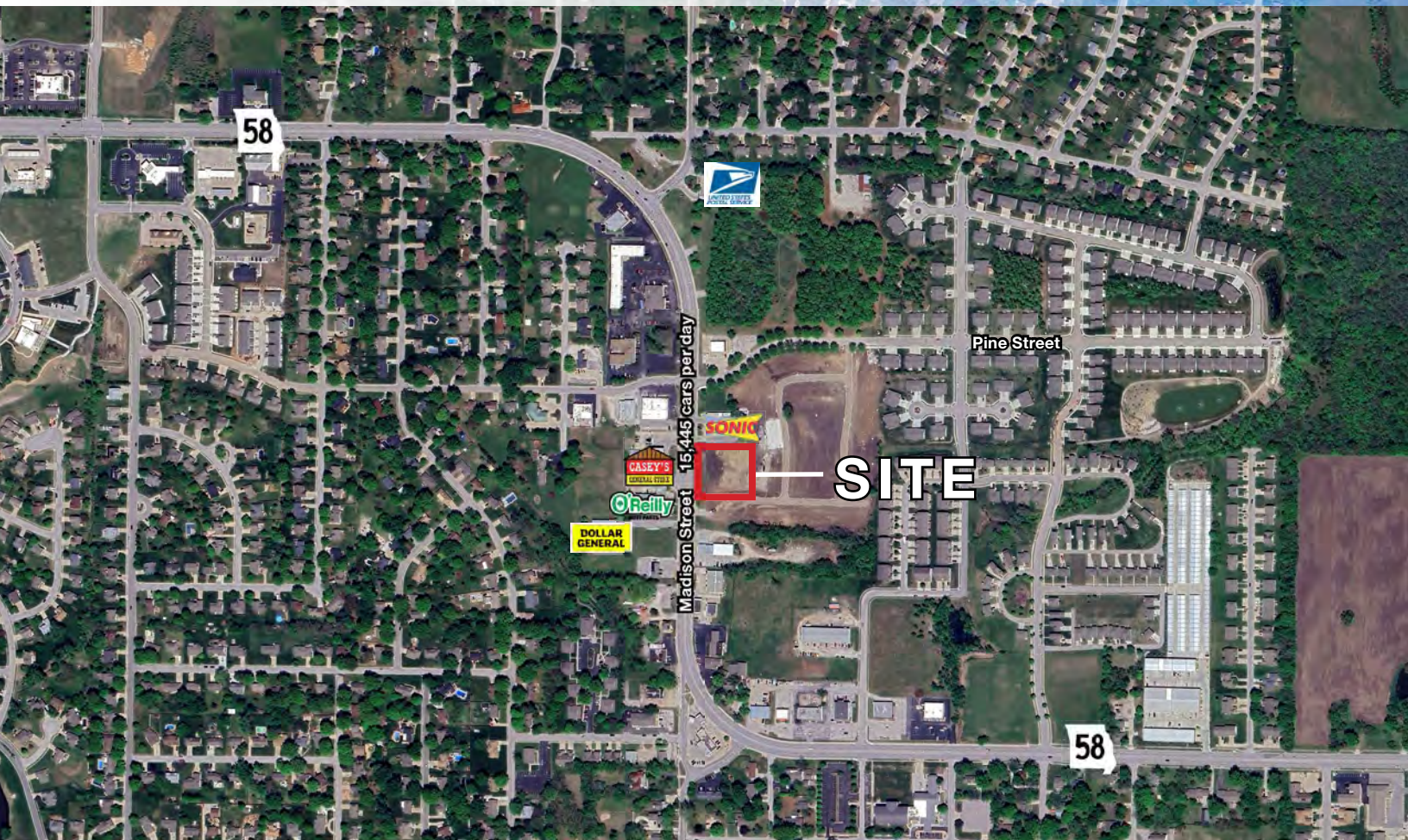


# PRIME COMMERCIAL PAD SITE

Madison Street & Pawpaw Road, (NEC), Raymore, MO



## SALE PRICE: \$460,000 | 1.32 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,426	30,254	70,486
Avg. Household Income	\$99,877	\$116,612	\$115,046

- Zoned C-2 (Neighborhood Shopping Center District)
- Ideal for retail or QSR
- Highly visible frontage on N. Madison near Pine Street
- Surrounded by established businesses and growing residential neighborhoods
- Utilities available at or near site
- 58 Highway frontage
- Near Interstate 49



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

RYAN CLINE | 816.412.7330 | [rcline@blockandco.com](mailto:rcline@blockandco.com)

BILL MAAS, CCIM | 816.412.7307 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

