



RAYMORE GALLERIA SHOPS

301-317 N. Dean Avenue, Raymore, Missouri



LEASE RATE: \$22/SF NNN | 1,343 SF SPACE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 7,817 | 48,725 | 67,871 |
| Avg. Household Income | \$104,263 | \$104,551 | \$103,640 |

- Previous Slim4Life inline space available April 1st, 2024
- Easily accessible from I-49/71 Highway
- Co-tenants include Pizza Hut, Big Biscuit, and Gallery Nails
- Second generation retail/office space
- Strong demographics in a fast growing community
- Excellent visibility, parking, and signage
- Anchored by Lowes, Sam's Club, and WalMart Supercenter



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agents

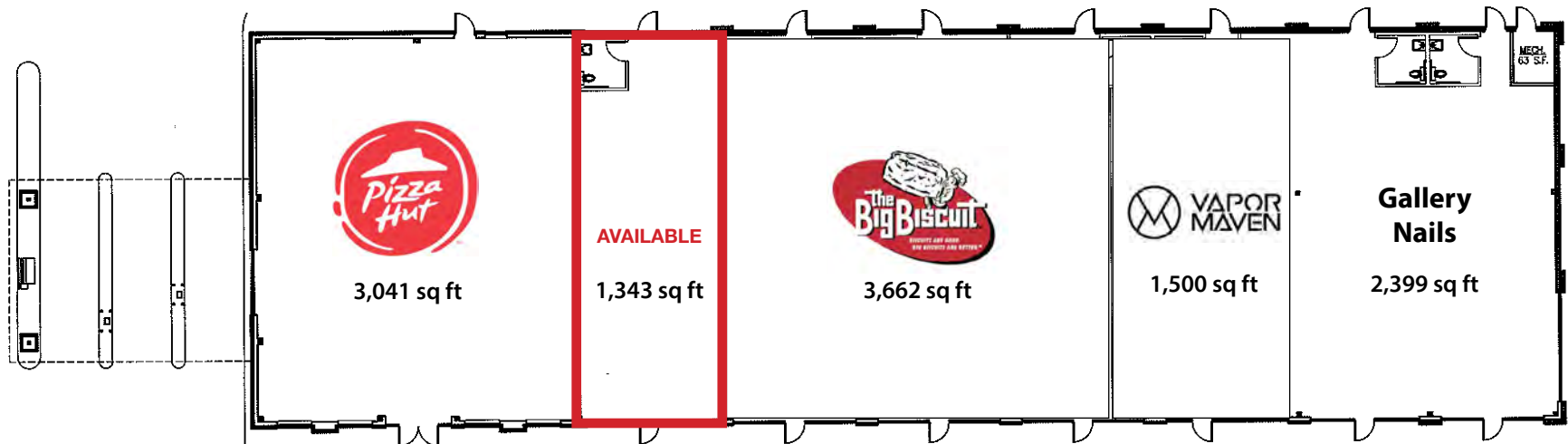




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SITE PLAN



 **LEASE PLAN**
SCALE: 1/8" = 1'-0"



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AERIAL

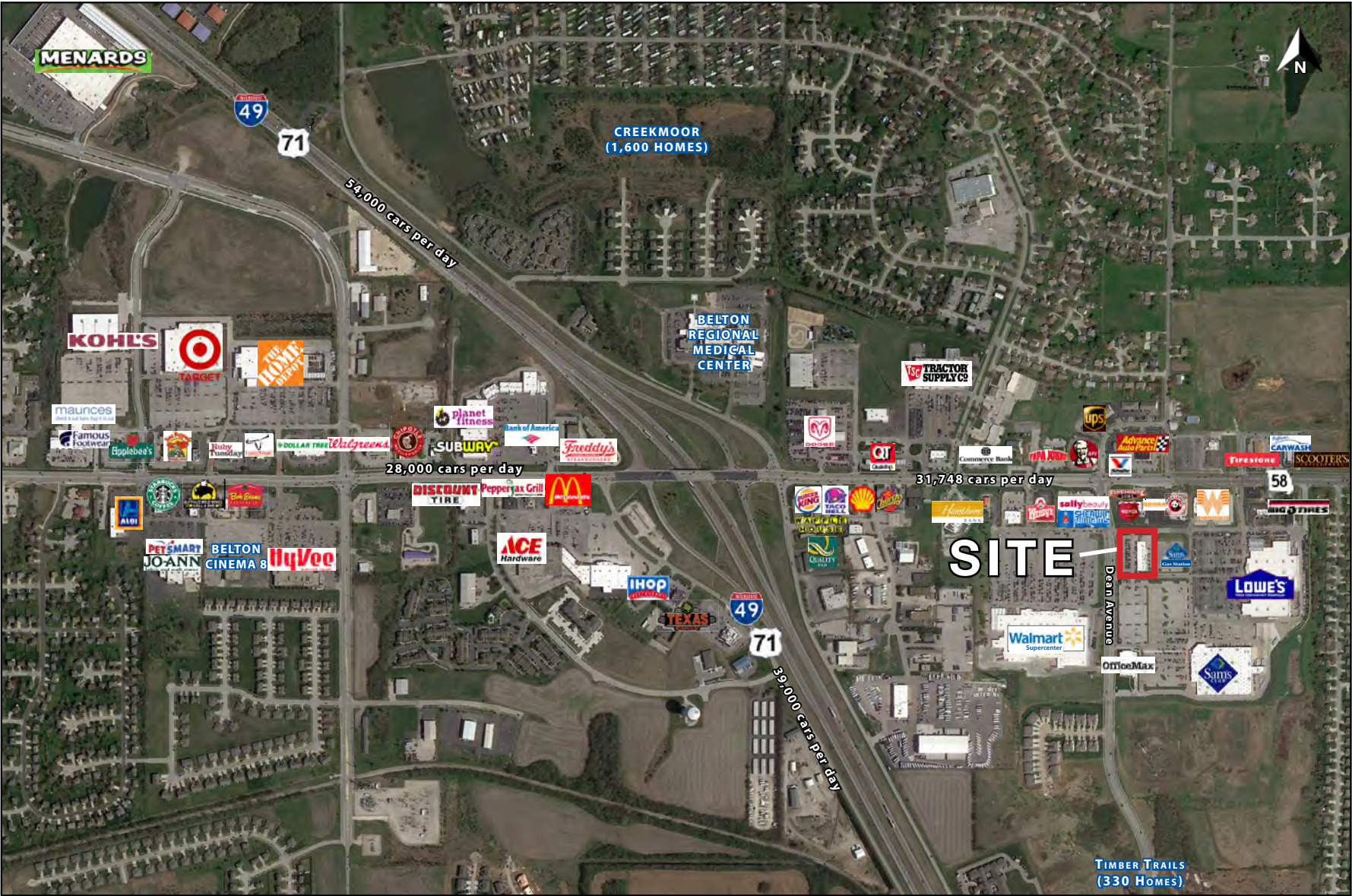


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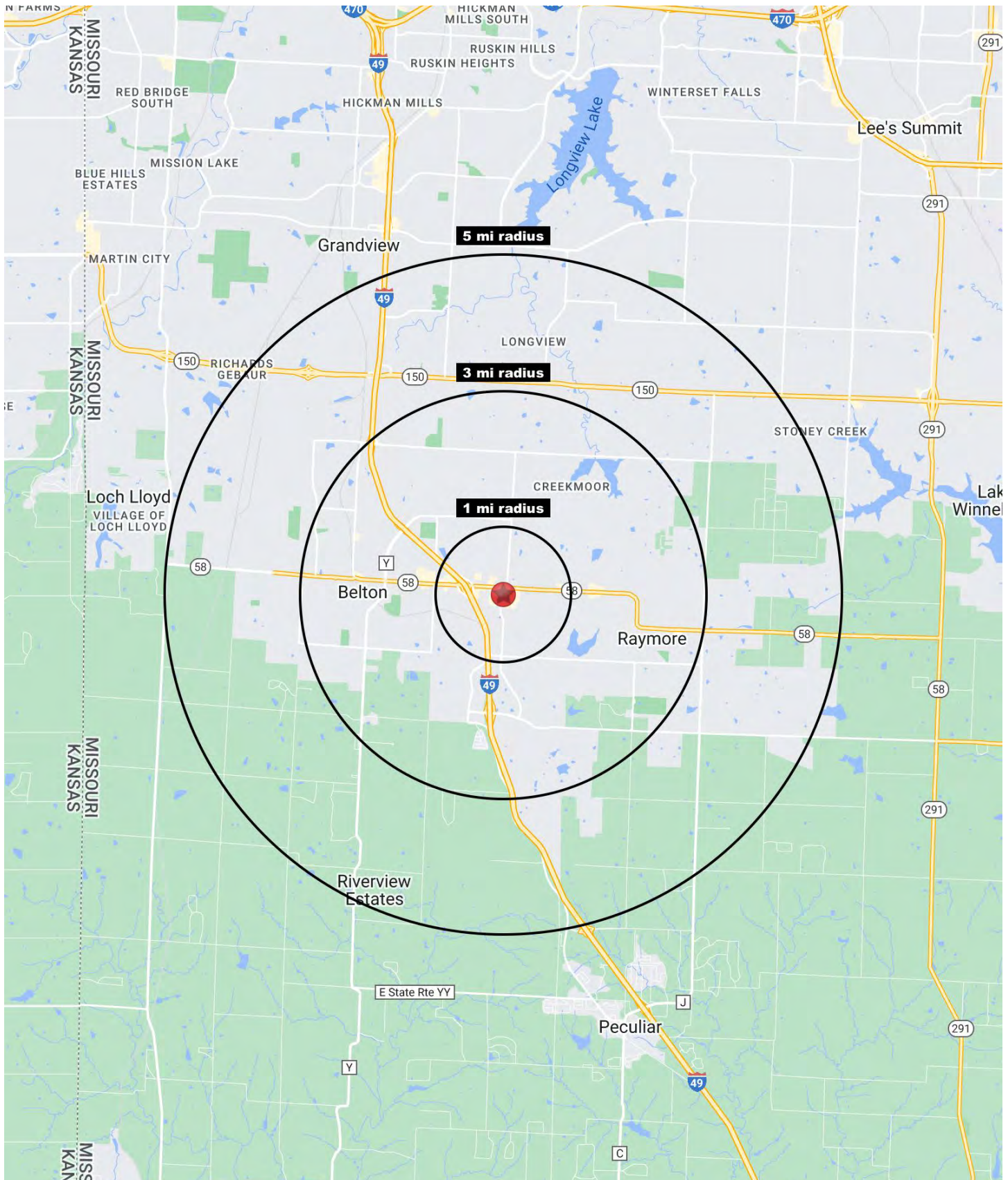
