

# Freestanding Second Generation Restaurant

19850 E. Valley View Parkway, Independence, Missouri



## FOR LEASE | 4,200 SF BUILDING ON 1.35 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,112	46,606	125,439
Avg. Household Income	\$61,718	\$109,674	\$103,768

- Turn-key restaurant - Former Hooters
- All fixtures, furniture, and equipment included
- Spacious parking lot for 65+
- Surrounding tenants include Costco, Lowe's, Cable Dahmer Arena, Main Event, Carraba's, Bass Pro Shop, Menard's, Macy's, Sears, Dillards, Walmart Supercenter, Sam's Club, Target, JC Penny, Hobby Lobby, Best Buy, PetSmart, AMC Theaters, and more



CLICK HERE TO VIEW MORE  
BLOCK & CO. LISTINGS

For More Information Contact:

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*Exclusive Agents*



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### AERIAL







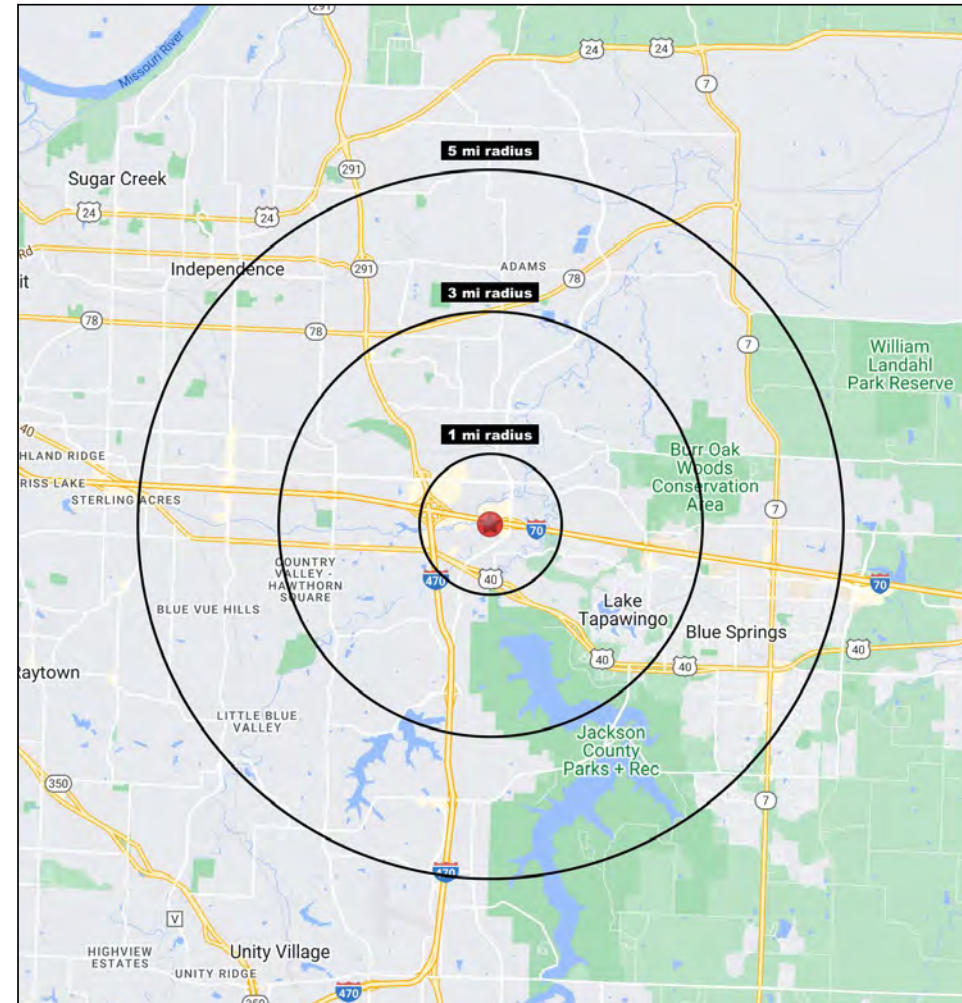
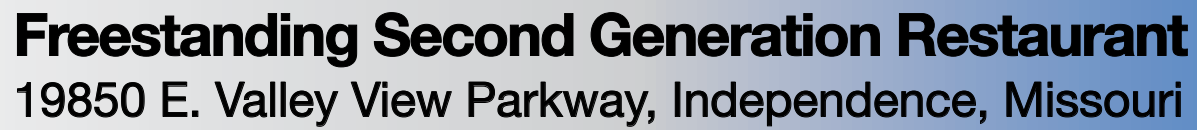
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## PHOTOS







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19850 E Valley View Pkwy Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	3,112	46,606	125,439
2029 Projected Population	2,991	46,089	125,851
2020 Census Population	3,301	49,407	128,122
2010 Census Population	2,485	45,100	119,506
Projected Annual Growth 2024 to 2029	-0.8%	-0.2%	-
Historical Annual Growth 2010 to 2024	1.8%	0.2%	0.4%
2024 Median Age	45.5	40.0	39.6
<b>Households</b>			
2024 Estimated Households	1,757	19,955	52,153
2029 Projected Households	1,669	19,626	52,109
2020 Census Households	1,737	20,351	51,845
2010 Census Households	1,107	18,490	48,349
Projected Annual Growth 2024 to 2029	-1.0%	-0.3%	-
Historical Annual Growth 2010 to 2024	4.2%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	61.9%	64.5%	63.1%
2024 Estimated Black or African American	21.3%	21.5%	23.3%
2024 Estimated Asian or Pacific Islander	3.5%	2.4%	2.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	13.0%	11.3%	10.5%
2024 Estimated Hispanic	13.3%	11.3%	10.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$61,718	\$109,674	\$103,768
2024 Estimated Median Household Income	\$52,781	\$86,525	\$81,084
2024 Estimated Per Capita Income	\$35,341	\$47,007	\$43,201
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.3%	1.5%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.6%	3.9%
2024 Estimated High School Graduate	39.1%	28.8%	30.2%
2024 Estimated Some College	20.5%	23.9%	23.0%
2024 Estimated Associates Degree Only	7.0%	8.7%	8.3%
2024 Estimated Bachelors Degree Only	15.9%	21.4%	20.3%
2024 Estimated Graduate Degree	10.3%	12.1%	12.5%
<b>Business</b>			
2024 Estimated Total Businesses	418	1,363	4,573
2024 Estimated Total Employees	7,682	14,989	40,967
2024 Estimated Employee Population per Business	18.4	11.0	9.0
2024 Estimated Residential Population per Business	7.4	34.2	27.4

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