



RETAIL SPACE AVAILABLE FOR LEASE

6527-6599 N. Oak Trafficway, Gladstone, Missouri




LEASE RATE: \$12-\$14/SF NNN

1,637 SF IN-LINE SPACE AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	711,588	79,338	180,485
Avg. Household Income	\$59,647	\$76,778	\$79,789

- Large strip center with strong tenant mix, tenants include Advanced Auto, Save A Lot, Dollar General, Rent-a-center, Bank Midwest and more
- Ample parking
- Strong demographics in a heavily trafficked trade area
- N. Oak Trafficway carries 21,000 cars per day
- Recently renovated exterior

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

For More Information Contact:

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Exclusive Agents





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DRONE PHOTO

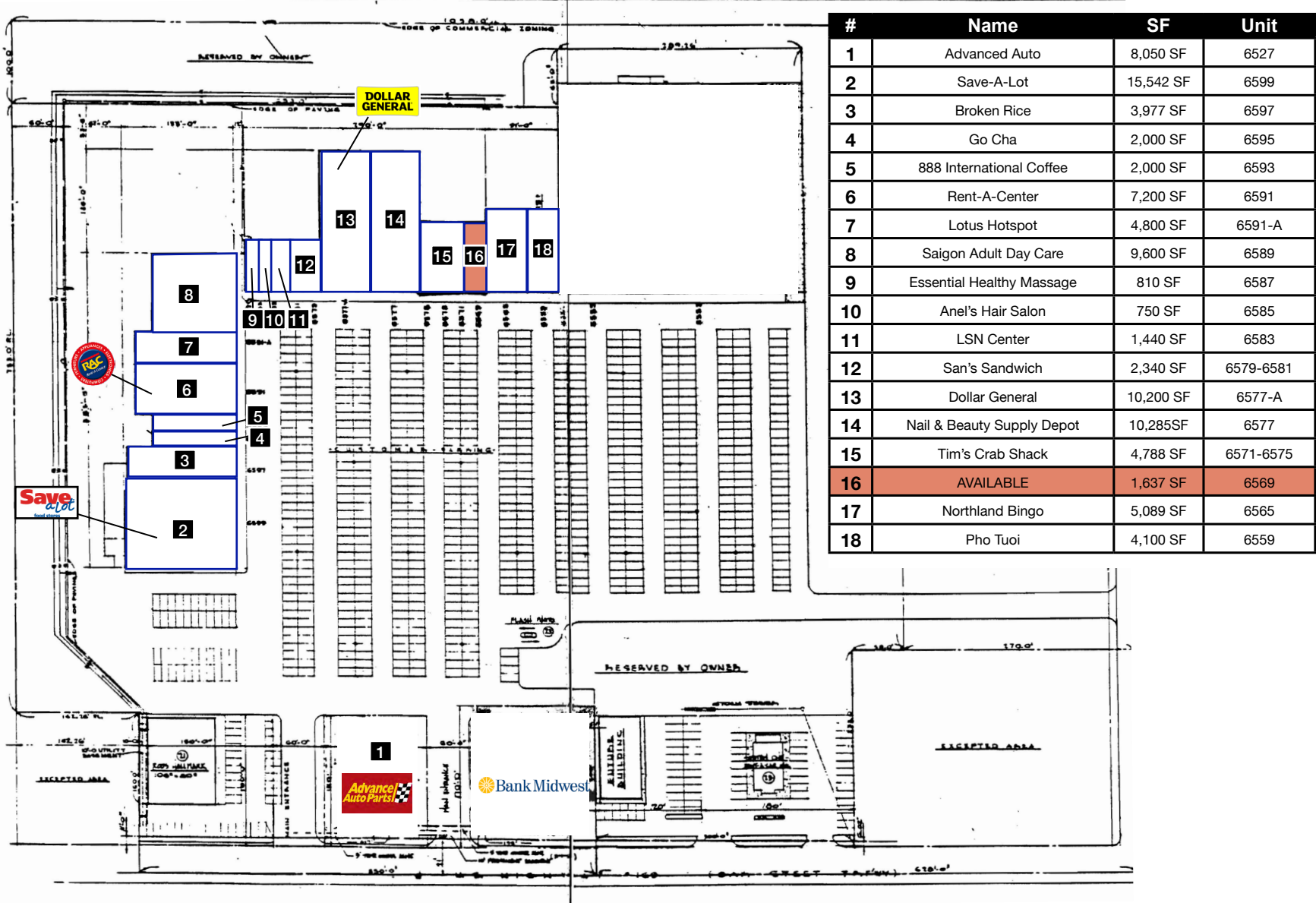




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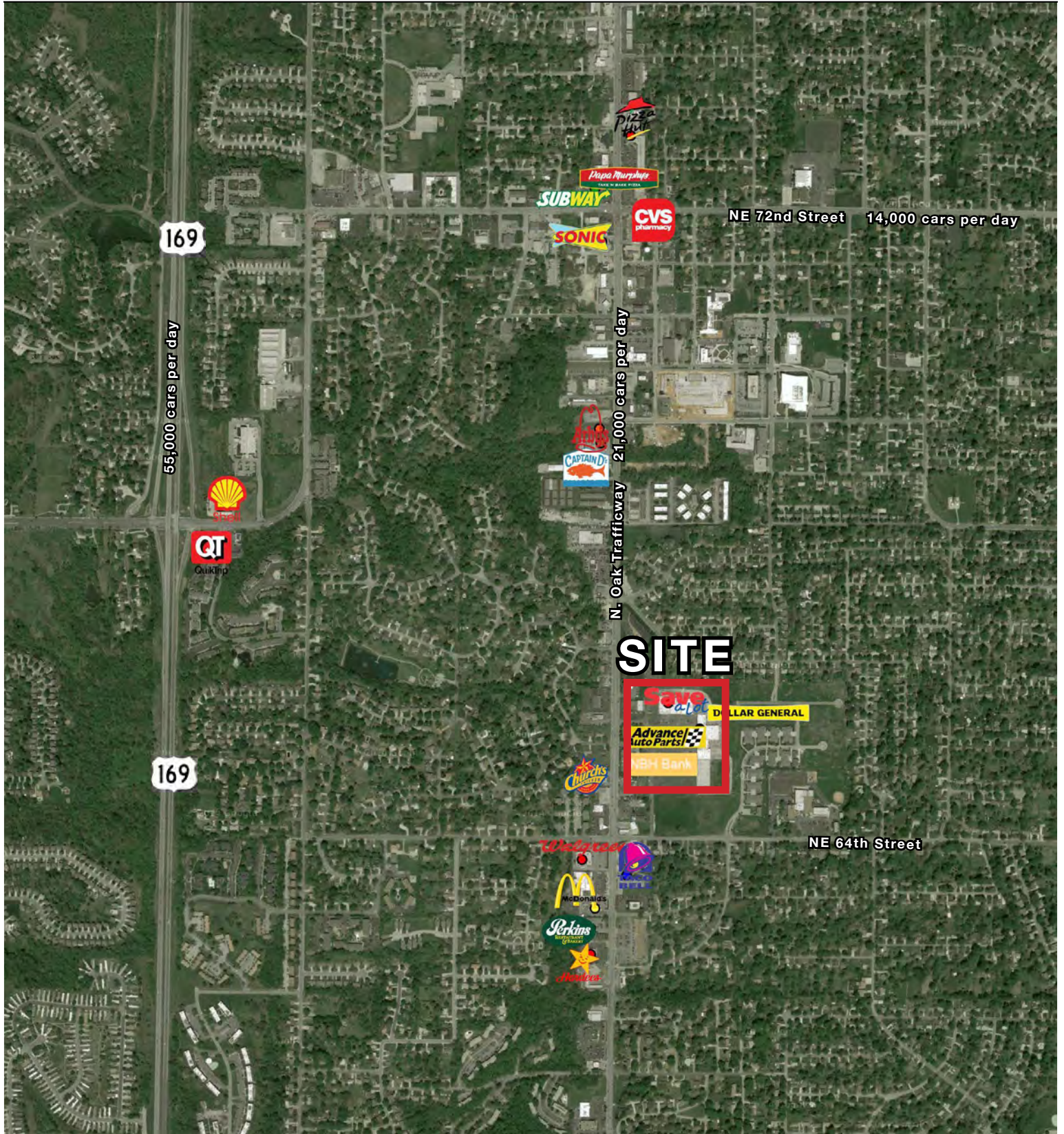
SITE PLAN



#	Name	SF	Unit
1	Advanced Auto	8,050 SF	6527
2	Save-A-Lot	15,542 SF	6599
3	Broken Rice	3,977 SF	6597
4	Go Cha	2,000 SF	6595
5	888 International Coffee	2,000 SF	6593
6	Rent-A-Center	7,200 SF	6591
7	Lotus Hotspot	4,800 SF	6591-A
8	Saigon Adult Day Care	9,600 SF	6589
9	Essential Healthy Massage	810 SF	6587
10	Anel's Hair Salon	750 SF	6585
11	LSN Center	1,440 SF	6583
12	San's Sandwich	2,340 SF	6579-6581
13	Dollar General	10,200 SF	6577-A
14	Nail & Beauty Supply Depot	10,285SF	6577
15	Tim's Crab Shack	4,788 SF	6571-6575
16	AVAILABLE	1,637 SF	6569
17	Northland Bingo	5,089 SF	6565
18	Pho Tuoi	4,100 SF	6559



