



# HARD CORNER RETAIL LOTS

7 Hwy & Colbern Rd (SWC), Lake Lotawana, MO

FOR SALE




## TOTAL SALE PRICE: \$1,250,000 | 6.73+/- ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,430	16,207	68,129
Avg. Household Income	\$155,644	\$150,482	\$133,193

- 2.33 acre site A for sale for \$850,000
- 4.4 acre site B for sale for \$400,000
- Located on high traffic corner
- Ideal for two-level office/retail center
- Close to several new housing developments

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

For More Information Contact: *Exclusive Agent*  
**BOB JAEKEL | 816.412.7365 | [bjael@blockandco.com](mailto:bjael@blockandco.com)**



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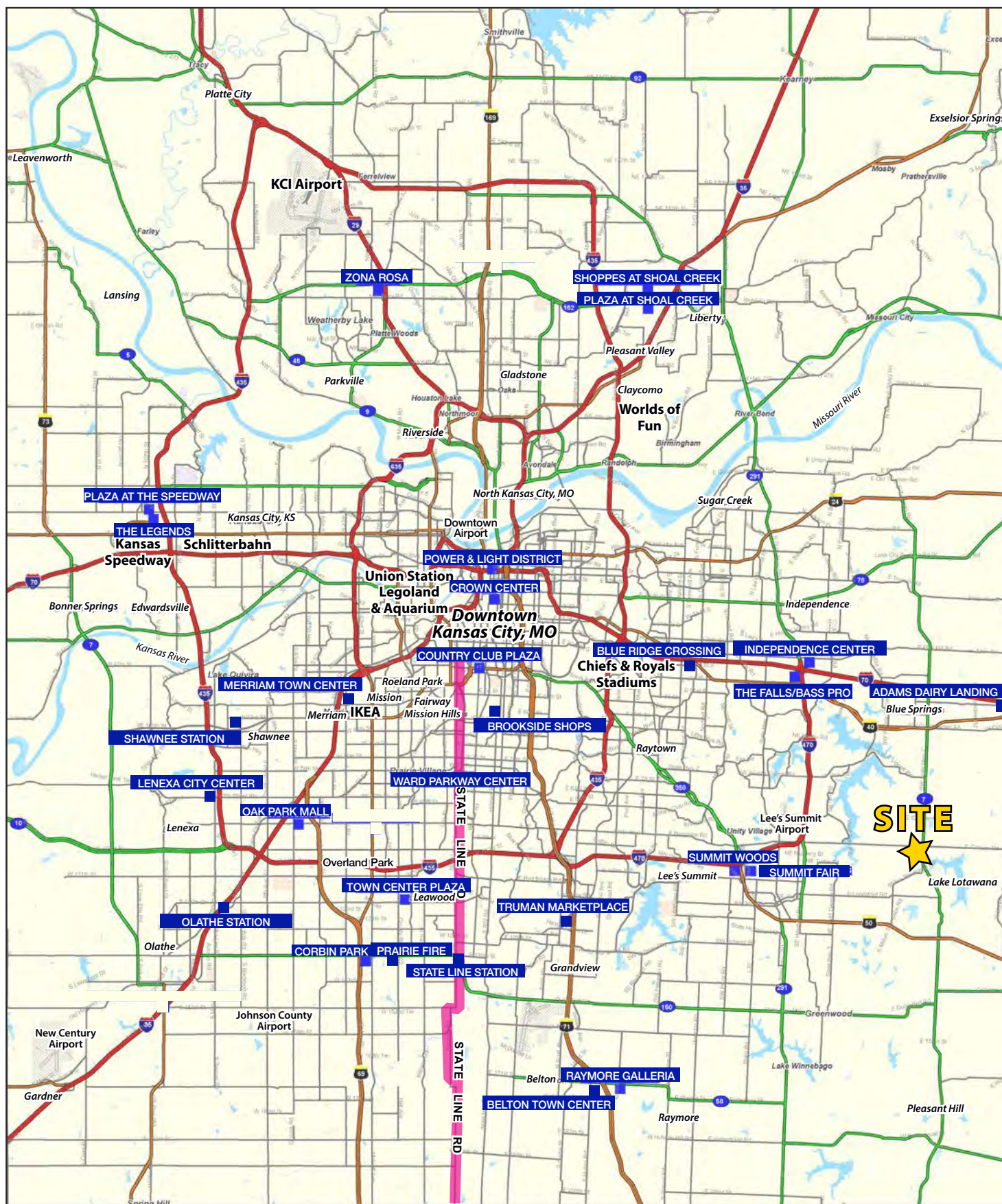
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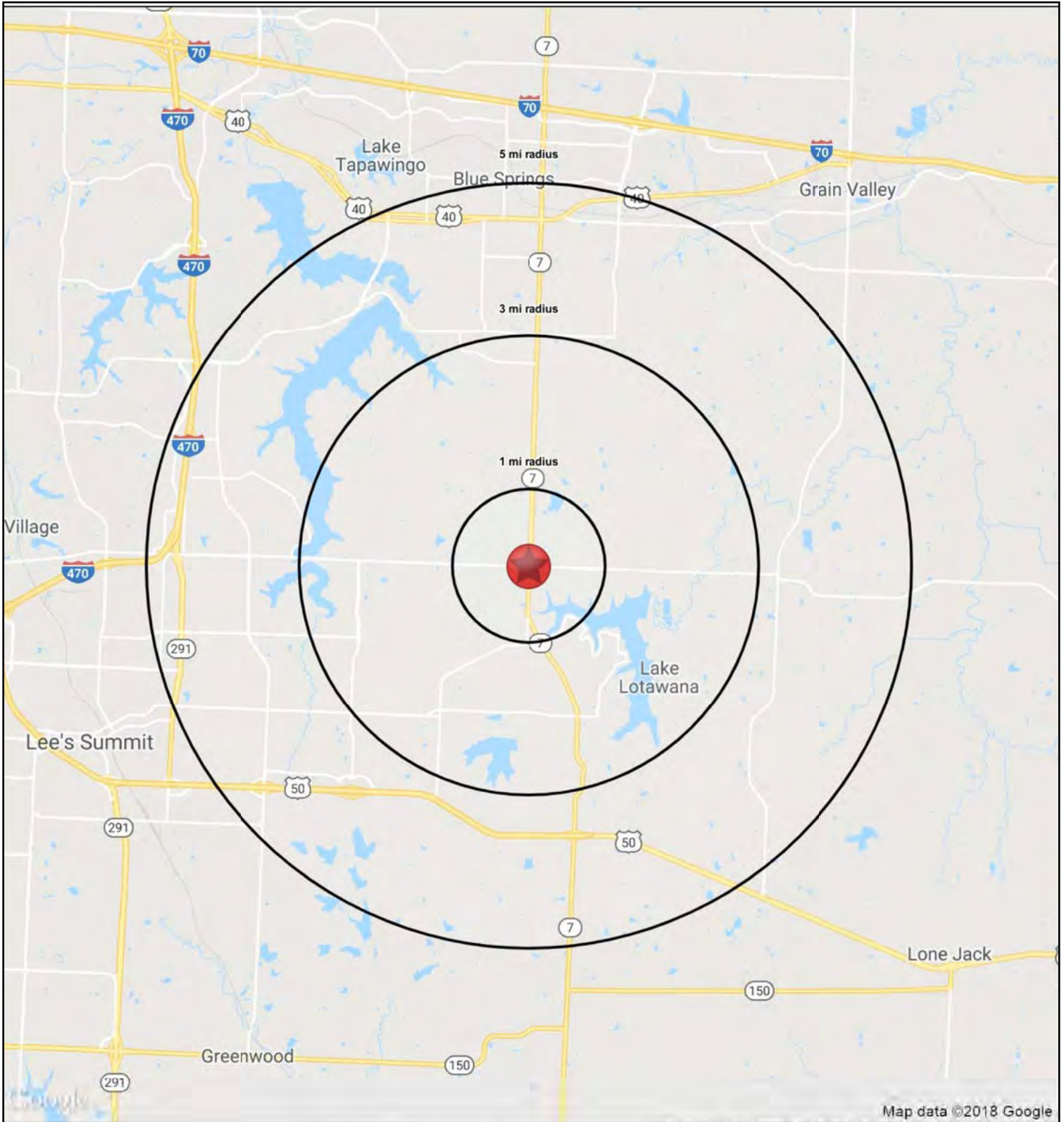
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FOR SALE

