



POWERHOUSE LOCATION FOR SALE

Pad Site of Sam's Club, Lowe's, Walmart Supercenter
Raymore Galleria | 58 Highway & Dean Ave. (SEC), Raymore, MO



FREESTANDING JUNIOR BOX PROPERTY FOR SALE

Offering Summary

Sales Price: \$2,250,000
Building Size: 18,058 SF
Lot Size: 2.12 Acres
Year Built: 2007

- Freestanding 18,058 SF building on 2.12 acres
- Building will be vacant upon sale
- Great opportunity for owner/user or developer
- Pad of a 400,000 SF +/- Power Center with Sam's Club and Lowe's
- Excellent location in a major retail district, adjacent to Walmart Supercenter, KFC, Wendy's, Pizza Hut, Taco Bell, and many more
- New signaled intersection, great visibility, identification
- Strong school system with continued residential growth
- Large trade area that draws from many surrounding cities
- One of the fastest growing suburbs in Missouri



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

MARK MCCONAHAY | 816.412.7386 | mmcconahay@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

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DRONE PHOTOS



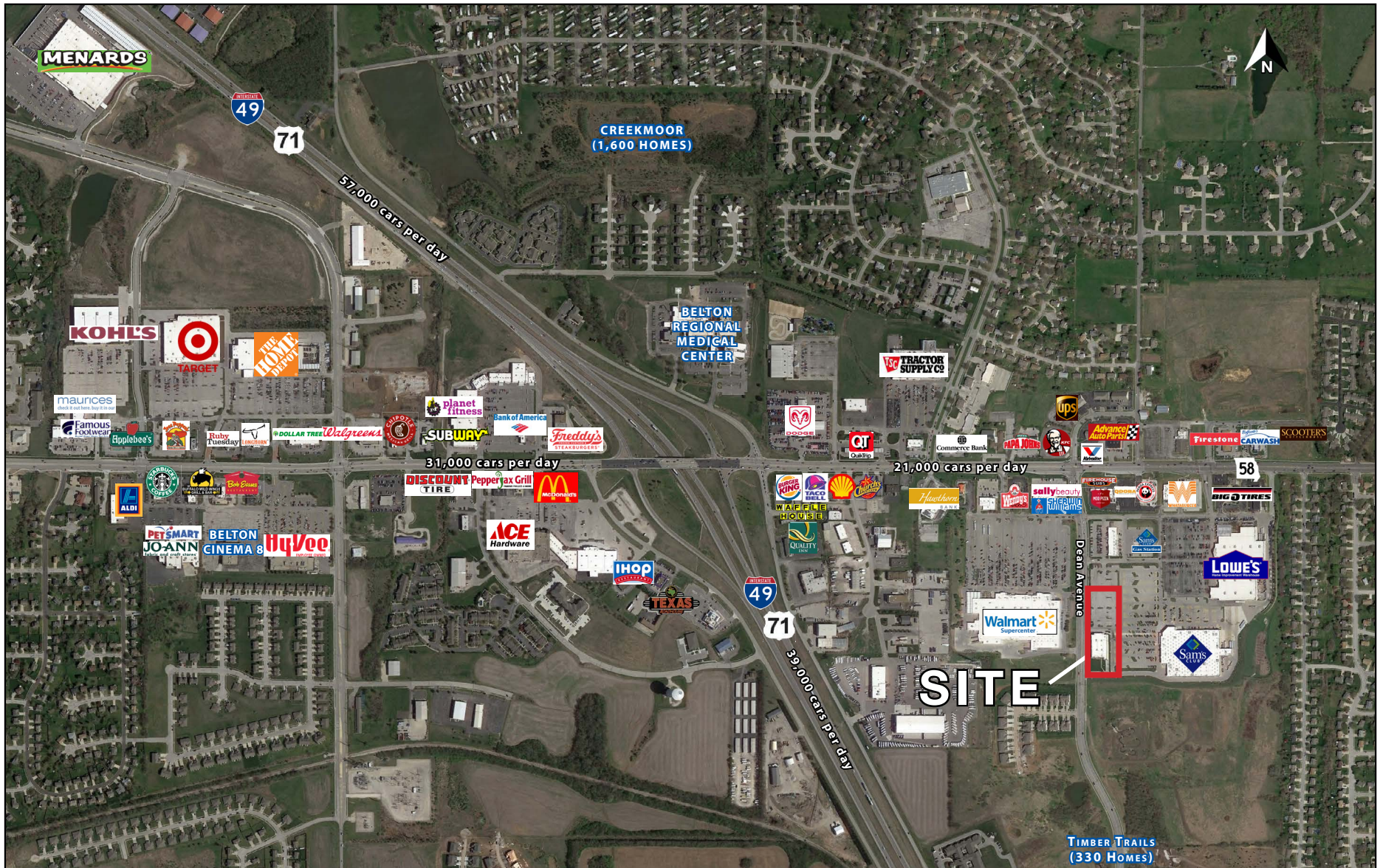


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AERIAL

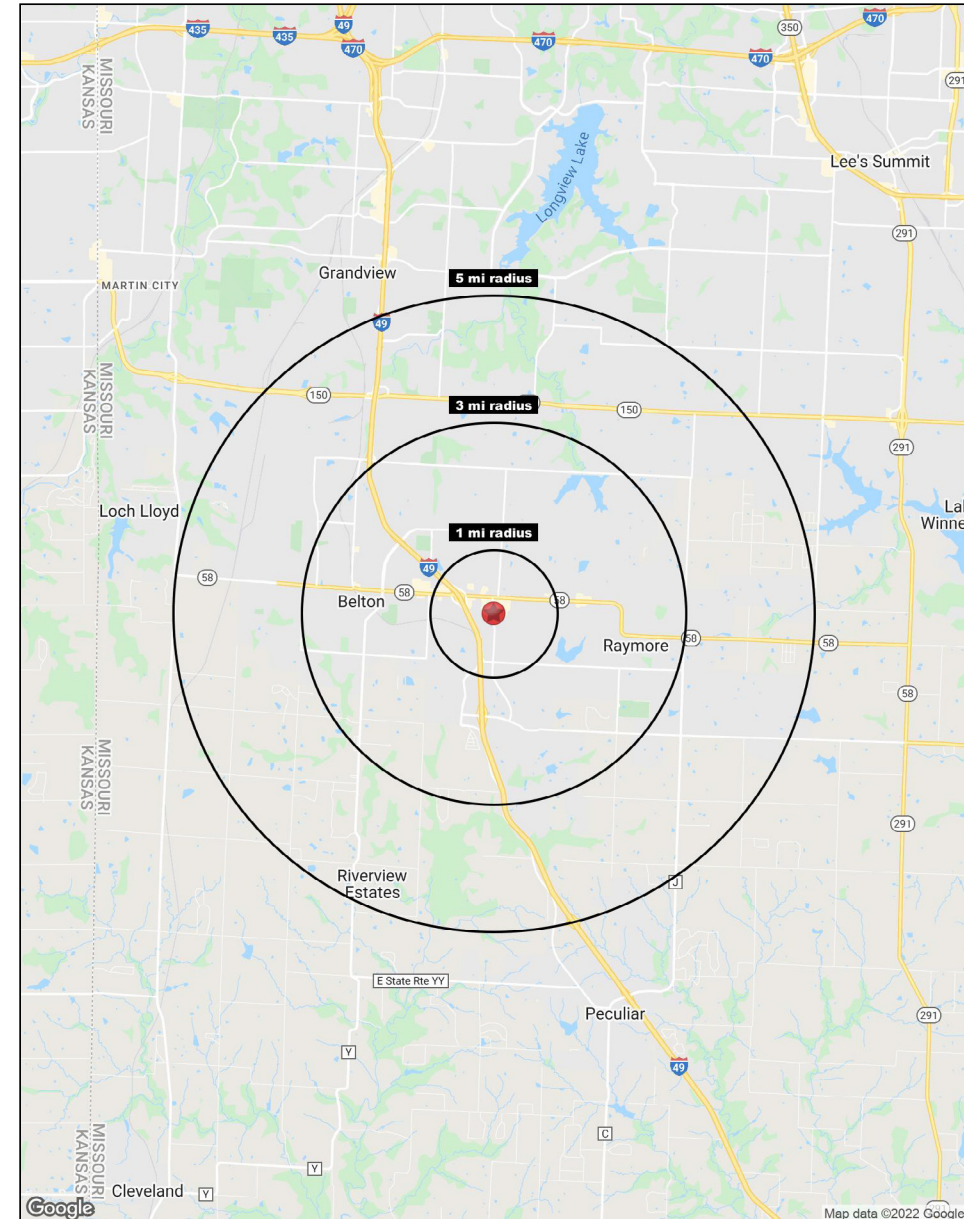
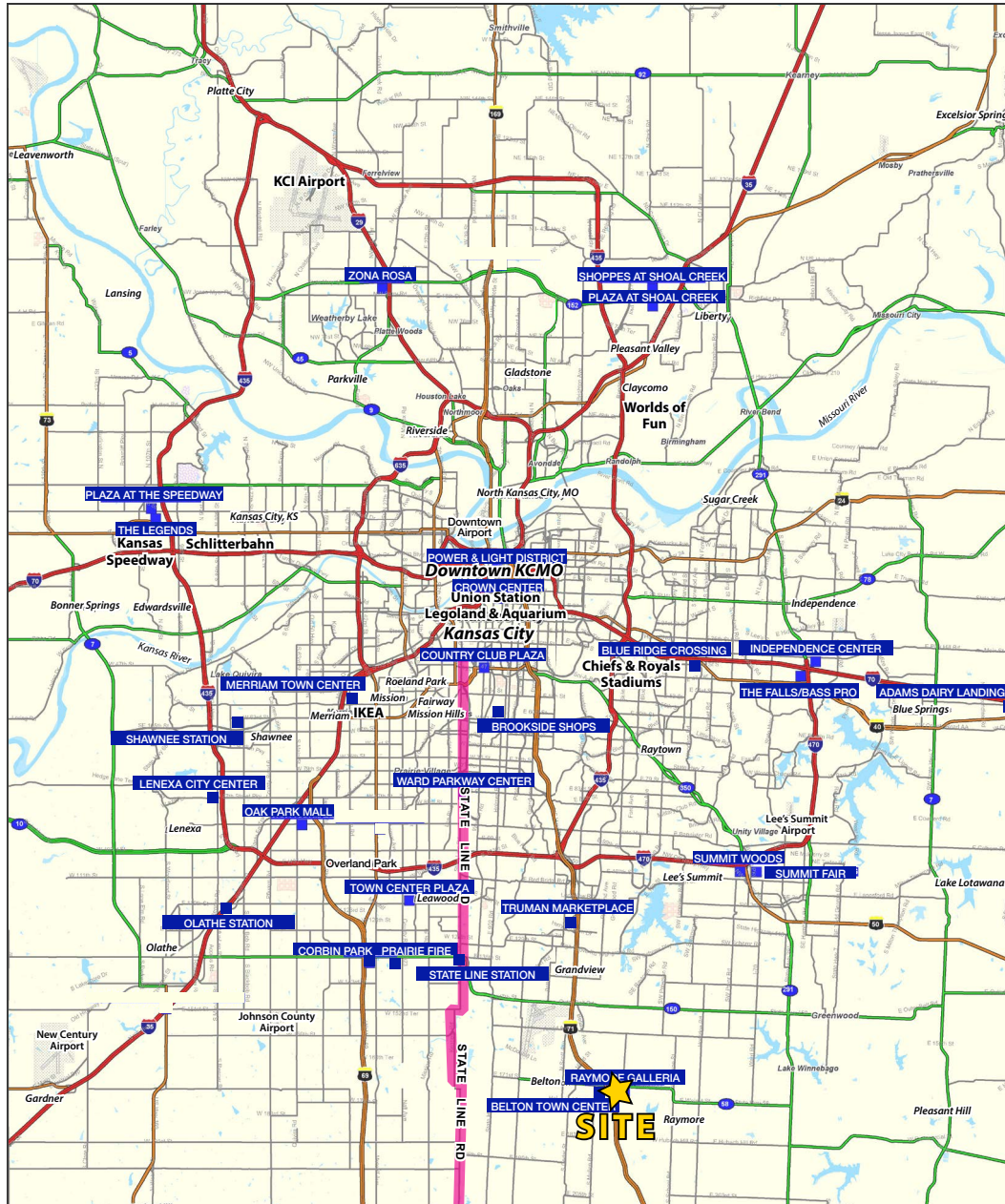




