

RAYMORE GALLERIA NORTH

58 Highway & Kentucky Road (NEC), Raymore, Missouri



MULTIPLE PAD SITES AVAILABLE FOR SALE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,241	46,655	67,163
Avg. Household Income	\$112,369	\$103,811	\$101,741

- Directly across from 400,000 SF power center anchored by Lowe's, Big O Tires, and Sam's Club
- Adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, Taco Bell, and new Whataburger
- Pads 1-6 can be combined to make a larger pad of up to 6.9 acres
- Signalized intersection with great visibility, access, and high traffic
- Large trade area that draws from many surrounding communities, one of the fastest growing suburbs in Missouri
- Increased access with new Westgate Drive and new full access road next to Go Carwash



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



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FOR SALE**

AERIAL





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DRONE AERIAL



KEY	
	Firestone
	GO
	Under Contract
①	.69 acres
②	.73 acres
③	.79 acres
④	1.3 acres
⑤	1.3 acres
⑥	1.3 acres
Ⓐ	.48 acres
Ⓑ	.38 acres



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



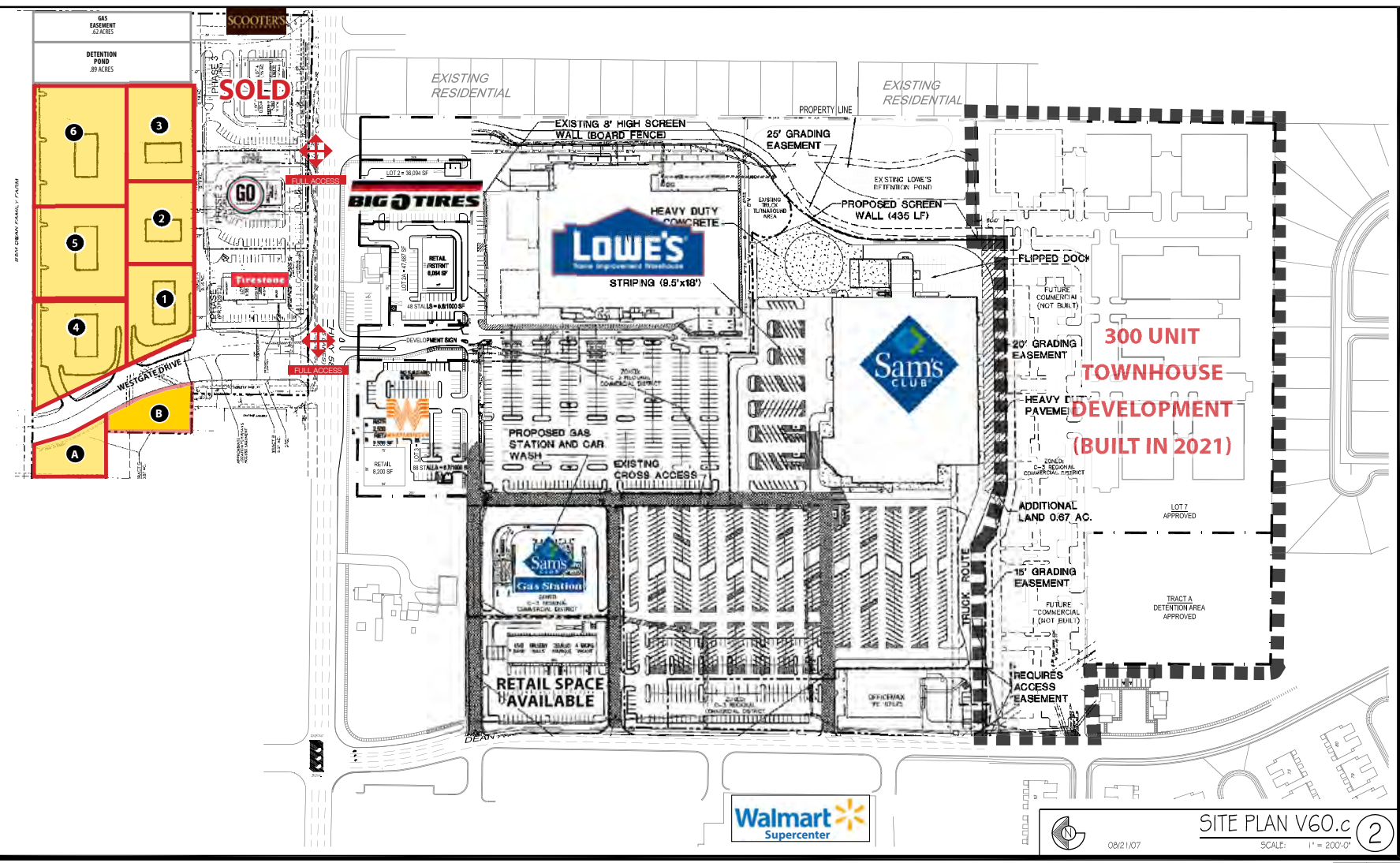
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**MULTIPLE PAD
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SITE PLAN