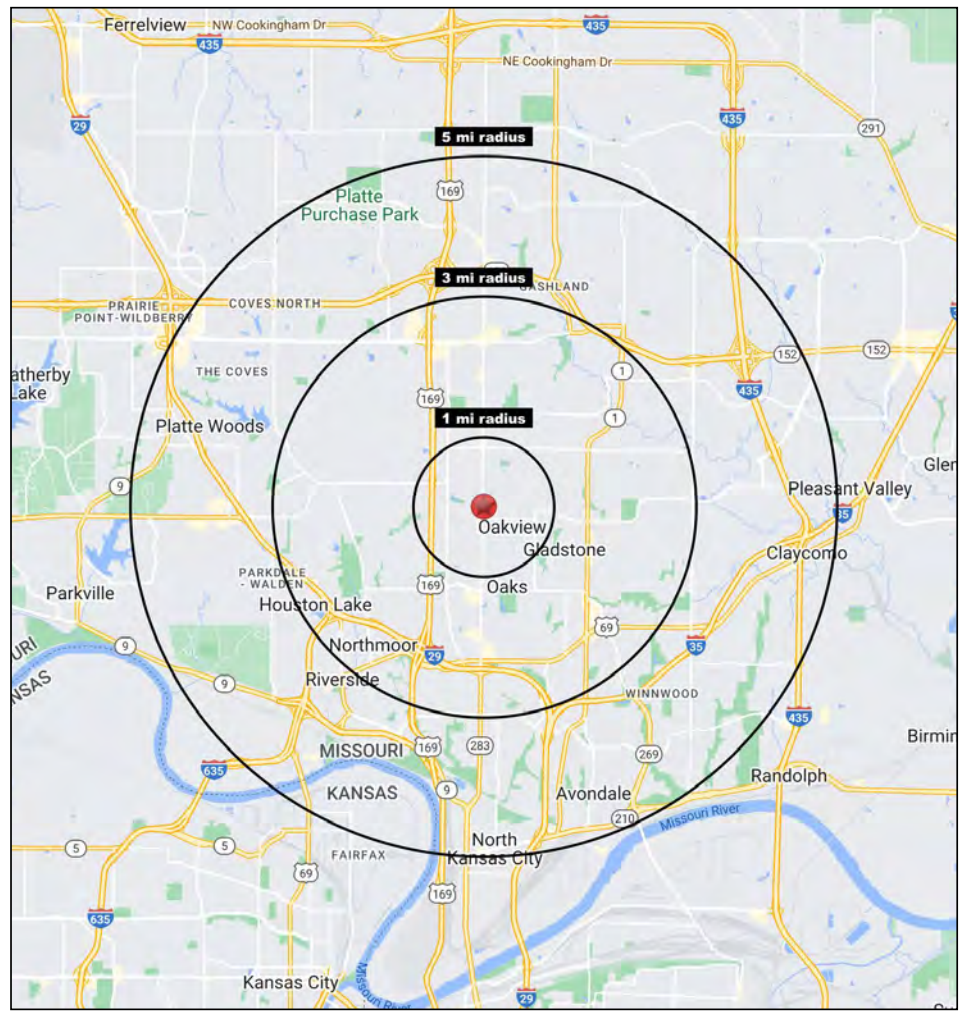
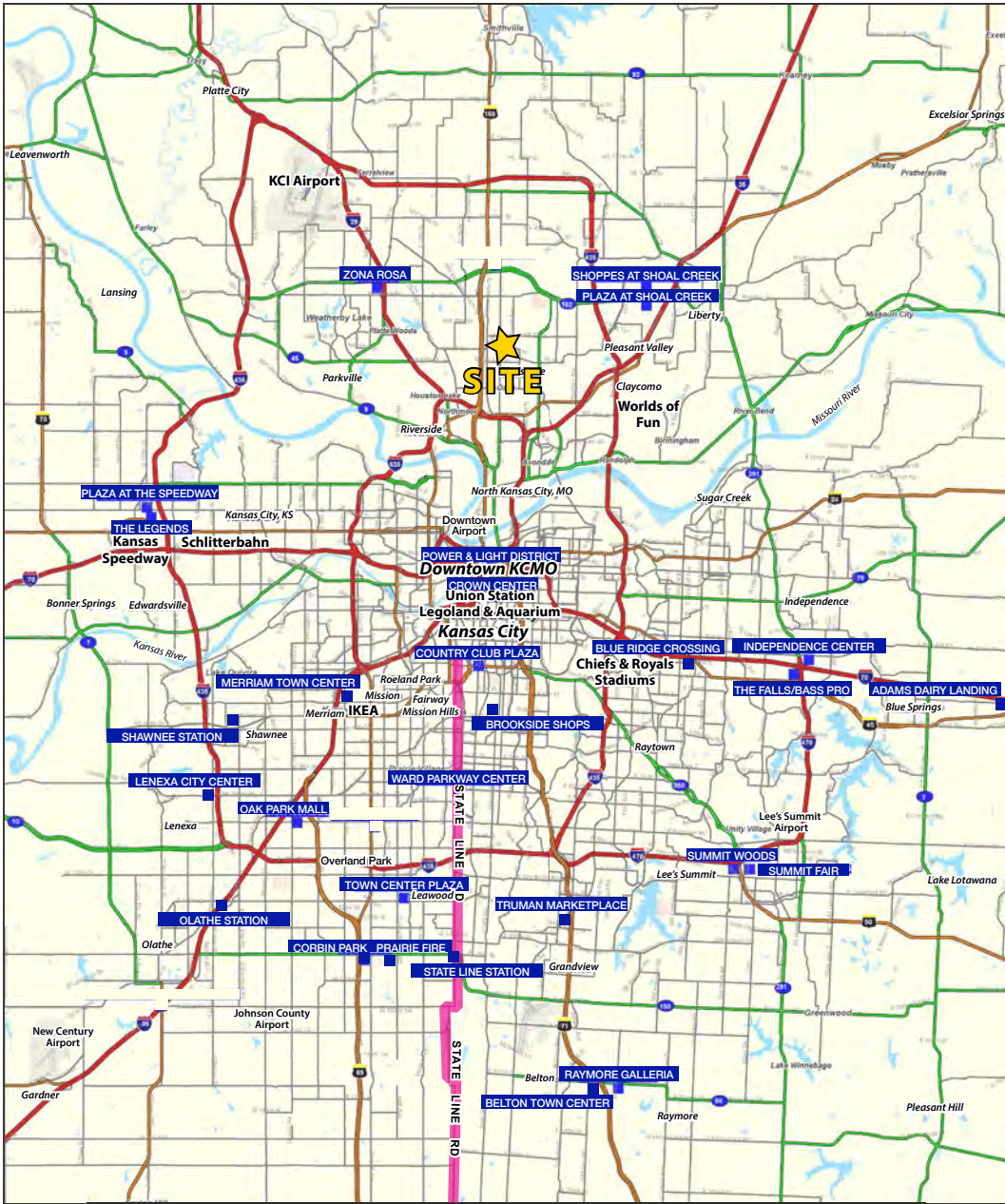
AERIAL