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121 Dean Avenue Raymore, MO 64083	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,632	44,396	62,807
2026 Projected Population	8,316	47,326	66,695
2020 Census Population	7,508	44,693	62,789
2010 Census Population	6,128	39,945	56,619
Projected Annual Growth 2021 to 2026	1.8%	1.3%	1.2%
Historical Annual Growth 2010 to 2021	2.2%	1.0%	1.0%
2021 Median Age	36.1	36.8	36.2
Households			
2021 Estimated Households	3,012	16,908	23,866
2026 Projected Households	3,265	17,870	25,228
2020 Census Households	2,940	17,028	23,834
2010 Census Households	2,371	14,995	21,113
Projected Annual Growth 2021 to 2026	1.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2021	2.5%	1.2%	1.2%
Race and Ethnicity			
2021 Estimated White	74.4%	77.4%	73.2%
2021 Estimated Black or African American	11.9%	8.7%	12.3%
2021 Estimated Asian or Pacific Islander	1.4%	1.2%	1.3%
2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2021 Estimated Other Races	11.6%	12.1%	12.6%
2021 Estimated Hispanic	7.8%	7.7%	8.1%
Income			
2021 Estimated Average Household Income	\$84,272	\$88,587	\$85,348
2021 Estimated Median Household Income	\$77,446	\$78,514	\$74,765
2021 Estimated Per Capita Income	\$33,303	\$33,772	\$32,471
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.3%	2.2%
2021 Estimated Some High School (Grade Level 9 to 11)	6.5%	4.4%	4.7%
2021 Estimated High School Graduate	31.0%	32.4%	32.7%
2021 Estimated Some College	22.7%	24.0%	24.1%
2021 Estimated Associates Degree Only	7.3%	8.0%	8.0%
2021 Estimated Bachelors Degree Only	15.4%	17.5%	17.3%
2021 Estimated Graduate Degree	15.6%	11.4%	11.0%
Business			
2021 Estimated Total Businesses	205	1,018	1,374
2021 Estimated Total Employees	2,718	11,259	18,322
2021 Estimated Employee Population per Business	13.3	11.1	13.3
2021 Estimated Residential Population per Business	37.3	43.6	45.7

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