



# Eastern Jackson County Auto Shop For Sale

**CONFIDENTIAL** | Grandview, Missouri




## SALE PRICE: \$750,000 | 5,000+/- SF BUILDING ON .48 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,822	50,984	111,865
Avg. Household Income	\$60,012	\$79,714	\$93,740

- Eight bays and six lifts
- All FF&E to stay with sale
- Operating since 1974
- Highway frontage and visibility
- Intersection carries over 105,000 cars per day
- New roof and new HVAC
- *CONFIDENTIAL - please do not disturb current tenant*

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

[For More Information Contact:](#)

*Exclusive Agent*

**BILL MAAS, CCIM** | 816.412.7392 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)





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## ABOUT THE PROPERTY

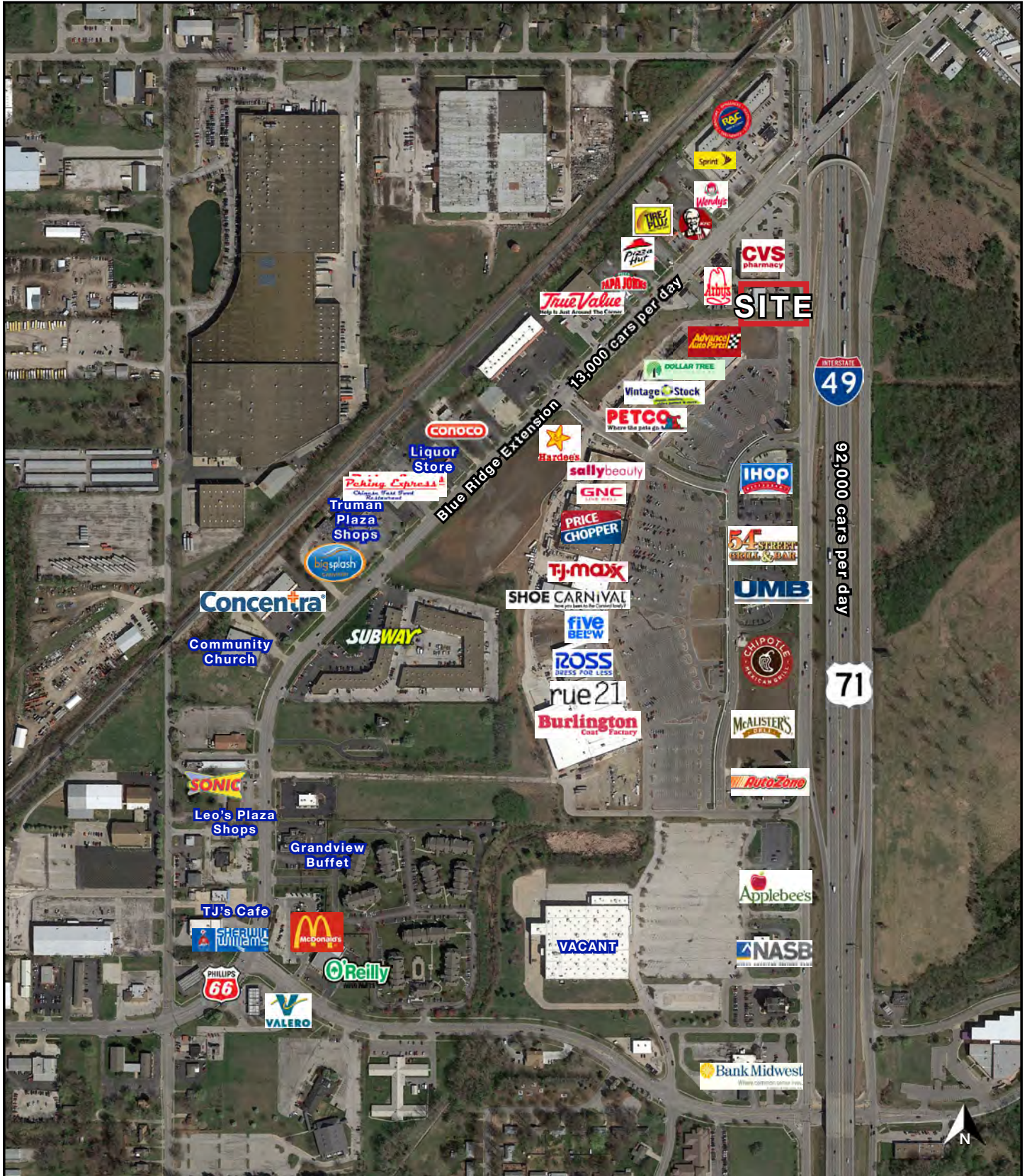
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Grandview Shop has eight bays, six bays have lifts. Shop has a Hunter Road force balancer and a Hunter tire mounting machine. There is a Robinair A/C recovery machine and a variety of specialty hand tools.