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6527-6599 N Oak Trafficway Gladstone, MO 64118	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,588	79,338	180,485
2027 Projected Population	11,812	83,289	190,835
2020 Census Population	11,420	78,561	176,967
2010 Census Population	10,342	71,668	153,952
Projected Annual Growth 2022 to 2027	0.4%	1.0%	1.1%
Historical Annual Growth 2010 to 2022	1.0%	0.9%	1.4%
2022 Median Age	38.1	39.3	38.1
Households			
2022 Estimated Households	5,155	33,934	76,184
2027 Projected Households	5,351	36,286	82,240
2020 Census Households	5,047	33,353	74,077
2010 Census Households	4,614	30,527	64,883
Projected Annual Growth 2022 to 2027	0.8%	1.4%	1.6%
Historical Annual Growth 2010 to 2022	1.0%	0.9%	1.5%
Race and Ethnicity			
2022 Estimated White	77.0%	75.9%	75.6%
2022 Estimated Black or African American	10.2%	10.8%	11.1%
2022 Estimated Asian or Pacific Islander	2.4%	4.0%	4.1%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2022 Estimated Other Races	9.8%	8.9%	8.8%
2022 Estimated Hispanic	9.9%	8.9%	8.7%
Income			
2022 Estimated Average Household Income	\$59,647	\$76,778	\$79,789
2022 Estimated Median Household Income	\$57,559	\$69,487	\$73,934
2022 Estimated Per Capita Income	\$26,541	\$32,866	\$33,725
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.5%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	5.0%	4.5%	4.5%
2022 Estimated High School Graduate	31.1%	28.4%	26.5%
2022 Estimated Some College	25.0%	23.1%	22.6%
2022 Estimated Associates Degree Only	8.9%	8.7%	8.6%
2022 Estimated Bachelors Degree Only	18.1%	20.8%	23.0%
2022 Estimated Graduate Degree	10.1%	12.1%	12.7%
Business			
2022 Estimated Total Businesses	377	2,115	4,716
2022 Estimated Total Employees	2,720	20,215	52,767
2022 Estimated Employee Population per Business	7.2	9.6	11.2
2022 Estimated Residential Population per Business	30.8	37.5	38.3

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