



# TRUMAN CENTER SPACE AVAILABLE

2363-2367 Vintage Drive, Excelsior Springs, MO



## LEASE RATE: \$12/NNN | 1,200-2,700 SF SPACES

- Two Inline Suites Available:  
Suite 2367 (B): 1,500+/- RSF  
Suite 2367 (C): 1,200+/- RSF  
Can be combined for a total of 2,700+/- RSF
- Ample parking ratio of 4/1,000 SF
- Pylon signage available facing US-69 Highway
- Open concept layout with updated finishes, including floor-to-ceiling glass windows and LED lighting
- Direct frontage along US-69 Highway, offering excellent visibility, access, and signage exposure to over 16,000 vehicles per day
- Positioned along a primary commercial corridor and daily thoroughfare

- Located in a steadily growing residential and commercial community supporting continued population growth and tenant demand
- Neighboring National Retailers Include: Walmart Supercenter, QuikTrip, ALDI, GO Car Wash, Dollar Tree, Great Clips, McDonald's, etc.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,952	11,731	19,042
Avg. Household Income	\$97,589	\$93,416	\$106,969

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

For More Information Contact: *Exclusive Agent*  
DAKOTA GRIZZLE | 816.412.7395 | [dgrizzle@blockandco.com](mailto:dgrizzle@blockandco.com)



