



NORTH OAK RETAIL END CAP FOR LEASE

7407 N. Oak Trafficway, Gladstone, Missouri



LEASE RATE: \$17/SF NNN | 5,000 SF END CAP

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,102	78,617	178,362
Avg. Household Income	\$94,627	\$101,092	\$110,557

- 140' of frontage on N. Oak Trafficway (16,000 VPD)
- Private loading dock
- Large showroom and warehouse with polished concrete floors
- Close proximity to 224 unit apartment complex and Downtown Gladstone
- Five offices, one restroom

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

[For More Information Contact:](#)

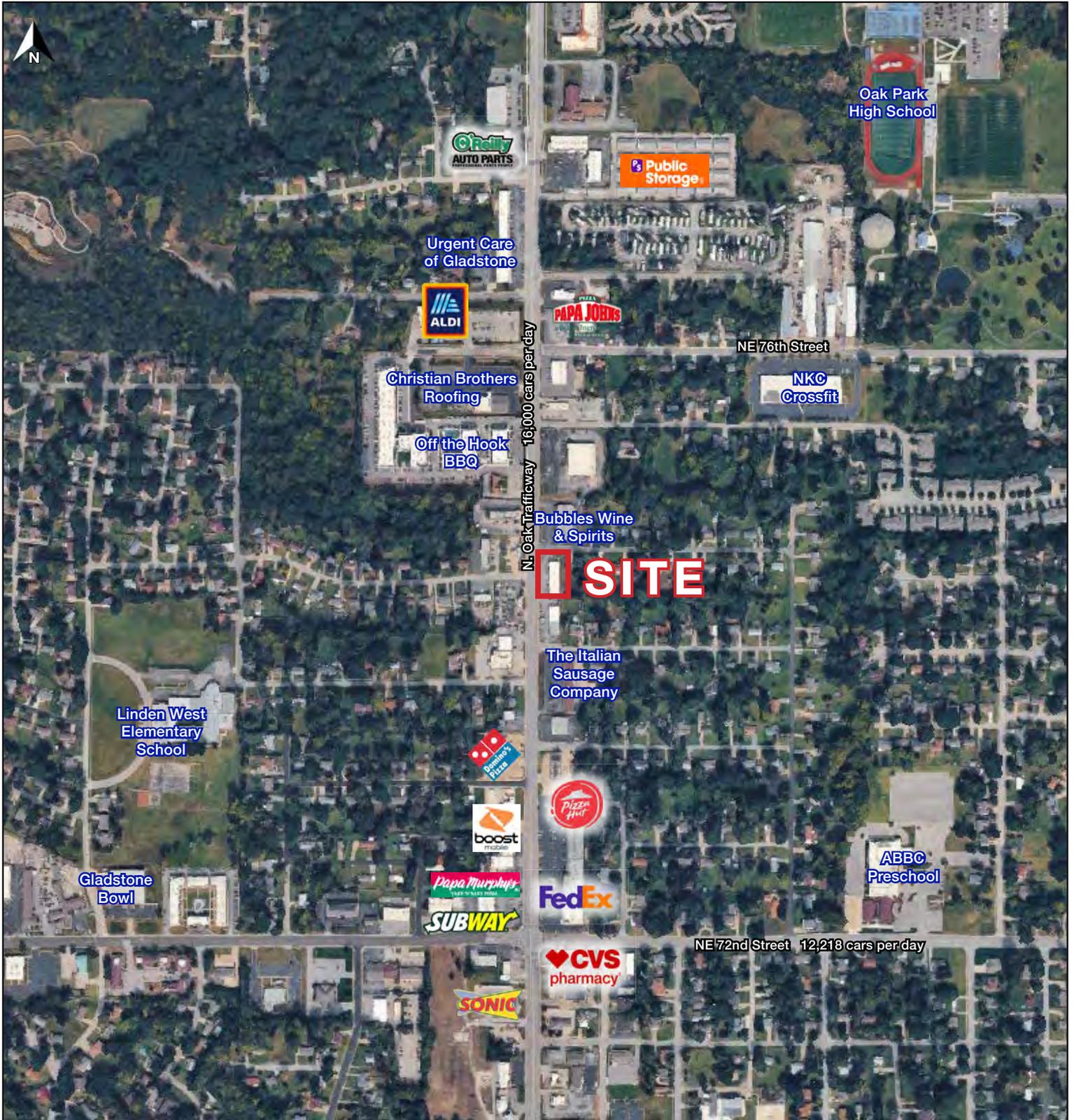
COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