KEY	
	Firestone
	GO
	SOLD
	SCOOTER'S
1	.69 acres
2	.73 acres
3	.79 acres
4	1.3 acres
5	1.3 acres
6	1.3 acres
A	.48 acres
B	.38 acres



08/21/07 **SITE PLAN V60.c** (2)
SCALE: 1" = 200'-0"



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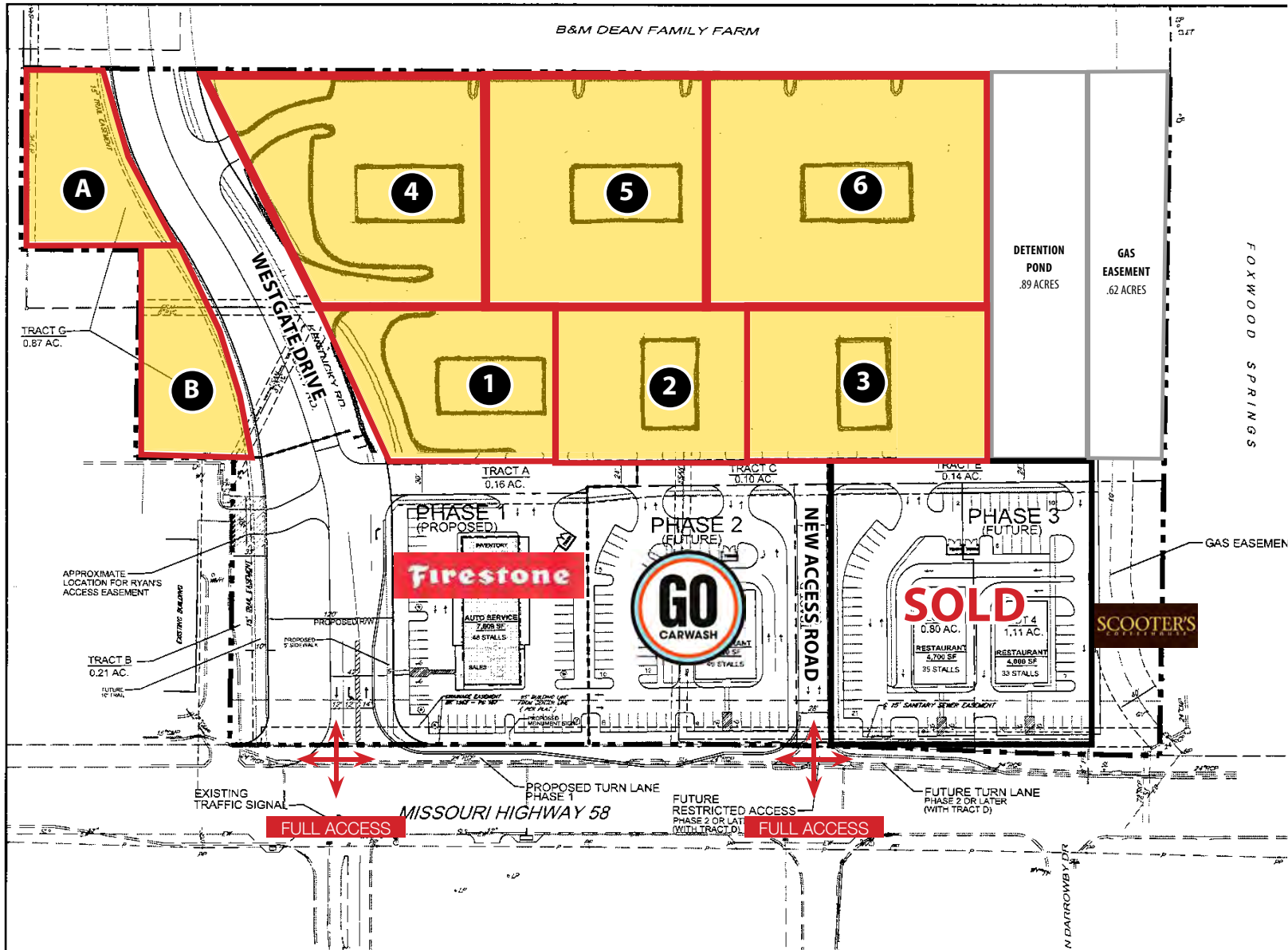
58 Highway & Kentucky Road (NEC), Raymore, MO