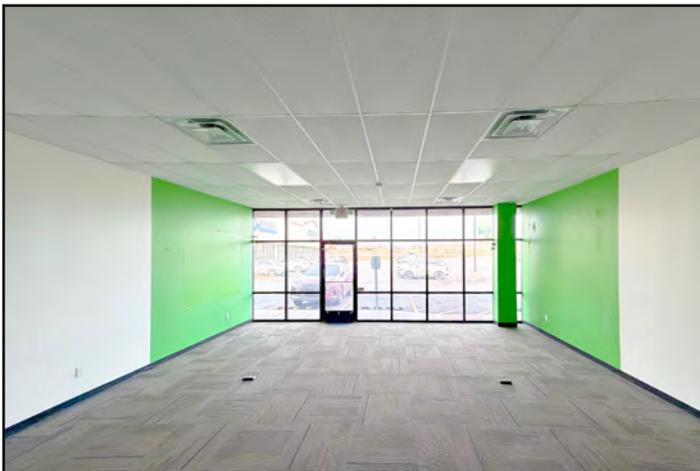
## PHOTOS



Suite B - 1,500 SF Former AT&T Space



Suite C - 1,200 SF Former Cricket Wireless Space





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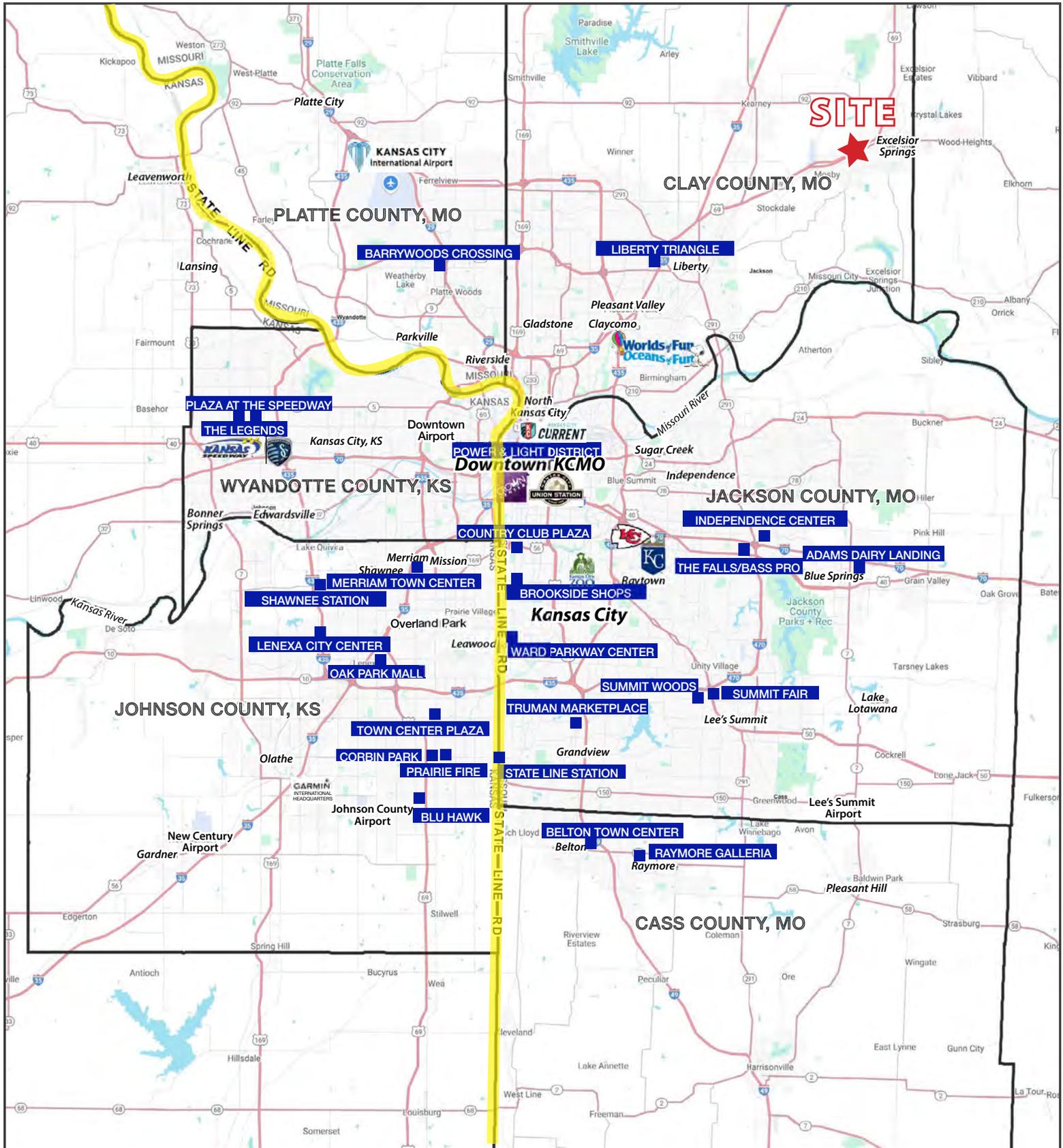
AERIAL