AERIAL









# HARD CORNER RETAIL LOT

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**FOR SALE**

7 Highway & Colbern Road Lake Lotawana, MO	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	2,430	16,207	68,129
2028 Projected Population	2,624	18,182	71,156
2020 Census Population	2,508	15,733	67,585
2010 Census Population	1,776	12,232	60,154
Projected Annual Growth 2023 to 2028	1.6%	2.4%	0.9%
Historical Annual Growth 2010 to 2023	2.8%	2.5%	1.0%
2023 Median Age	43.4	37.9	36.1
<b>Households</b>			
2023 Estimated Households	967	5,955	24,999
2028 Projected Households	1,032	6,600	25,770
2020 Census Households	982	5,717	24,478
2010 Census Households	686	4,449	21,781
Projected Annual Growth 2023 to 2028	1.4%	2.2%	0.6%
Historical Annual Growth 2010 to 2023	3.2%	2.6%	1.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	84.9%	82.2%	80.3%
2023 Estimated Black or African American	7.1%	8.8%	9.9%
2023 Estimated Asian or Pacific Islander	2.3%	1.8%	1.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2023 Estimated Other Races	5.5%	6.8%	7.6%
2023 Estimated Hispanic	4.1%	5.1%	6.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$155,644	\$150,482	\$133,193
2023 Estimated Median Household Income	\$114,120	\$121,979	\$102,718
2023 Estimated Per Capita Income	\$61,968	\$55,318	\$48,889
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.8%	1.1%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.1%	3.1%
2023 Estimated High School Graduate	22.6%	21.4%	24.7%
2023 Estimated Some College	20.2%	20.8%	22.6%
2023 Estimated Associates Degree Only	9.5%	7.9%	8.5%
2023 Estimated Bachelors Degree Only	28.4%	29.8%	25.4%
2023 Estimated Graduate Degree	15.4%	16.0%	14.6%
<b>Business</b>			
2023 Estimated Total Businesses	62	347	1,871
2023 Estimated Total Employees	331	1,727	14,984
2023 Estimated Employee Population per Business	5.3	5.0	8.0
2023 Estimated Residential Population per Business	39.0	46.6	36.4

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