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| 301-317 N. Dean Avenue Raymore, MO 64083 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 7,817 | 48,725 | 67,871 |
| 2028 Projected Population | 9,065 | 52,428 | 72,286 |
| 2020 Census Population | 7,476 | 45,420 | 63,938 |
| 2010 Census Population | 6,512 | 40,485 | 57,767 |
| Projected Annual Growth 2023 to 2028 | 3.2% | 1.5% | 1.3% |
| Historical Annual Growth 2010 to 2023 | 1.5% | 1.6% | 1.3% |
| 2023 Median Age | 39.9 | 38.1 | 37.8 |
| Households | | | |
| 2023 Estimated Households | 3,486 | 18,893 | 25,994 |
| 2028 Projected Households | 4,014 | 20,102 | 27,359 |
| 2020 Census Households | 3,052 | 17,463 | 24,344 |
| 2010 Census Households | 2,525 | 15,255 | 21,559 |
| Projected Annual Growth 2023 to 2028 | 3.0% | 1.3% | 1.1% |
| Historical Annual Growth 2010 to 2023 | 2.9% | 1.8% | 1.6% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 78.4% | 80.0% | 76.4% |
| 2023 Estimated Black or African American | 11.8% | 10.4% | 13.4% |
| 2023 Estimated Asian or Pacific Islander | 1.6% | 1.3% | 1.4% |
| 2023 Estimated American Indian or Native Alaskan | 0.4% | 0.4% | 0.4% |
| 2023 Estimated Other Races | 7.8% | 7.9% | 8.3% |
