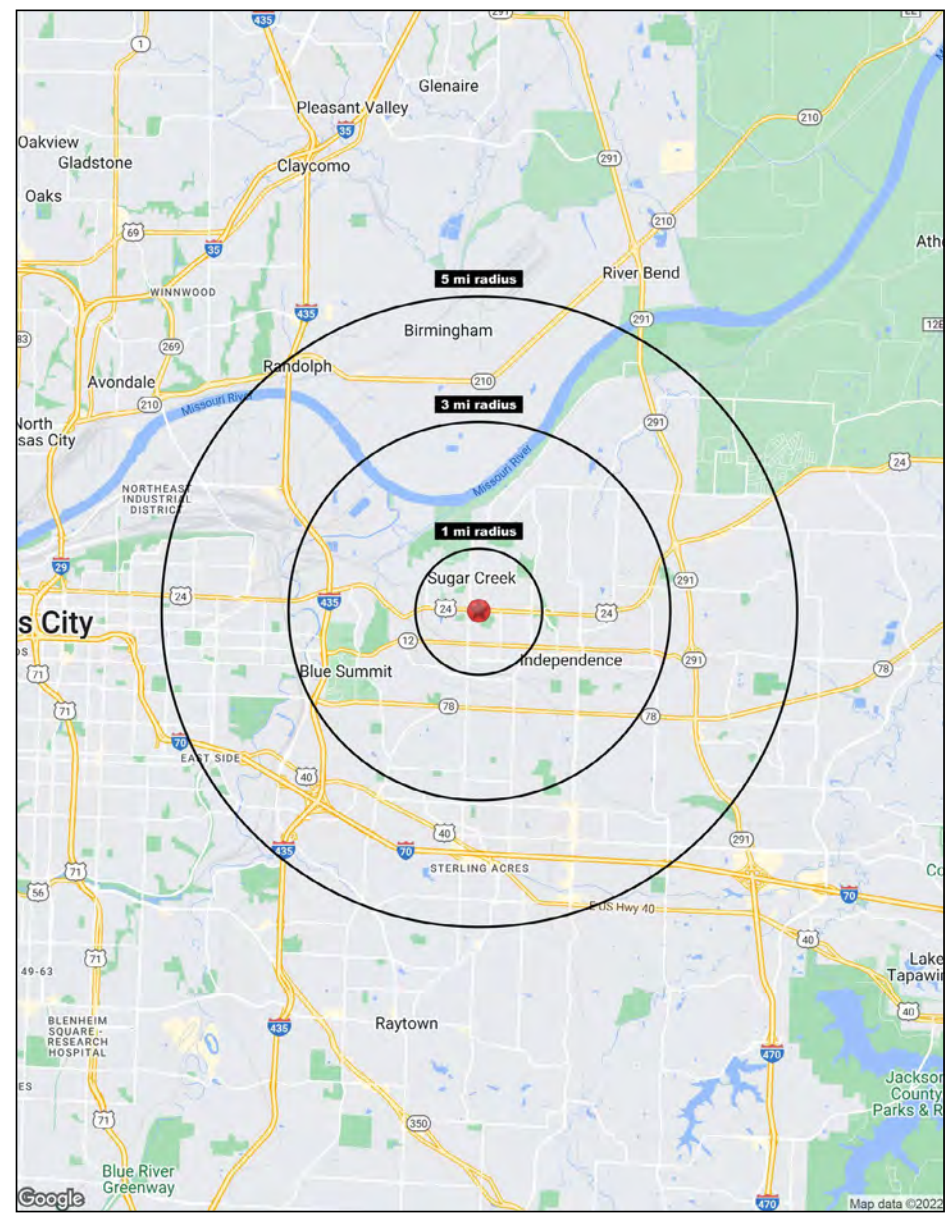
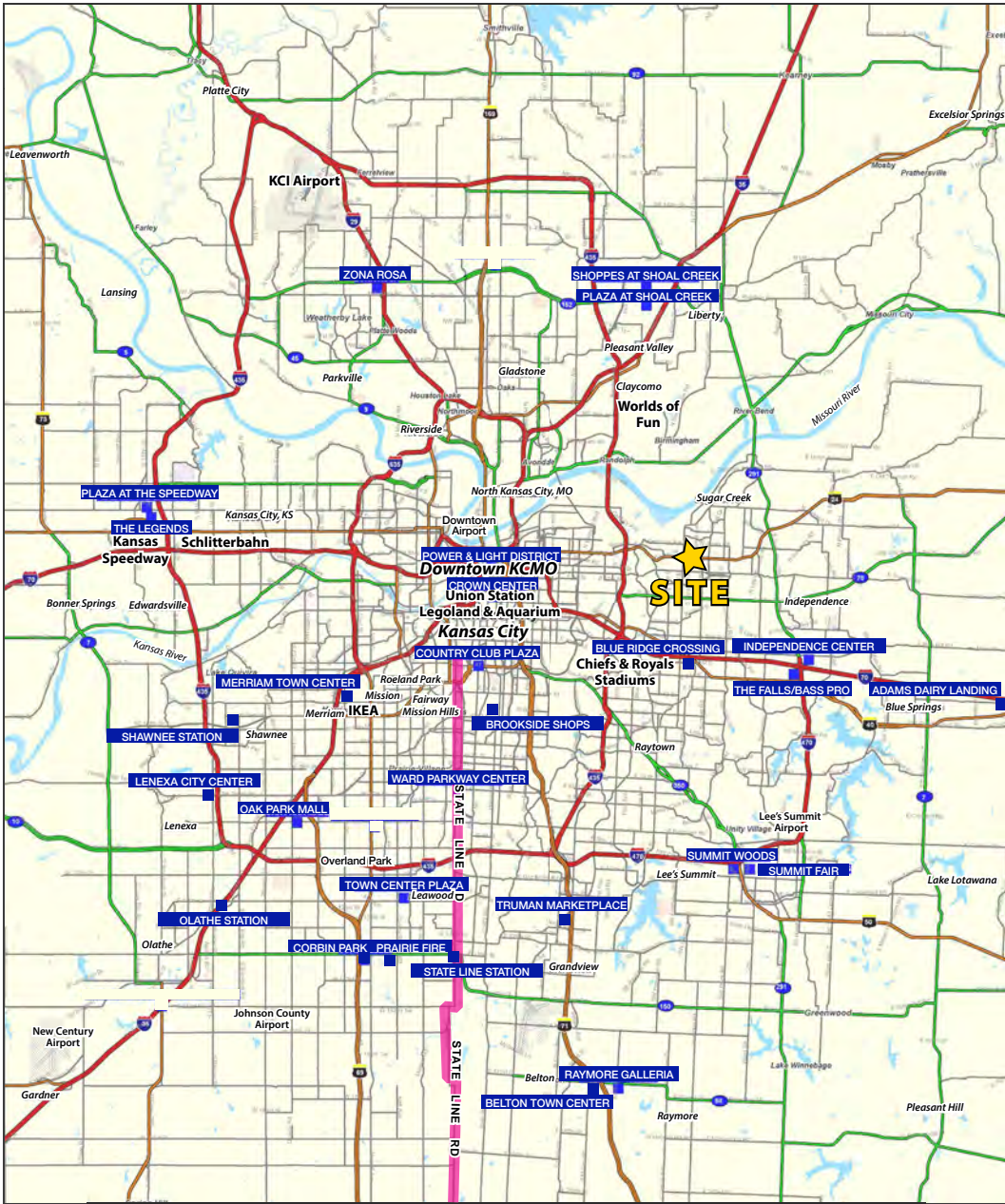
AERIAL





# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri





# 24 HIGHWAY RETAIL PAD SITE

11225 E. US 24 Highway, Independence, Missouri

11225 E. US 24 Highway Independence, MO 64054	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	10,511	54,589	141,398
2027 Projected Population	10,680	55,126	143,251
2020 Census Population	10,521	54,431	141,209
2010 Census Population	10,415	53,588	138,852
Projected Annual Growth 2022 to 2027	0.3%	0.2%	0.3%
Historical Annual Growth 2010 to 2022	-	0.2%	0.2%
2022 Median Age	39.7	38.0	36.6
<b>Households</b>			
2022 Estimated Households	4,459	22,768	56,741
2027 Projected Households	4,513	22,901	57,262
2020 Census Households	4,452	22,671	56,616
2010 Census Households	4,438	22,417	55,492
Projected Annual Growth 2022 to 2027	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2022	-	0.1%	0.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	70.9%	69.5%	60.6%
2022 Estimated Black or African American	9.3%	9.5%	13.4%
2022 Estimated Asian or Pacific Islander	1.6%	1.4%	2.7%
2022 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.9%
2022 Estimated Other Races	17.6%	18.6%	22.4%
2022 Estimated Hispanic	15.3%	16.1%	20.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$41,235	\$56,293	\$59,609
2022 Estimated Median Household Income	\$42,403	\$47,710	\$48,706
2022 Estimated Per Capita Income	\$17,758	\$23,608	\$23,999
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.0%	5.8%
2022 Estimated Some High School (Grade Level 9 to 11)	15.2%	9.2%	9.0%
2022 Estimated High School Graduate	34.7%	38.1%	37.6%
2022 Estimated Some College	24.4%	26.3%	23.7%
2022 Estimated Associates Degree Only	5.9%	7.1%	7.4%
2022 Estimated Bachelors Degree Only	10.5%	10.6%	10.8%
2022 Estimated Graduate Degree	5.4%	4.7%	5.8%
<b>Business</b>			
2022 Estimated Total Businesses	273	1,470	4,116
2022 Estimated Total Employees	3,554	14,703	54,700
2022 Estimated Employee Population per Business	13.0	10.0	13.3
2022 Estimated Residential Population per Business	38.5	37.1	34.4

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