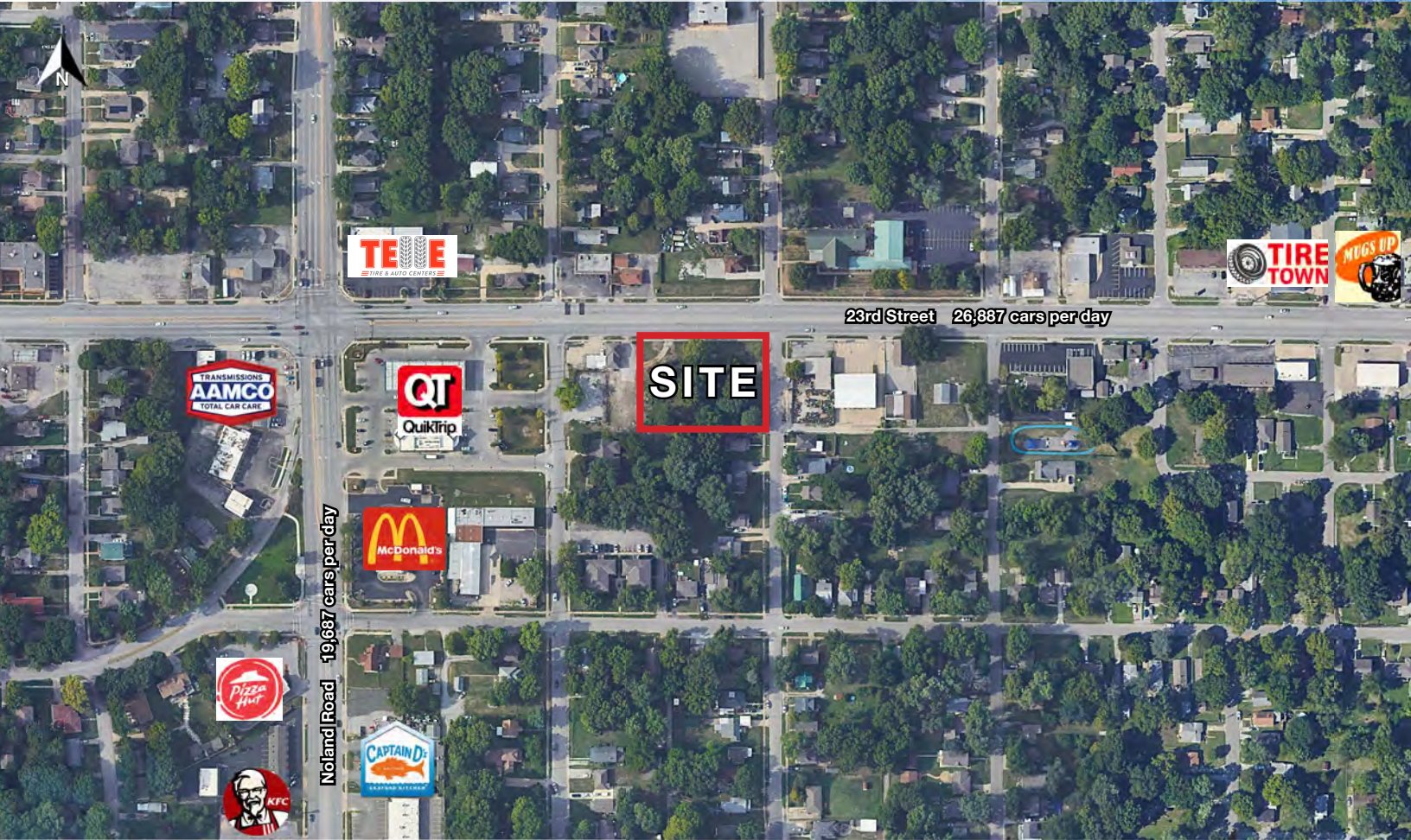




# 23RD & NOLAND ROAD PAD SITE

311-327 E. 23rd Street Independence, Missouri



## SALE PRICE: \$399,000 | 0.84 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,455	79,876	146,096
Avg. Household Income	\$70,610	\$75,176	\$81,087

- Busy 23rd Street and Noland Road intersection
- Enhanced Enterprise Zone
- Noland Road/23rd Street TIF District
- Excellent pad site



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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