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SITE PLAN

KEY		
PAD		\$/SF
	SOLD	
	SOLD	
1.21 acres	SOLD	
	SOLD	
1	.69 acres	\$15/SF
2	.73 acres	\$14/SF
3	.79 acres	\$13/SF
4	1.3 acres	\$13/SF
5	1.3 acres	\$12/SF
6	1.3 acres	\$12/SF
A	.48 acres	\$13/SF
B	.38 acres	\$15/SF

Lot Lines Adjustable





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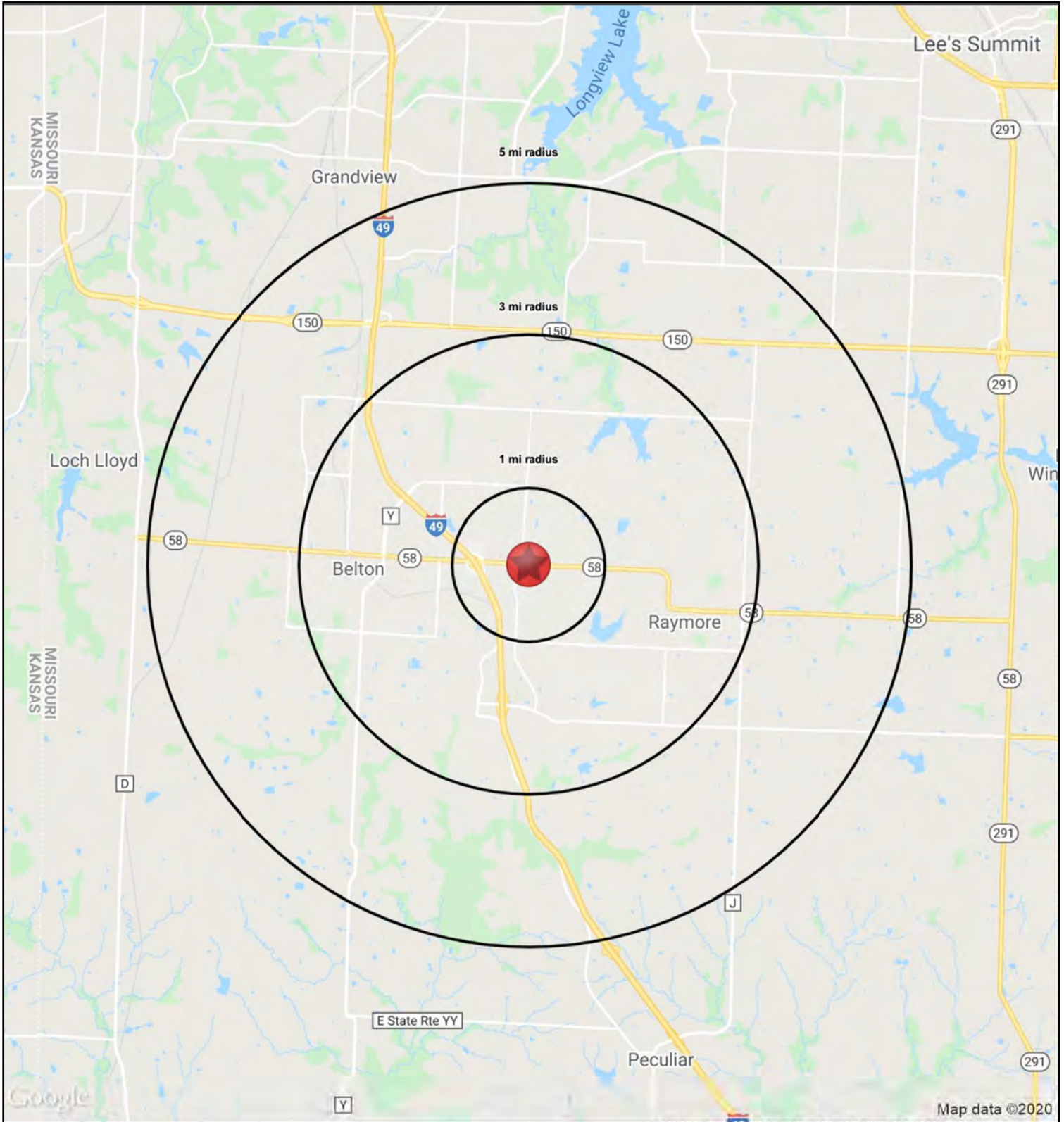
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DRONE AERIAL