| 2023 Estimated Hispanic | 7.5% | 7.2% | 7.6% |
| Income | | | |
| 2023 Estimated Average Household Income | \$104,263 | \$104,551 | \$103,640 |
| 2023 Estimated Median Household Income | \$93,816 | \$89,687 | \$86,975 |
| 2023 Estimated Per Capita Income | \$46,580 | \$40,573 | \$39,731 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.6% | 2.1% | 1.9% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 4.5% | 3.4% | 3.8% |
| 2023 Estimated High School Graduate | 28.6% | 30.0% | 30.0% |
| 2023 Estimated Some College | 24.1% | 24.9% | 24.5% |
| 2023 Estimated Associates Degree Only | 12.8% | 9.5% | 9.4% |
| 2023 Estimated Bachelors Degree Only | 17.6% | 20.3% | 20.3% |
| 2023 Estimated Graduate Degree | 10.8% | 9.8% | 10.1% |
| Business | | | |
| 2023 Estimated Total Businesses | 262 | 1,164 | 1,566 |
| 2023 Estimated Total Employees | 2,872 | 13,894 | 20,924 |
| 2023 Estimated Employee Population per Business | 11.0 | 11.9 | 13.4 |
| 2023 Estimated Residential Population per Business | 29.8 | 41.9 | 43.3 |

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