



# FREESTANDING RESTAURANT FOR SALE

10000 E. 350 Highway, Raytown, Missouri



## CALL FOR PRICING | 5,031 SF ON 1.25 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,435	52,771	117,848
Avg. Household Income	\$81,713	\$82,121	\$83,182

- Current IHOP restaurant building
- Located in the main Raytown retail corridor
- Surrounded by new Dutch Bros. Coffee, Freddy's Frozen Custard, Tidal Wave, Panda Express, Walmart, and more
- Excellent visibility and access
- Intersection carries over 54,000 cars per day
- **Confidential - please do not disturb current tenant**

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

For More Information Contact: *Exclusive Agent*  
PHIL PECK | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)





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AERIAL





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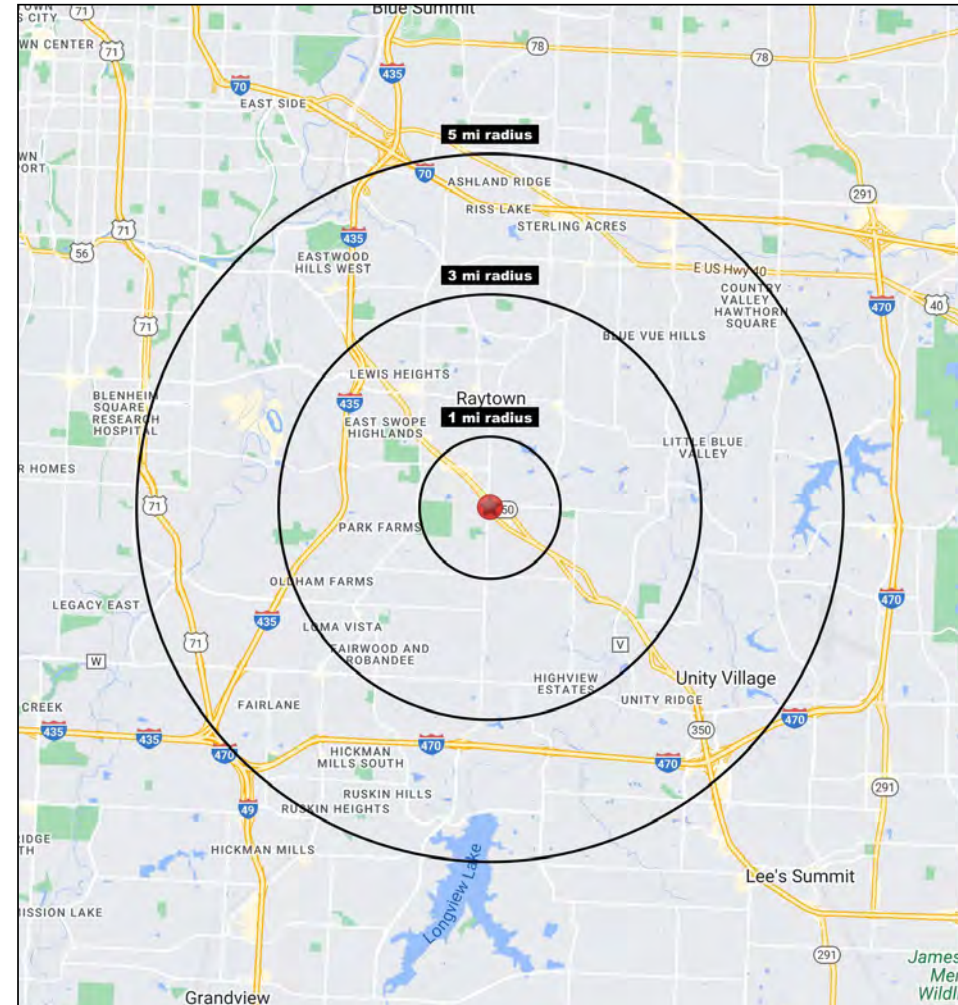
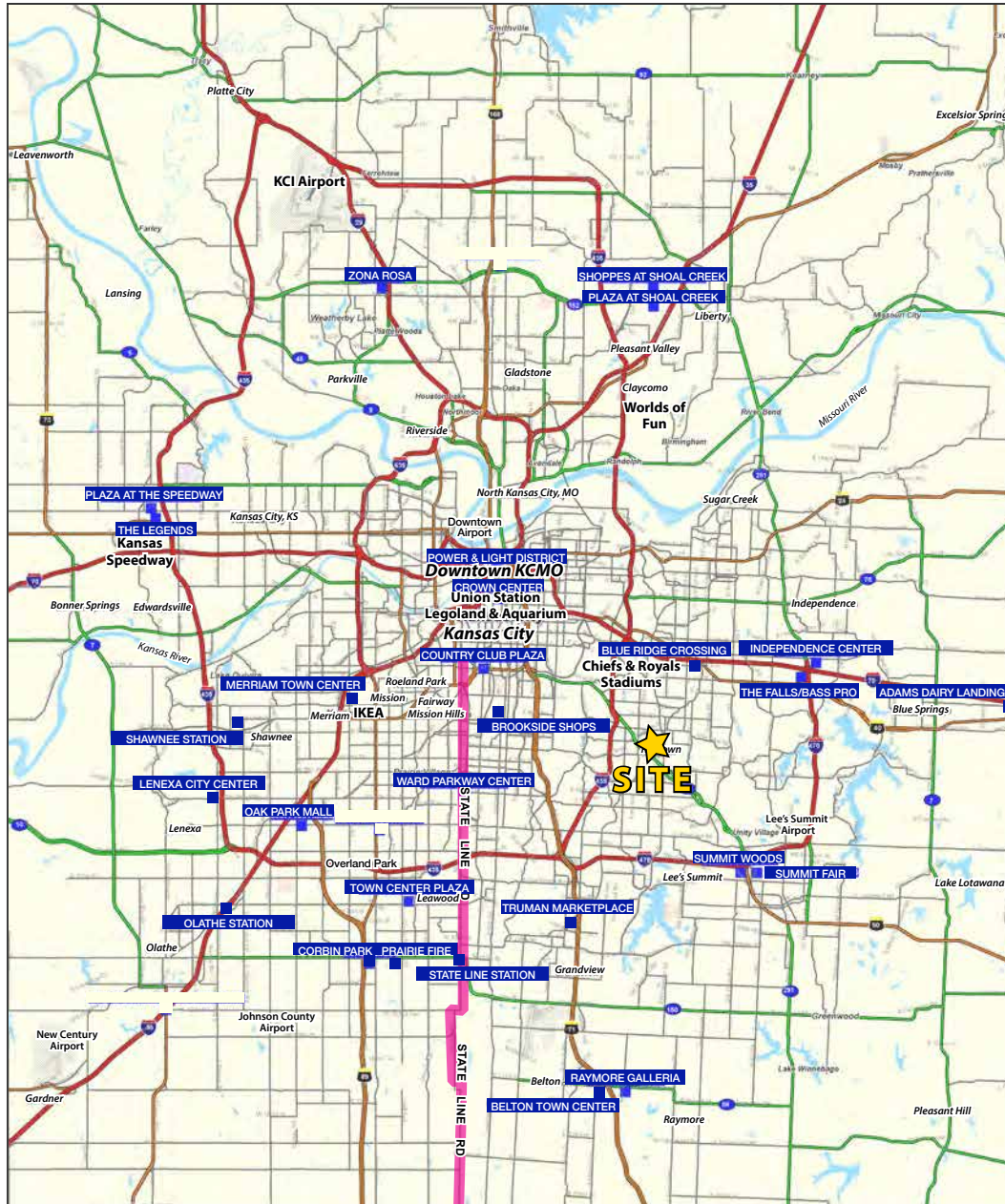
AERIAL