The shop first opened for business in November 1974 as a Midas Shop, it is cinder block construction with a steel roof. The building had a complete tear off and re roof in 2018 with a 40 year warranty, at a cost of \$55,500. The parking lot was resurfaced in 2022. The waiting room furnace and A/C unit was replaced this year. The shop area is equipped with 2 brand new (6 months old) 350,000 BTU gas forced air heaters. The shop also has a 350,000 BTU waste oil heater with a 2000 gallon storage tank.



**AERIAL**

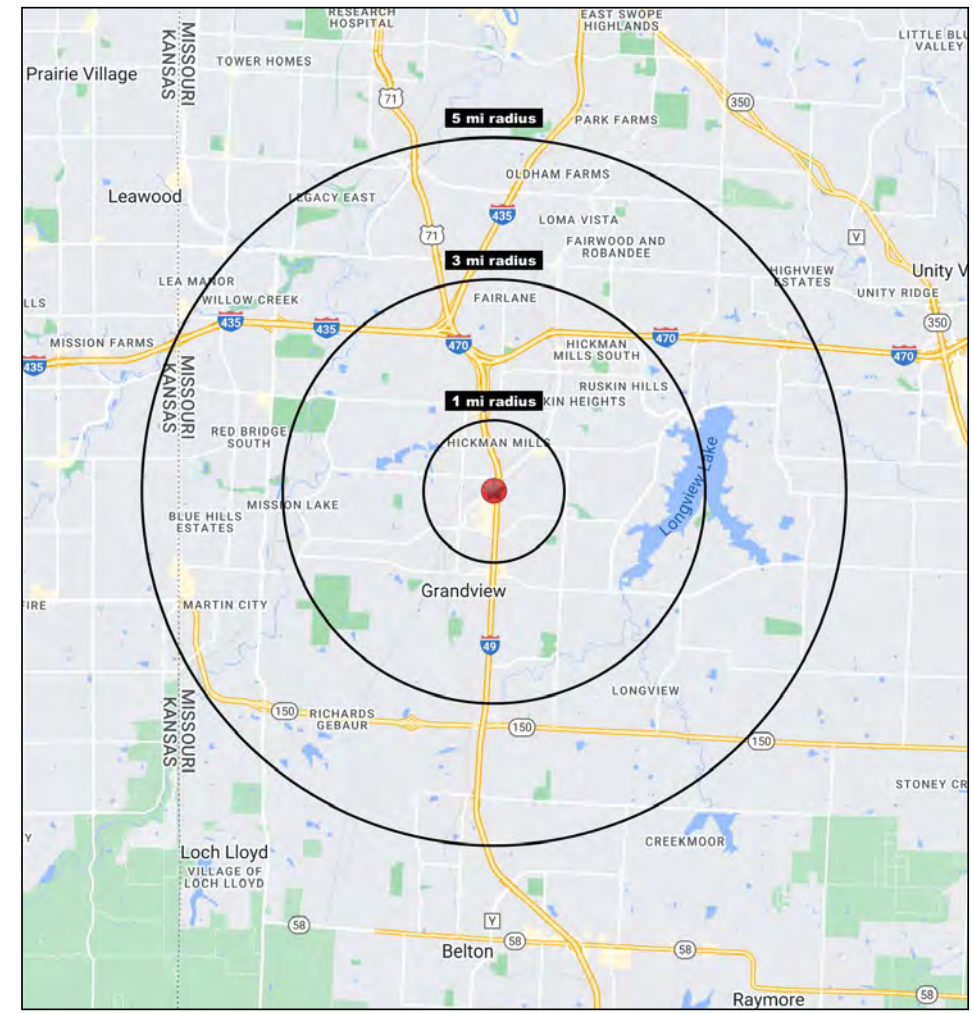
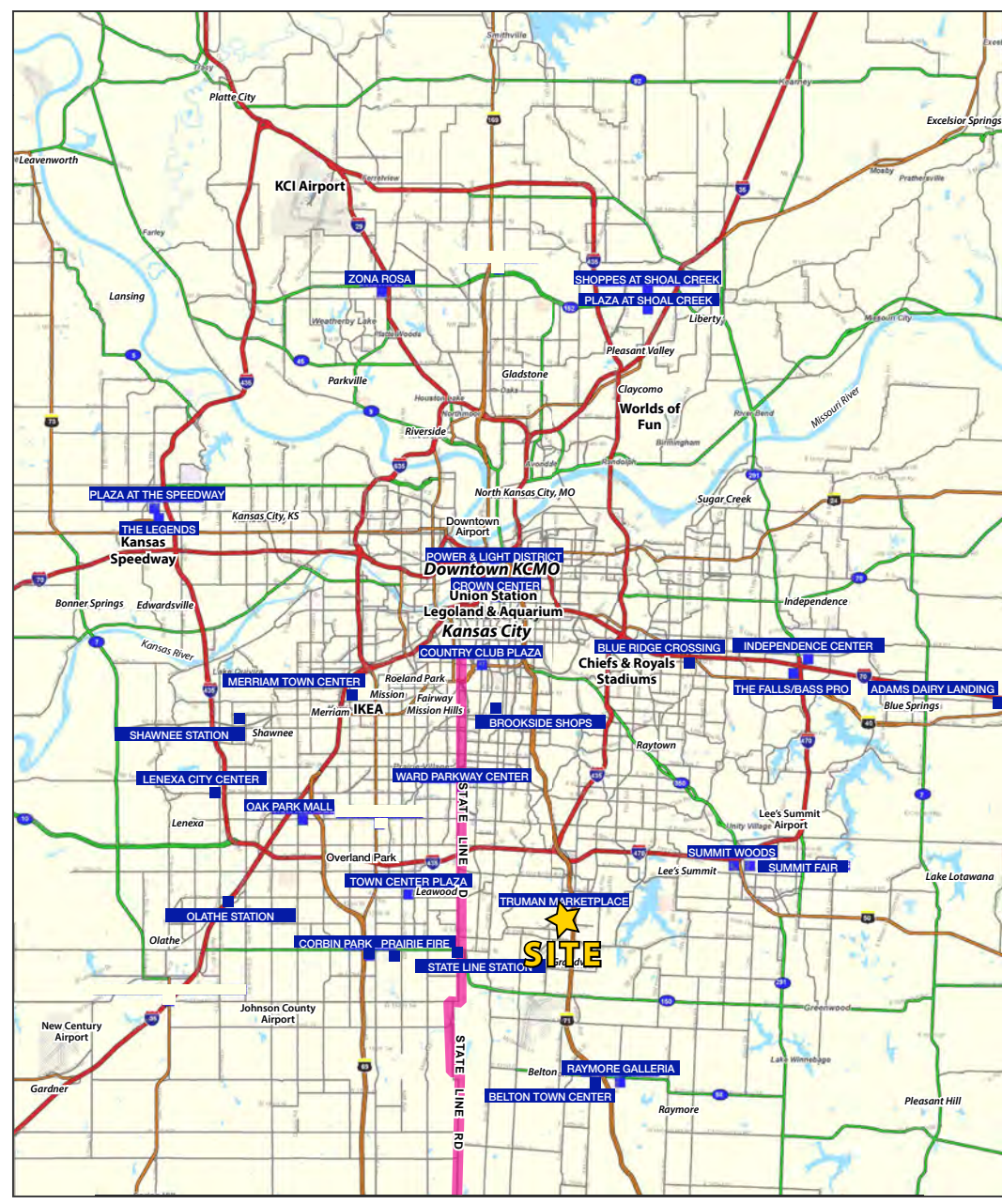






