



# SMALL SHOP SPACE FOR LEASE

9598 E. 350 Highway, Raytown, MO | A Kansas City Suburb



## LEASE RATE: \$17/SF NNN | 3,600 SF END CAP

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,881	52,780	118,484
Avg. Household Income	\$75,943	\$68,726	\$66,593

- Located on 350 Highway between Gregory Boulevard and 75th Street
- Building tenant is Vapor Room 816
- Raytown, Missouri is a suburb of Greater Kansas City
- Excellent access and visibility fronting 350 Highway which carries over 39,500 cars per day
- New Walmart Supercenter and HyVee Grocery anchored Shopping Center Store on both sides of property



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



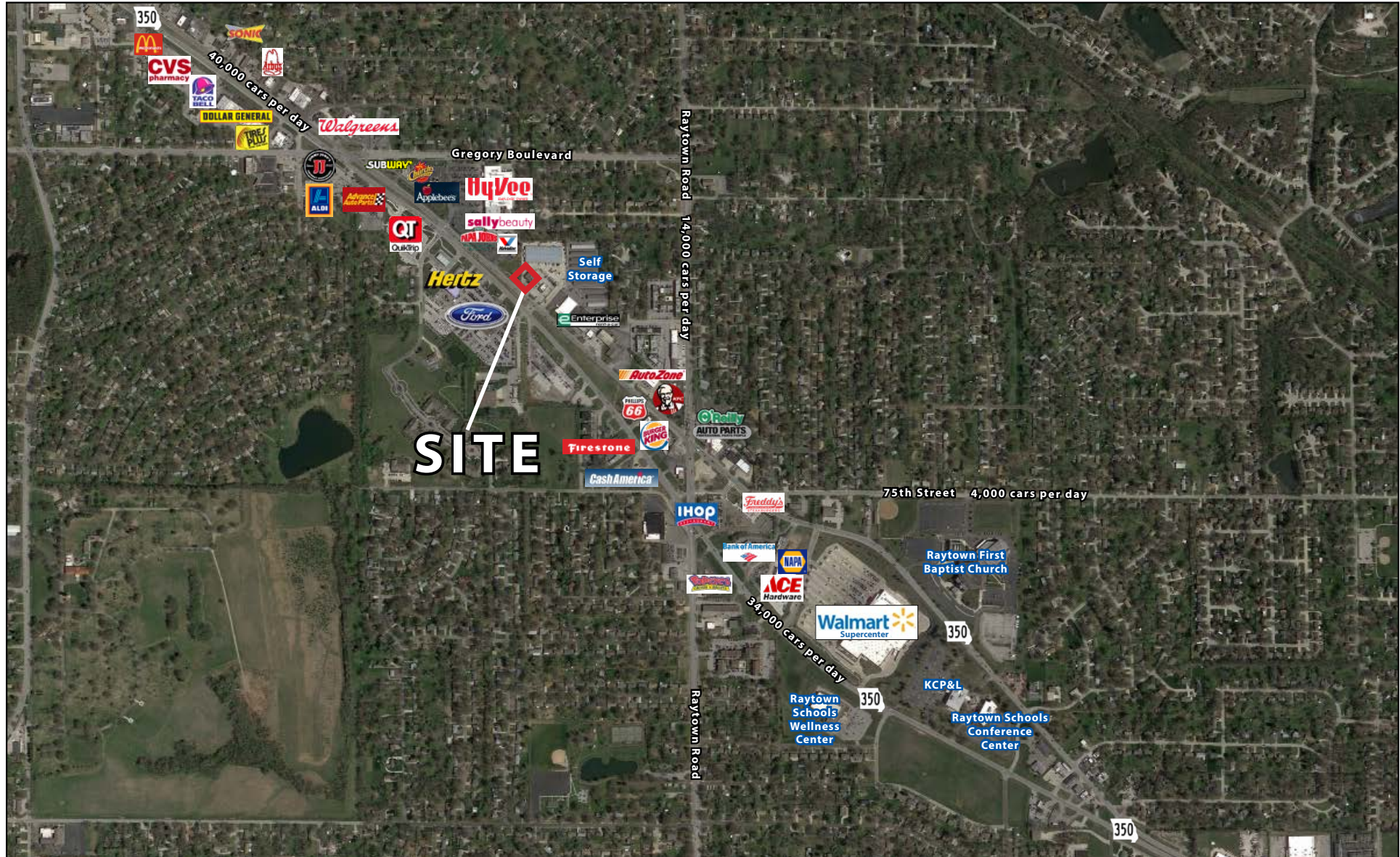


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**3,600 SF END  
CAP SPACE  
AVAILABLE**