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10000 E State Rte 350 Raytown, MO 64138	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,435	52,771	117,848
2028 Projected Population	9,517	53,197	119,396
2020 Census Population	9,296	52,801	117,836
2010 Census Population	9,436	51,706	114,528
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%
2023 Median Age	39.2	38.7	38.3
<b>Households</b>			
2023 Estimated Households	4,087	22,213	49,087
2028 Projected Households	4,069	22,102	49,031
2020 Census Households	3,985	21,949	48,522
2010 Census Households	3,921	21,011	46,366
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	60.5%	51.8%	50.4%
2023 Estimated Black or African American	30.8%	37.6%	38.7%
2023 Estimated Asian or Pacific Islander	1.1%	1.7%	1.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2023 Estimated Other Races	7.3%	8.5%	8.8%
2023 Estimated Hispanic	6.0%	7.4%	8.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$81,713	\$82,121	\$83,182
2023 Estimated Median Household Income	\$63,029	\$60,646	\$61,579
2023 Estimated Per Capita Income	\$35,413	\$34,644	\$34,734
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.5%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	5.9%	5.9%
2023 Estimated High School Graduate	34.7%	33.1%	32.4%
2023 Estimated Some College	26.5%	27.3%	25.6%
2023 Estimated Associates Degree Only	9.4%	8.5%	8.4%
2023 Estimated Bachelors Degree Only	15.3%	15.9%	16.4%
2023 Estimated Graduate Degree	7.9%	7.9%	9.1%
<b>Business</b>			
2023 Estimated Total Businesses	258	1,500	3,523
2023 Estimated Total Employees	2,271	13,051	33,630
2023 Estimated Employee Population per Business	8.8	8.7	9.5
2023 Estimated Residential Population per Business	36.6	35.2	33.5

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