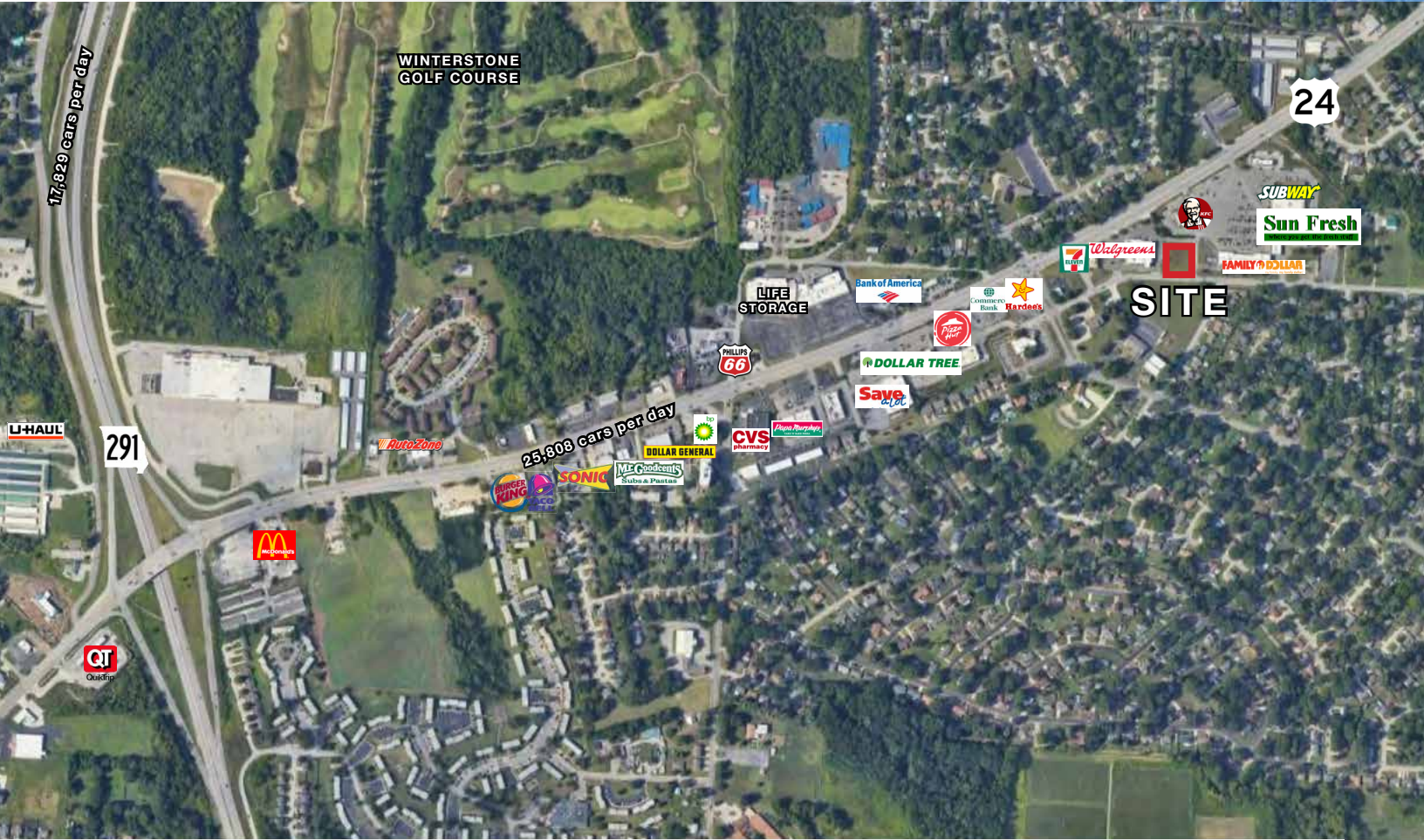




GROCERY ANCHORED CENTER PAD SITE

17830 E. Bundschu Road, Independence, MO



SALE PRICE: \$75,000 | LEASE RATE: \$60,000/YR

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,040	38,299	84,182
Avg. Household Income	\$77,520	\$83,977	\$81,092