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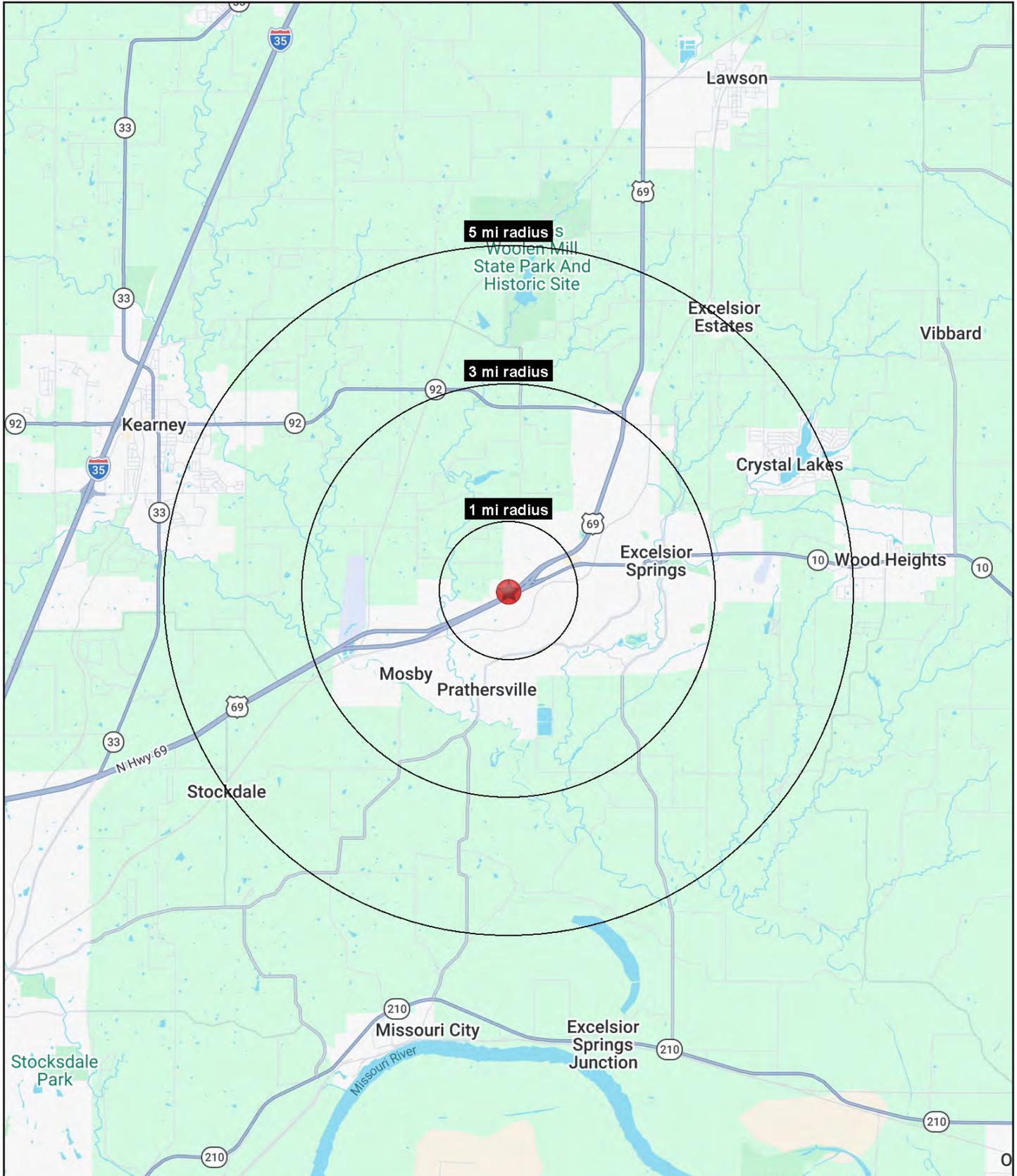
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## 2363-2367 Vintage Drive, Excelsior Springs, MO

2363 Vintage Drive Excelsior Springs, MO 64024	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	1,952	11,731	19,042
2030 Projected Population	2,009	11,824	19,411
2020 Census Population	1,710	11,110	18,069
2010 Census Population	1,620	11,657	18,158
Projected Annual Growth 2025 to 2030	0.6%	0.2%	0.4%
Historical Annual Growth 2010 to 2025	1.4%	-	0.3%
2025 Median Age	38.9	41.6	41.7
<b>Households</b>			
2025 Estimated Households	795	4,862	7,554
2030 Projected Households	837	5,020	7,871
2020 Census Households	691	4,542	7,117
2010 Census Households	614	4,484	6,848
Projected Annual Growth 2025 to 2030	1.0%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	2.0%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	88.5%	89.7%	90.6%
2025 Estimated Black or African American	3.4%	3.0%	2.4%
2025 Estimated Asian or Pacific Islander	0.5%	0.5%	0.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	7.1%	6.4%	6.0%
2025 Estimated Hispanic	5.7%	4.8%	4.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$97,589	\$93,416	\$106,969
2025 Estimated Median Household Income	\$80,636	\$77,545	\$88,978
2025 Estimated Per Capita Income	\$39,757	\$38,796	\$42,490
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.6%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	7.1%	6.2%
2025 Estimated High School Graduate	34.5%	39.1%	34.9%
2025 Estimated Some College	28.4%	25.2%	26.3%
2025 Estimated Associates Degree Only	5.0%	4.9%	6.3%
2025 Estimated Bachelors Degree Only	18.4%	13.9%	16.0%
2025 Estimated Graduate Degree	7.0%	6.1%	7.5%
<b>Business</b>			
2025 Estimated Total Businesses	92	325	411
2025 Estimated Total Employees	1,499	3,828	4,272
2025 Estimated Employee Population per Business	16.3	11.8	10.4
2025 Estimated Residential Population per Business	21.2	36.1	46.3

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