Exclusive Agents





# PRIME COMMERCIAL PAD SITE

Madison Street & Pawpaw Road (NEC), Raymore, MO

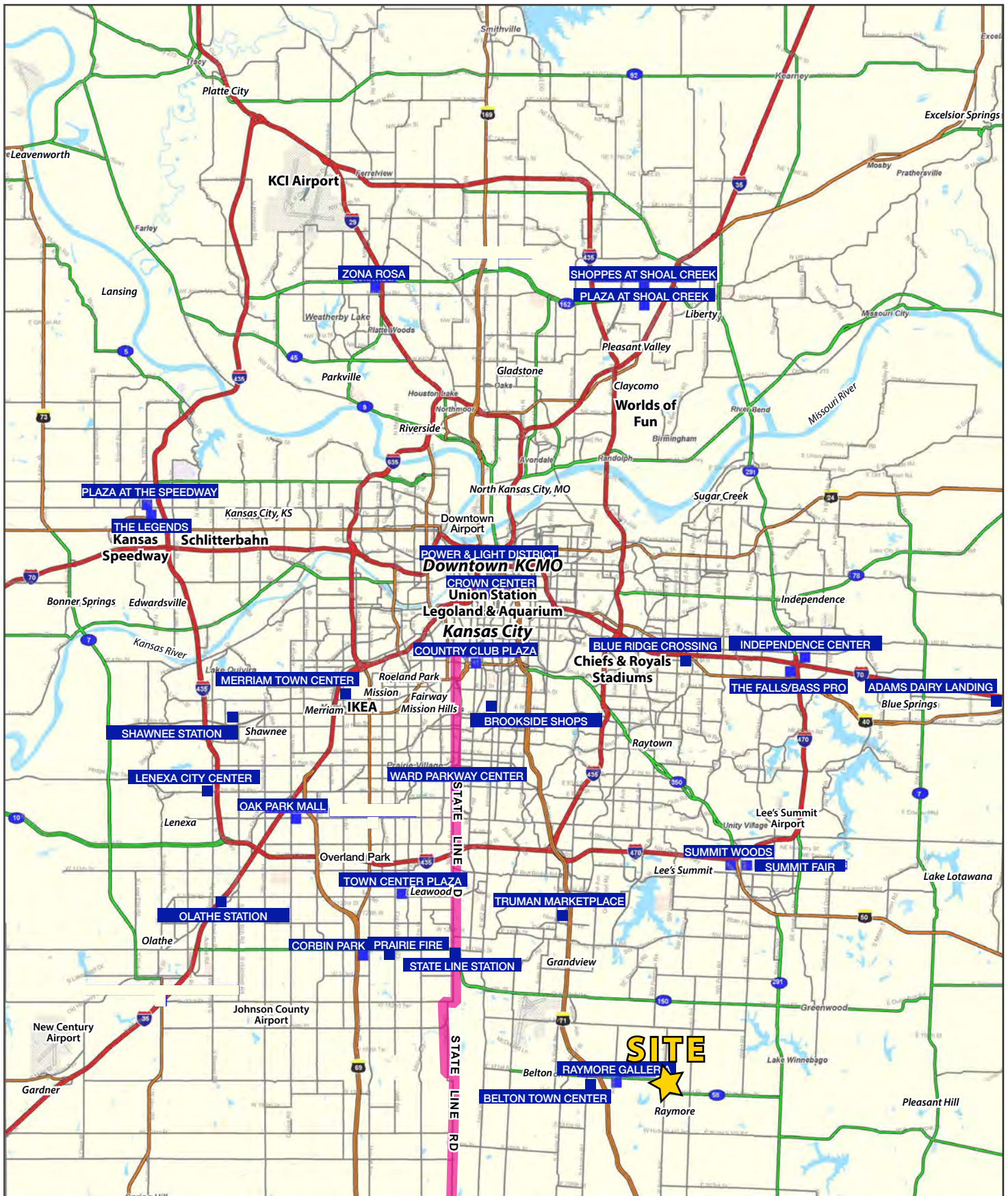
## PHOTOS





# PRIME COMMERCIAL PAD SITE

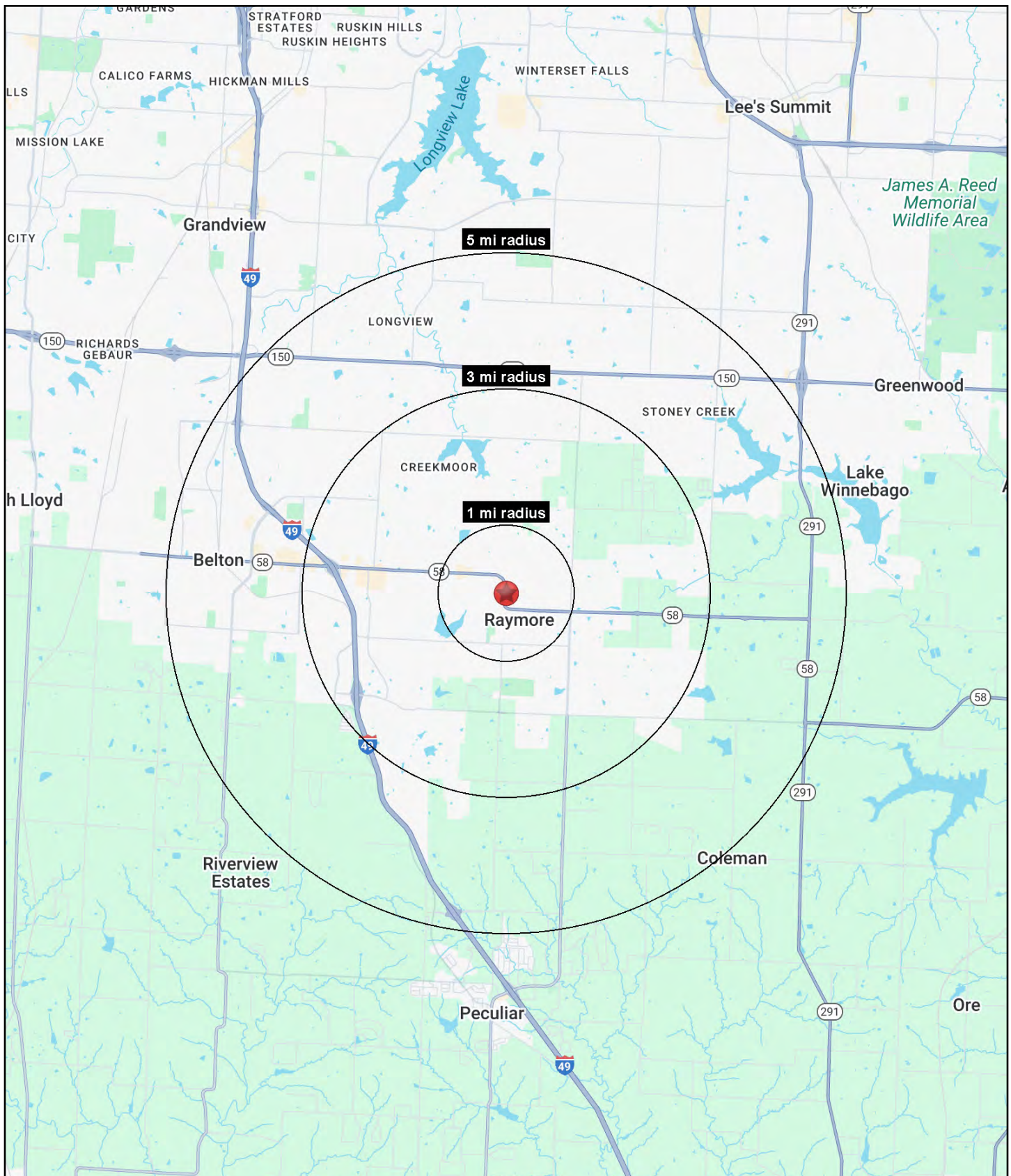
Madison Street & Pawpaw Road, (NEC), Raymore, MO





# PRIME COMMERCIAL PAD SITE

Madison Street & Pawpaw Road, (NEC), Raymore, MO





PRIME COMMERCIAL PAD SITE

Madison Street & Pawpaw Road, (NEC), Raymore, MO

N. Madison Street & Pawpaw Road (NEC) Raymore, MO 64083	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,426	30,254	70,486
2029 Projected Population	9,040	32,008	74,545
2020 Census Population	8,615	29,169	67,937
2010 Census Population	7,645	25,110	59,479
Projected Annual Growth 2024 to 2029	1.5%	1.2%	1.2%
Historical Annual Growth 2010 to 2024	0.7%	1.5%	1.3%
2024 Median Age	38.8	39.6	38.3
Households			
2024 Estimated Households	3,200	11,593	27,385
2029 Projected Households	3,442	12,308	29,068
2020 Census Households	3,141	10,893	25,680
2010 Census Households	2,824	9,293	22,143
Projected Annual Growth 2024 to 2029	1.5%	1.2%	1.2%
Historical Annual Growth 2010 to 2024	1.0%	1.8%	1.7%
Race and Ethnicity			
2024 Estimated White	82.0%	80.8%	79.1%
2024 Estimated Black or African American	10.0%	10.7%	11.4%
2024 Estimated Asian or Pacific Islander	1.0%	1.5%	1.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	6.7%	6.7%	7.7%
2024 Estimated Hispanic	5.4%	6.1%	7.1%
Income			
2024 Estimated Average Household Income	\$99,877	\$116,612	\$115,046
2024 Estimated Median Household Income	\$82,429	\$99,578	\$95,995
2024 Estimated Per Capita Income	\$37,979	\$44,723	\$44,724
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.3%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.5%	2.9%
2024 Estimated High School Graduate	27.9%	25.6%	27.1%
2024 Estimated Some College	23.4%	24.5%	23.1%
2024 Estimated Associates Degree Only	9.1%	9.9%	9.1%
2024 Estimated Bachelors Degree Only	24.1%	23.1%	23.5%
2024 Estimated Graduate Degree	11.6%	12.1%	12.5%
Business			
2024 Estimated Total Businesses	225	690	1,663
2024 Estimated Total Employees	1,384	5,206	16,953
2024 Estimated Employee Population per Business	6.2	7.5	10.2
2024 Estimated Residential Population per Business	37.5	43.9	42.4

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