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## CONFIDENTIAL | Grandview, Missouri

Grandview, MO 64030	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	7,822	50,984	111,865
2028 Projected Population	7,798	51,069	112,796
2020 Census Population	7,779	51,007	111,779
2010 Census Population	7,415	49,509	106,176
Projected Annual Growth 2023 to 2028	-	-	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.2%	0.4%
2023 Median Age	35.0	35.0	37.2
<b>Households</b>			
2023 Estimated Households	3,581	20,467	46,795
2028 Projected Households	3,517	20,224	46,620
2020 Census Households	3,526	20,236	46,188
2010 Census Households	3,266	19,235	43,041
Projected Annual Growth 2023 to 2028	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	38.2%	45.5%	53.1%
2023 Estimated Black or African American	49.7%	41.3%	34.6%
2023 Estimated Asian or Pacific Islander	2.0%	2.0%	2.7%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	9.7%	10.8%	9.1%
2023 Estimated Hispanic	8.3%	9.9%	8.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$60,012	\$79,714	\$93,740
2023 Estimated Median Household Income	\$40,102	\$56,688	\$66,811
2023 Estimated Per Capita Income	\$27,574	\$32,077	\$39,302
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.7%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.8%	5.7%	4.9%
2023 Estimated High School Graduate	35.3%	31.6%	27.0%
2023 Estimated Some College	24.3%	25.7%	24.5%
2023 Estimated Associates Degree Only	9.4%	8.1%	7.5%
2023 Estimated Bachelors Degree Only	13.6%	17.6%	21.8%
2023 Estimated Graduate Degree	7.5%	8.6%	12.4%
<b>Business</b>			
2023 Estimated Total Businesses	382	1,687	3,748
2023 Estimated Total Employees	4,143	17,091	43,778
2023 Estimated Employee Population per Business	10.8	10.1	11.7
2023 Estimated Residential Population per Business	20.5	30.2	29.8

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