AERIAL

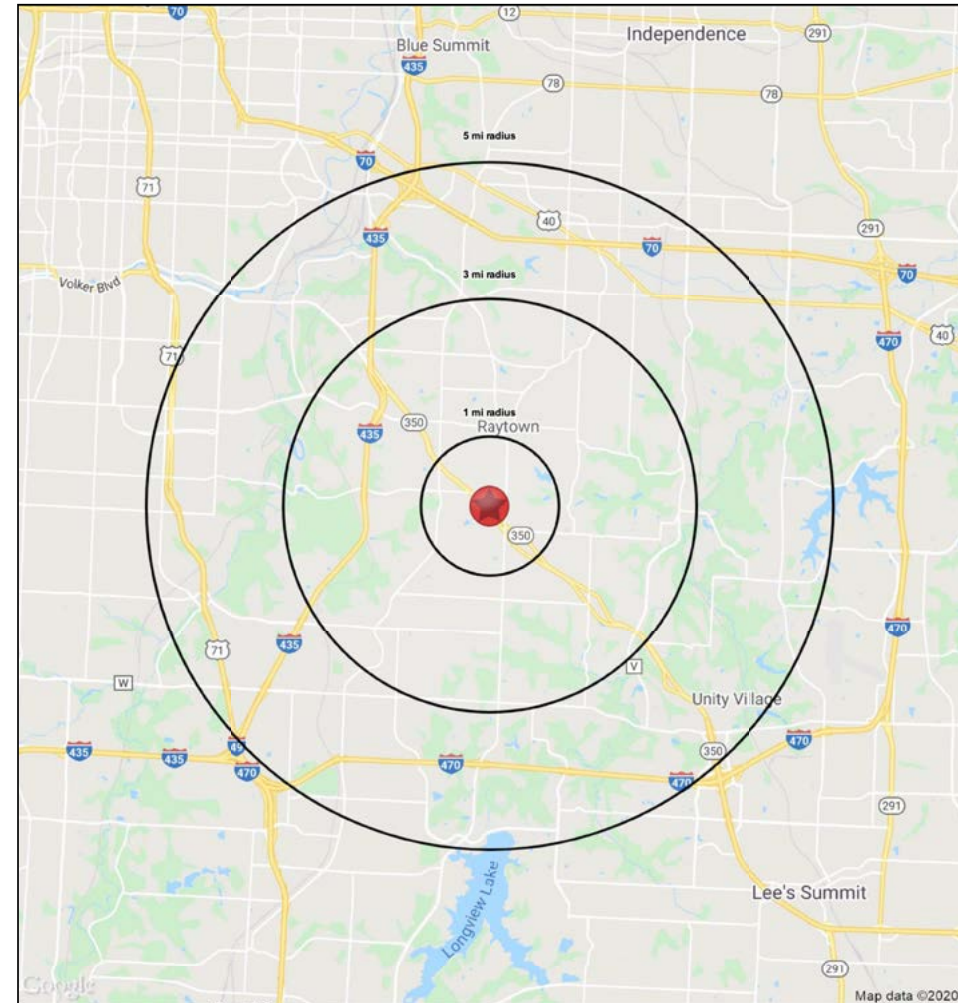
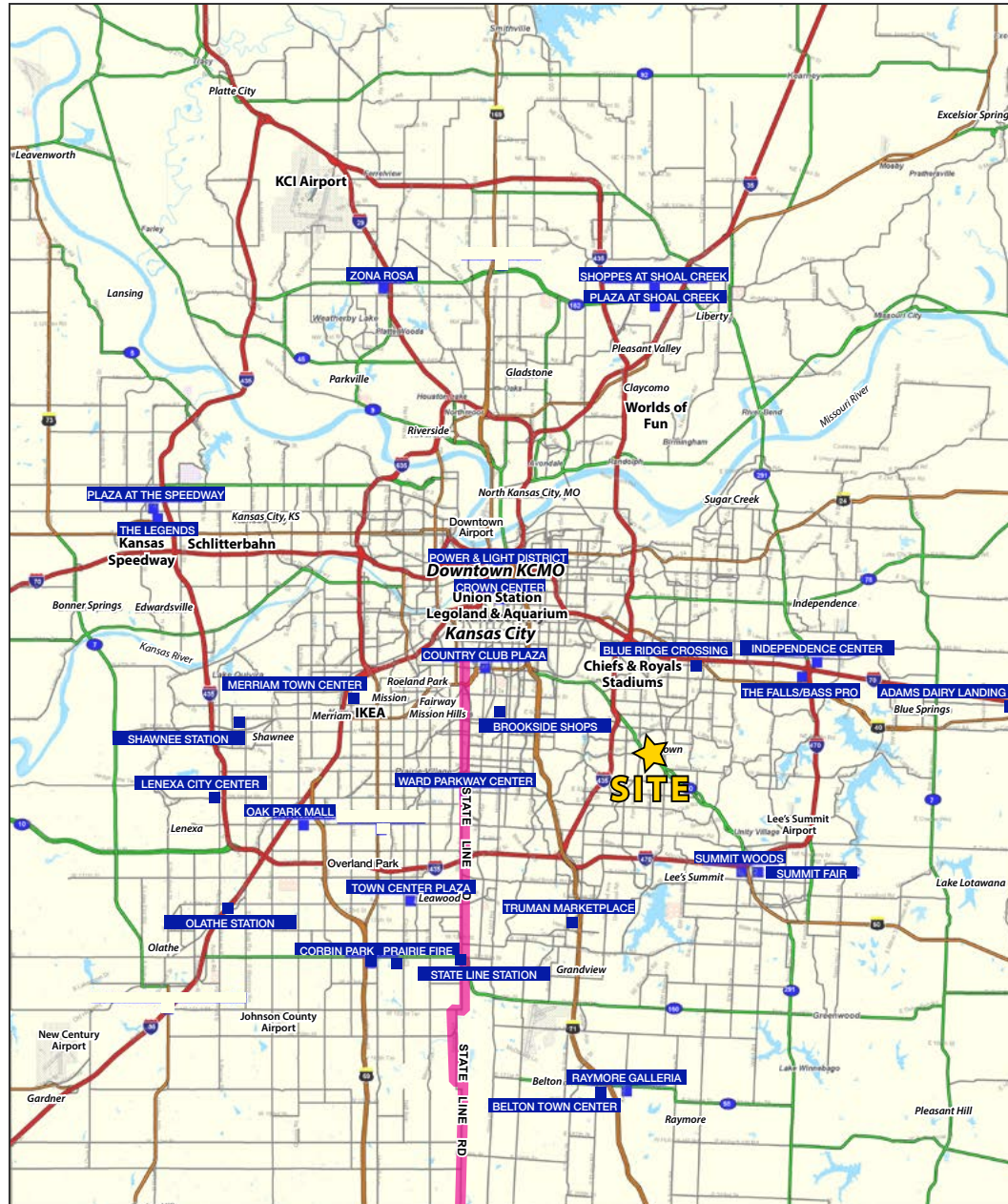




