



40 HIGHWAY & NOLAND ROAD PAD SITE

4708 Emery Avenue, Kansas City, Missouri



SALE PRICE: \$250,000 | 0.85 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,427	62,189	155,942
Avg. Household Income	\$94,788	\$90,045	\$89,229

- Great visibility and traffic count
- Dense population
- Join HyVee, Planet Fitness, Dairy Queen, Pizza Hut, Old Time Pottery, and Gabe's



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

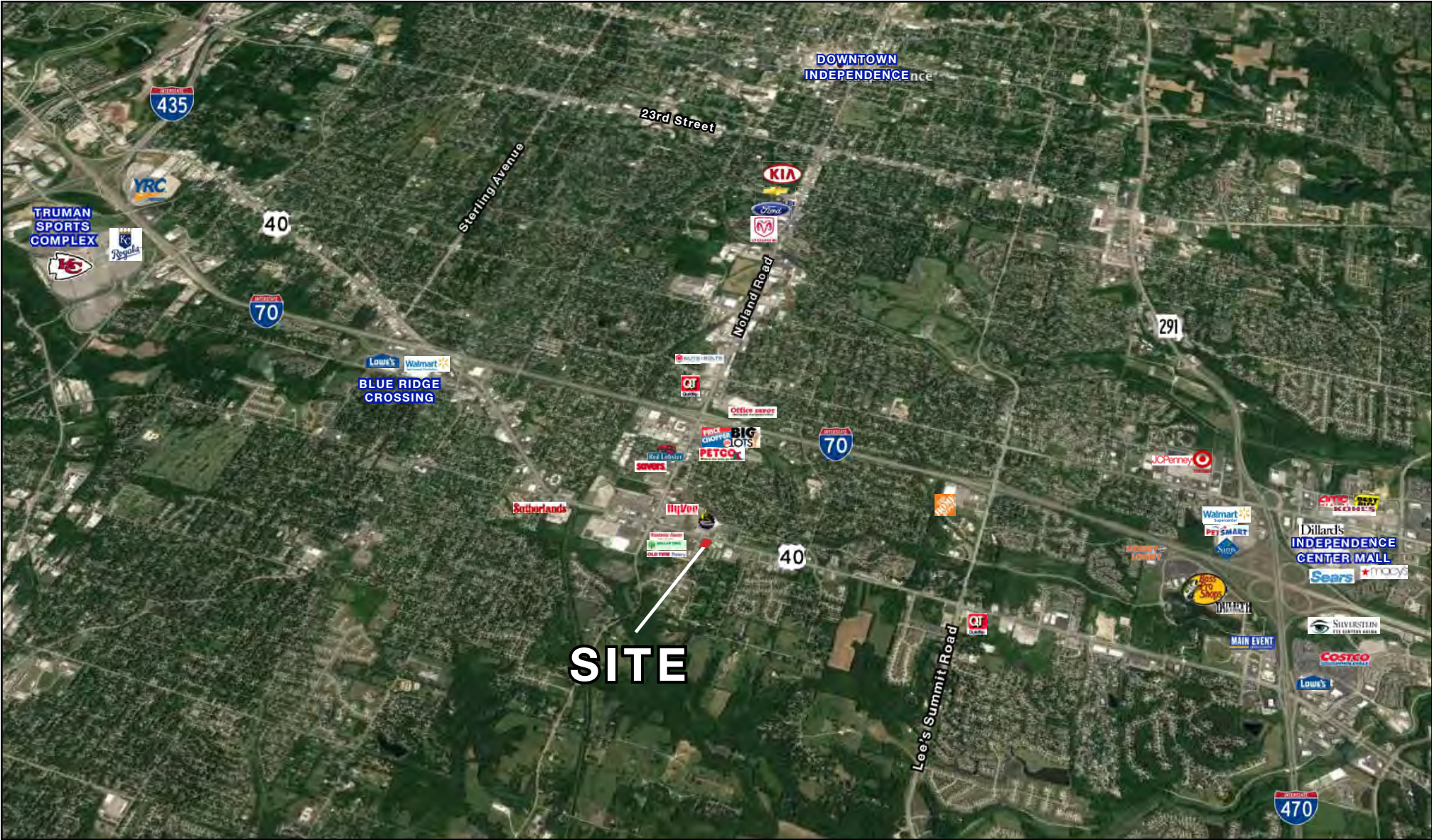
Exclusive Agent



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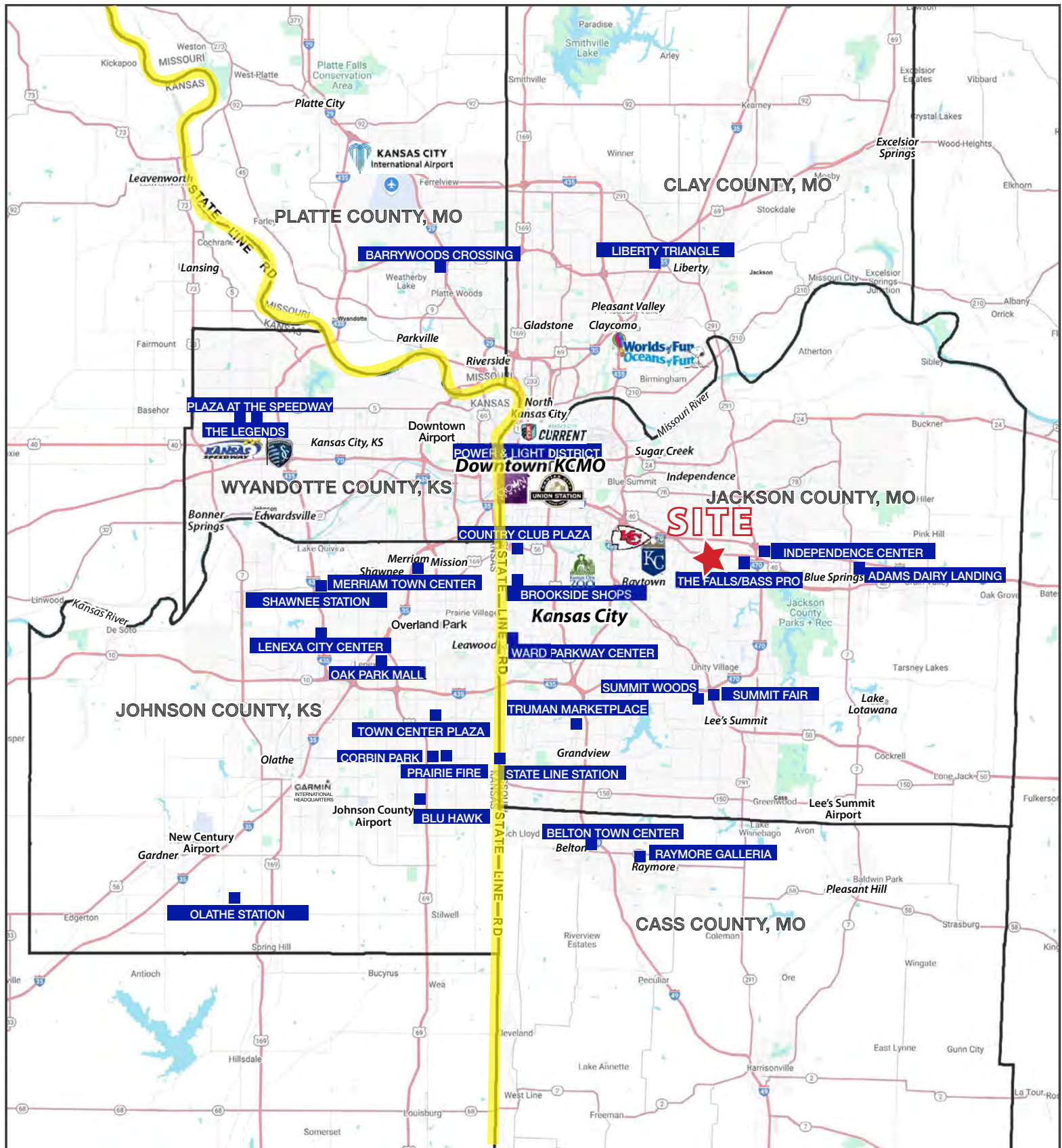
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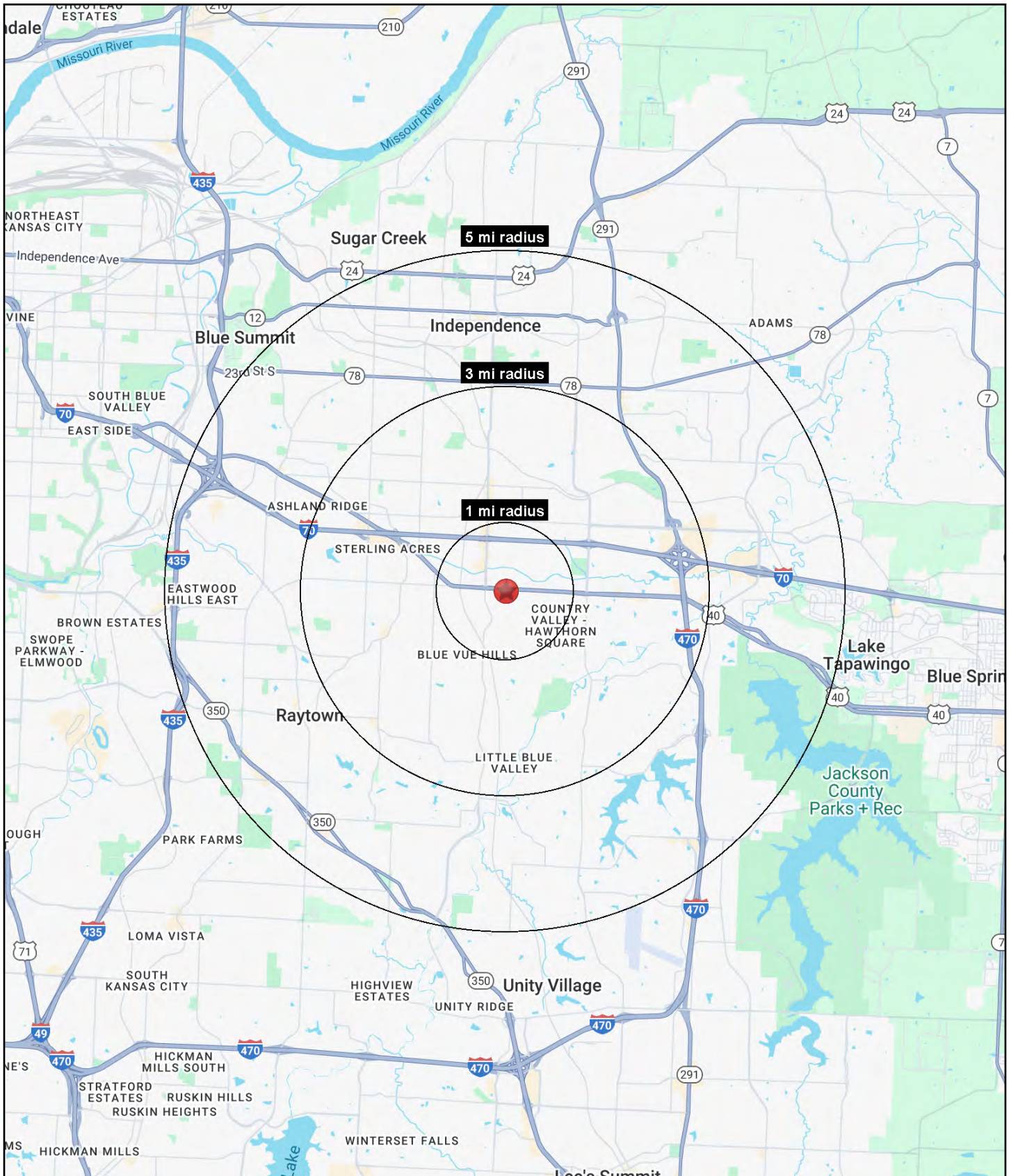
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4708 Emery Avenue Kansas City, MO 64136	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,427	62,189	155,942