Exclusive Agents



AERIAL

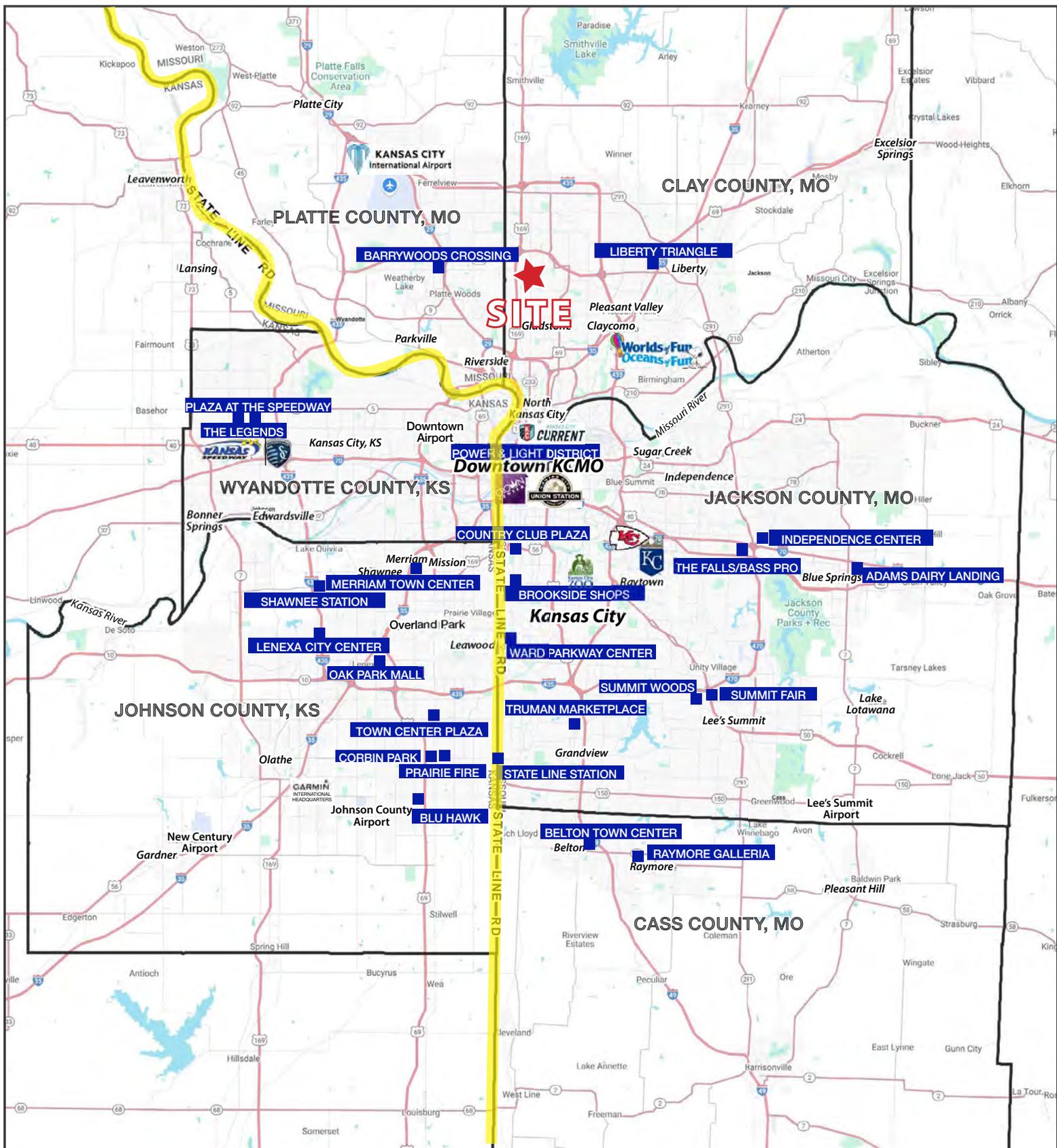


PHOTOS



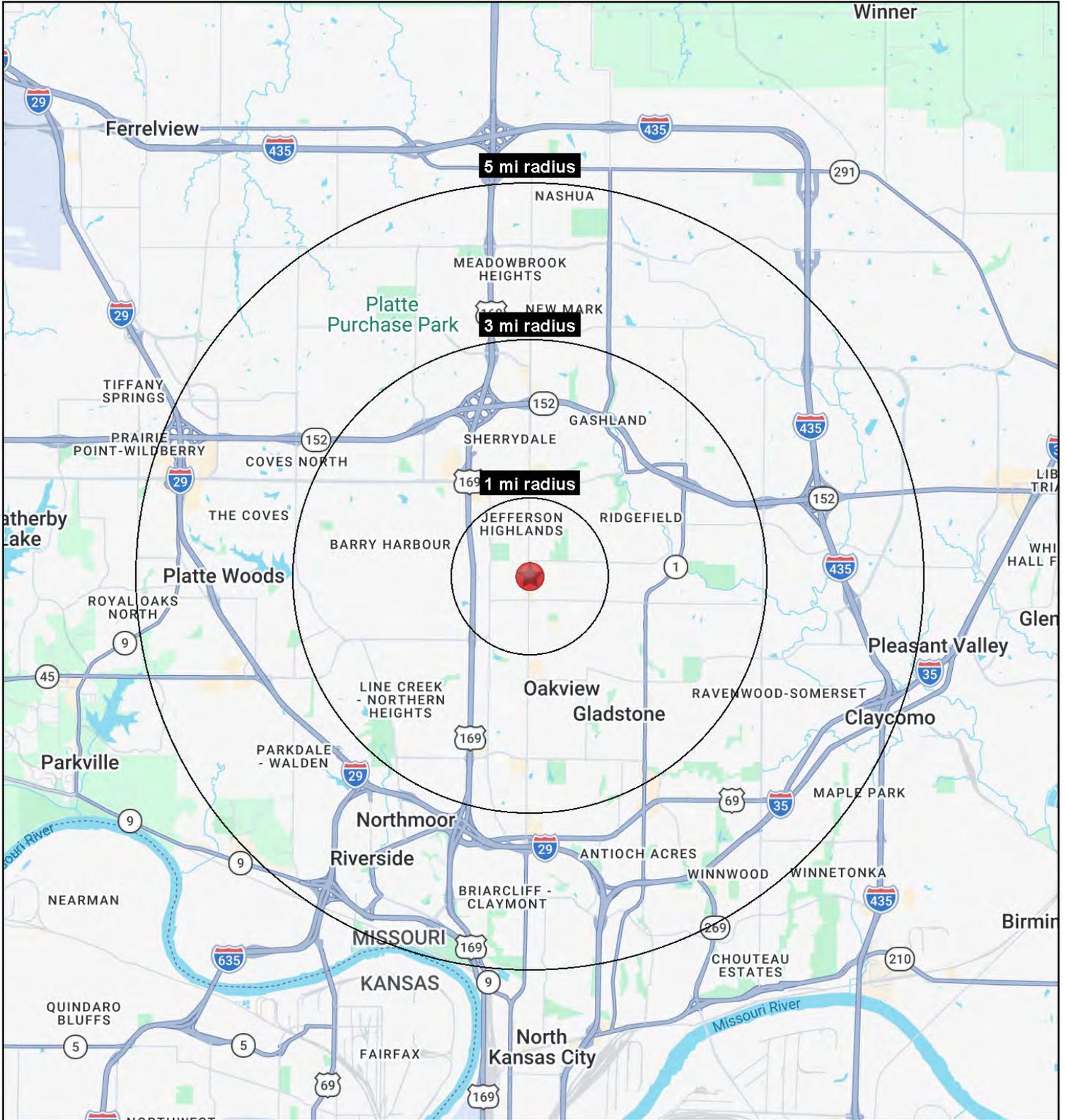
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7407 N. Oak Trafficway Gladstone, MO 64118	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,102	78,617	178,362
2030 Projected Population	9,389	80,557	182,296
2020 Census Population	8,920	76,473	172,212
2010 Census Population	8,172	66,105	148,088
Projected Annual Growth 2025 to 2030	0.6%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.4%
2025 Median Age	37.7	37.1	37.2
Households			
2025 Estimated Households	3,959	33,898	75,871
2030 Projected Households	4,192	35,676	79,608
2020 Census Households	3,753	32,137	71,255
2010 Census Households	3,434	27,979	61,676
Projected Annual Growth 2025 to 2030	1.2%	1.0%	1.0%
Historical Annual Growth 2010 to 2025	1.0%	1.4%	1.5%
Race and Ethnicity			
2025 Estimated White	77.0%	74.4%	74.6%
2025 Estimated Black or African American	10.2%	11.9%	11.5%
2025 Estimated Asian or Pacific Islander	2.7%	4.0%	4.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2025 Estimated Other Races	9.5%	9.3%	9.3%
2025 Estimated Hispanic	9.3%	9.4%	9.3%
Income			
2025 Estimated Average Household Income	\$94,627	\$101,092	\$110,557
2025 Estimated Median Household Income	\$79,772	\$84,839	\$91,096
2025 Estimated Per Capita Income	\$41,190	\$43,620	\$47,080
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.2%	3.4%
2025 Estimated High School Graduate	35.5%	26.1%	24.0%
2025 Estimated Some College	20.0%	22.5%	22.6%
2025 Estimated Associates Degree Only	8.2%	9.3%	9.0%
2025 Estimated Bachelors Degree Only	19.2%	23.3%	25.4%
2025 Estimated Graduate Degree	10.3%	13.2%	14.0%
Business			
2025 Estimated Total Businesses	411	1,862	4,781
2025 Estimated Total Employees	3,304	13,668	39,252
2025 Estimated Employee Population per Business	8.0	7.3	8.2
2025 Estimated Residential Population per Business	22.2	42.2	37.3

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