



# WAREHOUSE W/ OUTDOOR STORAGE

120 W. 31st Street, Independence, MO




## LEASE RATE: \$10/SF MOD. GROSS | 10,000 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,027	85,098	156,102
Avg. Household Income	\$88,523	\$74,483	\$81,069

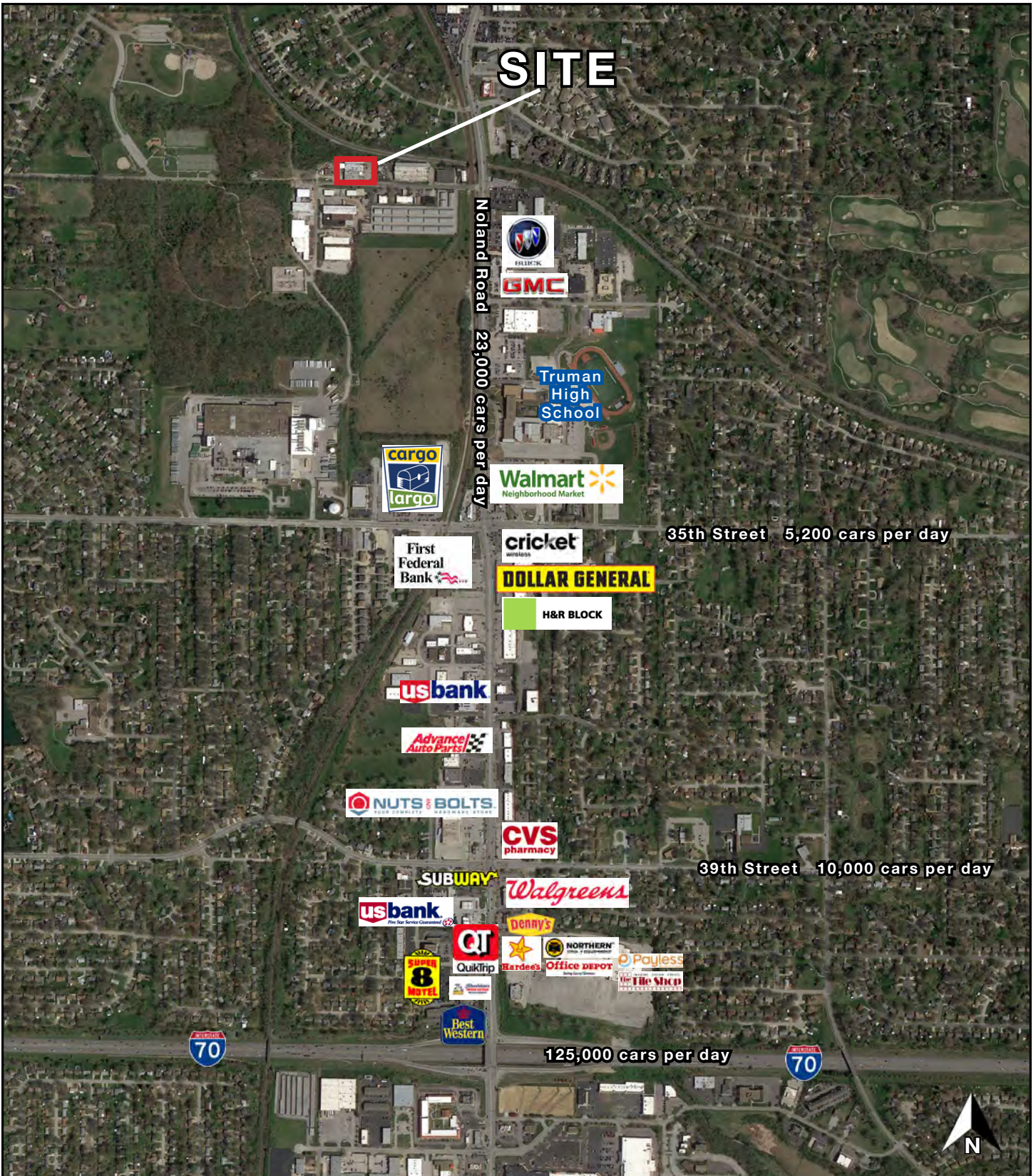
- **PLEASE DO NOT DISTURB EXISTING TENANT**
- Zoned I-1 (industrial/warehouse storage)
- 16' ceiling, 14' drive-in door
- Approximately 12,000 SF of fenced outdoor storage
- Additional 10,000 SF of building with more outdoor storage available soon