*Exclusive Agent*

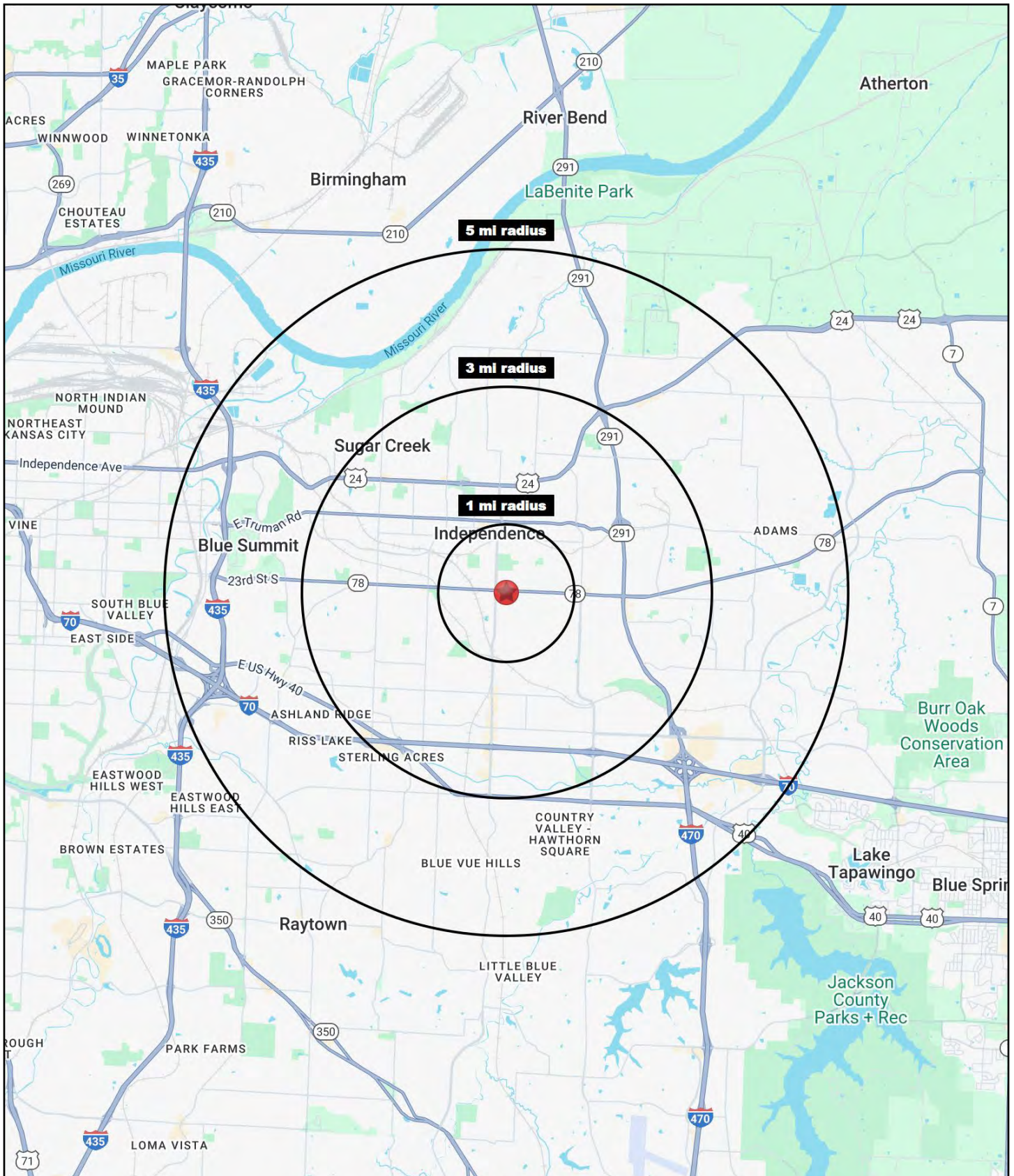






# 23RD & NOLAND ROAD PAD SITE

311-327 E. 23rd Street Independence, Missouri





# 23RD & NOLAND ROAD PAD SITE

## 311-327 E. 23rd Street Independence, Missouri

311-327 E. 23rd Street Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,455	79,876	146,096
2029 Projected Population	9,285	78,141	144,160
2020 Census Population	9,682	80,755	148,854
2010 Census Population	9,564	77,940	142,612
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
2024 Median Age	39.3	40.2	39.7
<b>Households</b>			
2024 Estimated Households	4,009	34,201	61,920
2029 Projected Households	3,923	33,325	60,807
2020 Census Households	3,985	34,271	62,037
2010 Census Households	4,000	33,213	59,357
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	77.8%	75.4%	72.2%
2024 Estimated Black or African American	9.1%	10.6%	14.1%
2024 Estimated Asian or Pacific Islander	1.3%	1.5%	1.6%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2024 Estimated Other Races	11.1%	11.9%	11.6%
2024 Estimated Hispanic	10.8%	11.6%	11.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$70,610	\$75,176	\$81,087
2024 Estimated Median Household Income	\$55,298	\$59,967	\$63,627
2024 Estimated Per Capita Income	\$30,039	\$32,278	\$34,445
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.1%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.5%	6.8%
2024 Estimated High School Graduate	35.8%	37.0%	35.3%
2024 Estimated Some College	28.4%	24.2%	23.8%
2024 Estimated Associates Degree Only	7.7%	8.8%	8.9%
2024 Estimated Bachelors Degree Only	11.3%	13.2%	14.4%
2024 Estimated Graduate Degree	7.0%	7.2%	7.8%
<b>Business</b>			
2024 Estimated Total Businesses	455	2,486	4,342
2024 Estimated Total Employees	2,857	20,756	42,176
2024 Estimated Employee Population per Business	6.3	8.3	9.7
2024 Estimated Residential Population per Business	20.8	32.1	33.6

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