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RAYMORE GALLERIA NORTH

58 Highway & Kentucky Road (NEC), Raymore, Missouri

58 Highway & Kentucky Road	1 mi radius	3 mi radius	5 mi radius
Raymore, MO			
Population			
2023 Estimated Population	7,241	46,655	67,163
2028 Projected Population	7,699	49,017	70,576
2020 Census Population	7,261	45,160	65,251
2010 Census Population	6,352	40,231	58,830
Projected Annual Growth 2023 to 2028	1.3%	1.0%	1.0%
Historical Annual Growth 2010 to 2023	1.1%	1.2%	1.1%
2023 Median Age	39.4	37.2	37.0
Households			
2023 Estimated Households	3,006	18,161	25,879
2028 Projected Households	3,250	19,340	27,440
2020 Census Households	2,962	17,377	24,818
2010 Census Households	2,456	15,169	21,937
Projected Annual Growth 2023 to 2028	1.6%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	1.7%	1.5%	1.4%
Race and Ethnicity			
2023 Estimated White	78.1%	80.0%	76.1%
2023 Estimated Black or African American	12.4%	10.8%	13.9%
2023 Estimated Asian or Pacific Islander	2.4%	1.4%	1.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	6.7%	7.4%	8.1%
2023 Estimated Hispanic	6.7%	6.8%	7.4%
Income			
2023 Estimated Average Household Income	\$112,369	\$103,811	\$101,741
2023 Estimated Median Household Income	\$88,932	\$87,038	\$83,820
2023 Estimated Per Capita Income	\$46,731	\$40,445	\$39,241
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.1%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	3.5%	4.0%
2023 Estimated High School Graduate	28.1%	30.4%	30.4%
2023 Estimated Some College	24.5%	25.1%	24.6%
2023 Estimated Associates Degree Only	12.1%	9.4%	9.4%
2023 Estimated Bachelors Degree Only	17.6%	19.9%	19.8%
2023 Estimated Graduate Degree	11.0%	9.6%	9.8%
Business			
2023 Estimated Total Businesses	257	1,160	1,575
2023 Estimated Total Employees	2,832	13,862	20,962
2023 Estimated Employee Population per Business	11.0	11.9	13.3
2023 Estimated Residential Population per Business	28.1	40.2	42.6

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