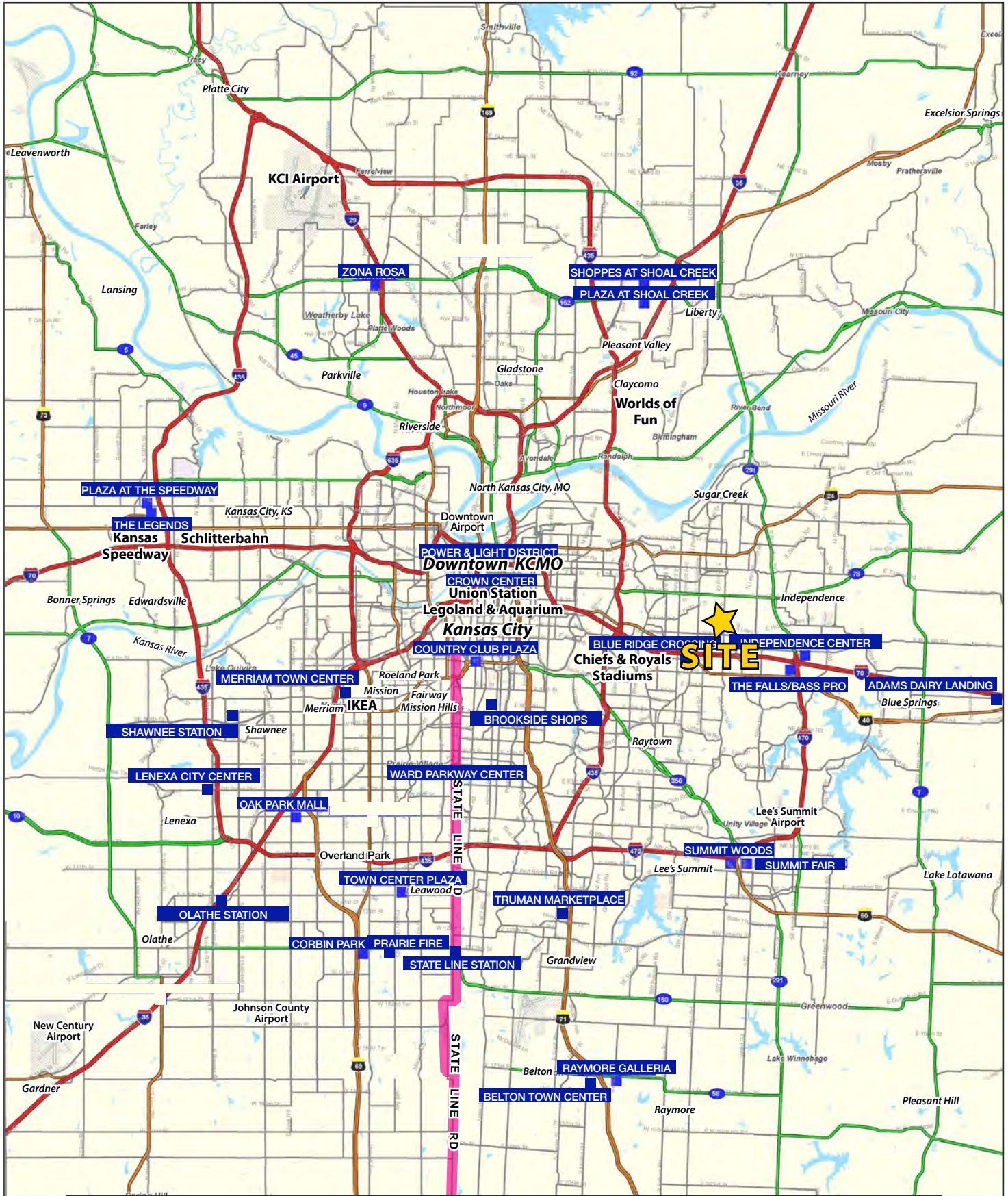
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