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## 9598 E State Rte 350

### Raytown, MO 64133

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	7,881	52,780	118,484
	2025 Projected Population	7,759	51,734	117,883
	2010 Census Population	8,082	53,883	118,608
	2000 Census Population	8,349	54,733	121,553
	Projected Annual Growth 2020 to 2025	-0.3%	-0.4%	-0.1%
	Historical Annual Growth 2000 to 2020	-0.3%	-0.2%	-0.1%
	2020 Median Age	39.8	39.6	38.9
<b>HOUSEHOLDS</b>	2020 Estimated Households	3,543	22,575	50,944
	2025 Projected Households	3,437	21,787	49,931
	2010 Census Households	3,455	21,903	48,439
	2000 Census Households	3,674	22,697	49,469
	Projected Annual Growth 2020 to 2025	-0.6%	-0.7%	-0.4%
	Historical Annual Growth 2000 to 2020	-0.2%	-	0.1%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	70.3%	57.3%	49.9%
	2020 Estimated Black or African American	21.7%	33.8%	41.7%
	2020 Estimated Asian or Pacific Islander	1.5%	1.8%	1.6%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2020 Estimated Other Races	6.0%	6.7%	6.5%
	2020 Estimated Hispanic	5.5%	6.2%	6.2%
<b>INCOME</b>	2020 Estimated Average Household Income	\$75,943	\$68,726	\$66,953
	2020 Estimated Median Household Income	\$55,664	\$54,753	\$52,429
	2020 Estimated Per Capita Income	\$34,173	\$29,513	\$28,880
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.9%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.4%	4.9%	6.4%
	2020 Estimated High School Graduate	37.9%	33.1%	33.6%
	2020 Estimated Some College	25.5%	28.5%	27.3%
	2020 Estimated Associates Degree Only	7.6%	7.7%	7.8%
	2020 Estimated Bachelors Degree Only	16.6%	15.6%	14.8%
	2020 Estimated Graduate Degree	7.7%	8.3%	7.9%
<b>BUSINESS</b>	2020 Estimated Total Businesses	452	1,372	3,438
	2020 Estimated Total Employees	4,347	13,145	44,813
	2020 Estimated Employee Population per Business	9.6	9.6	13.0
	2020 Estimated Residential Population per Business	17.4	38.5	34.5