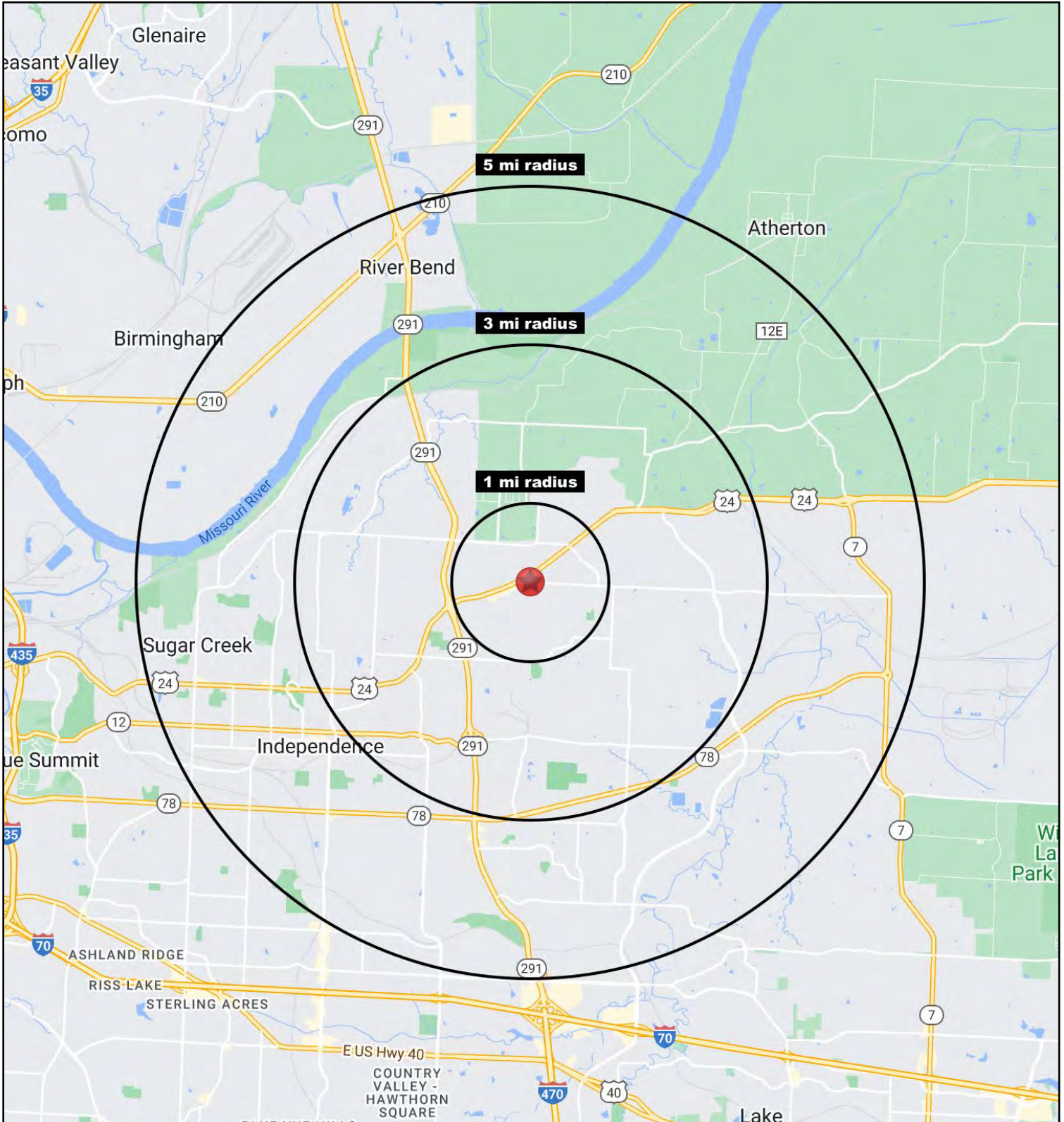
- .65 acre pad site for sale or lease
- Pad site of a Sun Fresh grocery anchored center
- Next to Walgreen's
- High traffic on 24 Highway
- Densely populated
- All utilities to site

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

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.





GROCERY ANCHORED CENTER PAD SITE

17830 E. Bundschu Road, Independence, MO

17830 E Bundschu Rd Independence, MO 64056	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,040	38,299	84,182
2028 Projected Population	11,990	38,732	85,705
2020 Census Population	12,158	38,280	83,696
2010 Census Population	11,800	36,715	80,531
Projected Annual Growth 2023 to 2028	-	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%
2023 Median Age	32.0	35.4	37.8
Households			
2023 Estimated Households	4,423	14,631	34,271
2028 Projected Households	4,354	14,611	34,417
2020 Census Households	4,410	14,424	33,630
2010 Census Households	4,286	13,878	32,533
Projected Annual Growth 2023 to 2028	-0.3%	-	-
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.4%
Race and Ethnicity			
2023 Estimated White	73.1%	75.7%	75.9%
2023 Estimated Black or African American	13.7%	11.7%	11.4%
2023 Estimated Asian or Pacific Islander	1.5%	1.6%	1.6%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	11.2%	10.5%	10.6%
2023 Estimated Hispanic	10.1%	9.6%	10.0%
Income			
2023 Estimated Average Household Income	\$77,520	\$83,977	\$81,092
2023 Estimated Median Household Income	\$60,832	\$64,272	\$62,143
2023 Estimated Per Capita Income	\$28,483	\$32,143	\$33,112
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.1%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	9.4%	6.3%	6.3%
2023 Estimated High School Graduate	40.4%	41.4%	38.2%
2023 Estimated Some College	21.5%	22.9%	23.6%
2023 Estimated Associates Degree Only	9.9%	10.0%	9.1%
2023 Estimated Bachelors Degree Only	10.8%	11.9%	13.5%
2023 Estimated Graduate Degree	5.6%	5.3%	7.1%
Business			
2023 Estimated Total Businesses	118	614	2,075
2023 Estimated Total Employees	781	6,086	18,987
2023 Estimated Employee Population per Business	6.6	9.9	9.2
2023 Estimated Residential Population per Business	102.0	62.4	40.6

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