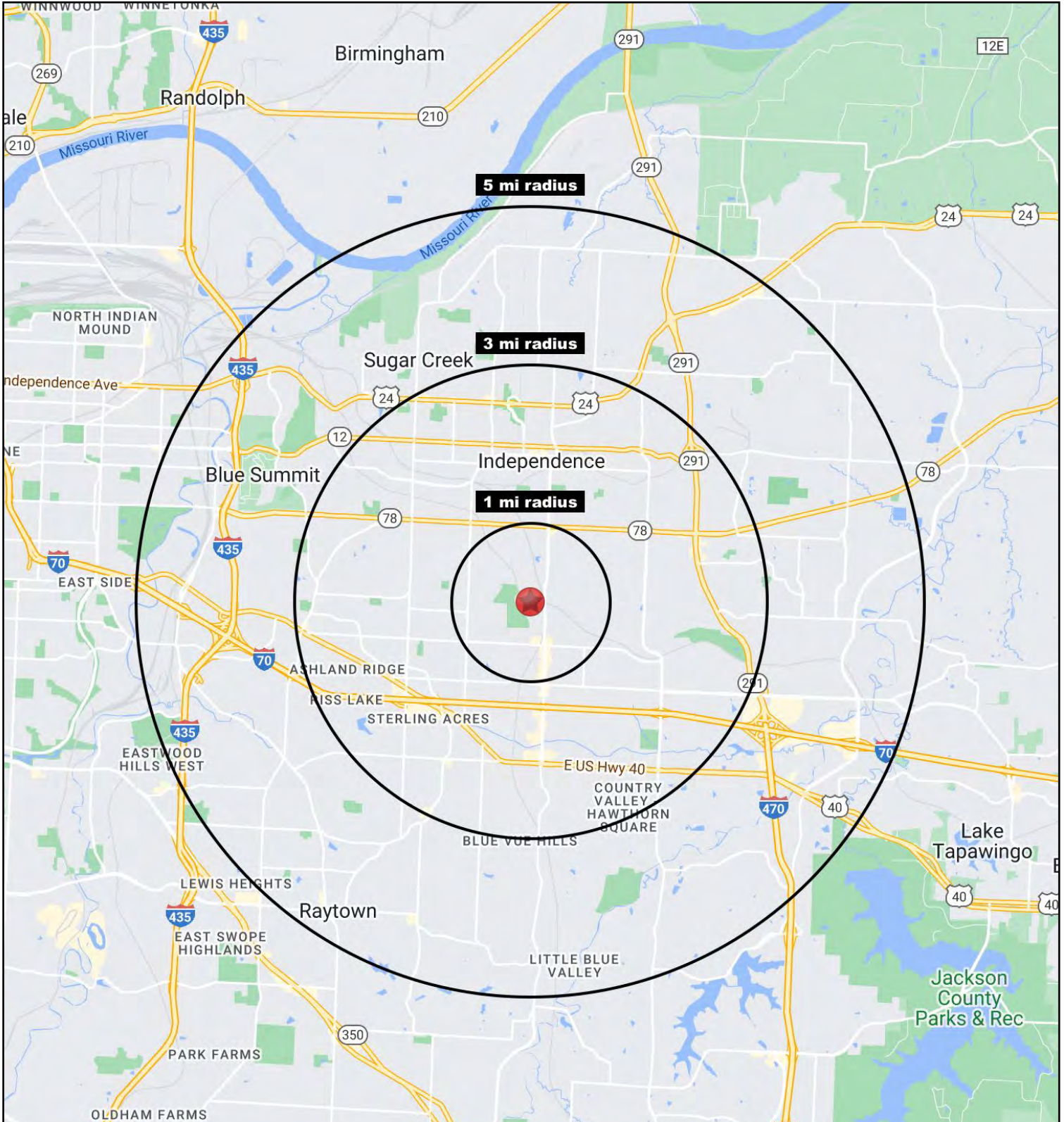
For More Information Contact: *Exclusive Agent*  
BOB JAEKEL | 816.412.7365 | [bjaekel@blockandco.com](mailto:bjaekel@blockandco.com)



AERIAL









# WAREHOUSE W/ OUTDOOR STORAGE

120 W. 31st Street, Independence, MO

120 W 31 St S Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,027	85,098	156,102
2028 Projected Population	8,919	85,893	158,687
2020 Census Population	9,088	85,158	155,610
2010 Census Population	8,526	81,543	149,946
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	0.5%	0.3%	0.3%
2023 Median Age	41.3	39.8	39.1
<b>Households</b>			
2023 Estimated Households	3,821	37,087	66,289
2028 Projected Households	3,720	36,926	66,484
2020 Census Households	3,805	36,681	65,309
2010 Census Households	3,569	35,234	62,651
Projected Annual Growth 2023 to 2028	-0.5%	-	-
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	77.1%	71.4%	69.5%
2023 Estimated Black or African American	9.4%	14.9%	17.0%
2023 Estimated Asian or Pacific Islander	1.5%	1.6%	1.6%
2023 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
2023 Estimated Other Races	11.4%	11.5%	11.4%
2023 Estimated Hispanic	10.9%	11.5%	11.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$88,523	\$74,483	\$81,069
2023 Estimated Median Household Income	\$65,421	\$57,459	\$61,180
2023 Estimated Per Capita Income	\$37,522	\$32,577	\$34,519
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.6%	2.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.9%	6.9%
2023 Estimated High School Graduate	38.4%	36.9%	35.6%
2023 Estimated Some College	25.2%	24.6%	24.4%
2023 Estimated Associates Degree Only	7.0%	8.4%	8.4%
2023 Estimated Bachelors Degree Only	12.2%	14.1%	14.4%
2023 Estimated Graduate Degree	11.0%	7.5%	7.8%
<b>Business</b>			
2023 Estimated Total Businesses	274	2,595	4,772
2023 Estimated Total Employees	2,089	20,970	45,728
2023 Estimated Employee Population per Business	7.6	8.1	9.6
2023 Estimated Residential Population per Business	32.9	32.8	32.7

©2023. Sites USA. Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023. TIGER Geographv - RS1