2030 Projected Population	7,295	61,038	154,789
2020 Census Population	7,619	64,640	158,237
2010 Census Population	7,120	60,935	150,756
Projected Annual Growth 2025 to 2030	-0.4%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.2%
2025 Median Age	40.7	41.4	40.8
Households			
2025 Estimated Households	3,334	26,709	66,137
2030 Projected Households	3,300	26,404	66,068
2020 Census Households	3,378	27,745	66,709
2010 Census Households	3,153	26,049	63,109
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	67.0%	69.3%	68.9%
2025 Estimated Black or African American	20.6%	17.5%	18.0%
2025 Estimated Asian or Pacific Islander	2.1%	2.0%	1.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	9.9%	10.7%	11.0%
2025 Estimated Hispanic	9.8%	10.6%	10.8%
Income			
2025 Estimated Average Household Income	\$94,788	\$90,045	\$89,229
2025 Estimated Median Household Income	\$69,562	\$71,543	\$70,179
2025 Estimated Per Capita Income	\$42,609	\$38,740	\$37,964
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.8%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	4.6%	4.9%
2025 Estimated High School Graduate	30.9%	32.6%	32.7%
2025 Estimated Some College	23.2%	24.3%	24.4%
2025 Estimated Associates Degree Only	10.5%	10.0%	8.9%
2025 Estimated Bachelors Degree Only	18.6%	16.4%	16.7%
2025 Estimated Graduate Degree	11.0%	10.1%	9.9%
Business			
2025 Estimated Total Businesses	338	1,853	5,509
2025 Estimated Total Employees	2,486	14,607	49,381
2025 Estimated Employee Population per Business	7.4	7.9	9.0
2025 Estimated Residential Population per Business	22.0	33.6	28.3

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