



# FORMER ADVANCE AUTO PARTS

610 S. Commercial Street, Harrisonville, MO

FOR  
LEASE



## LEASE RATE: \$17/SF | 6,895 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,156	11,234	13,698
Avg. Household Income	\$56,298	\$65,901	\$70,006

- Pad building next to entrance of Price Chopper anchored shopping center
- Freestanding building constructed less than 10 years ago
- Great access and visibility
- Neighboring national tenants include: CVS, Walgreens, Burger King, Verizon, Great Clips, Starbucks, and many others



CLICK HERE TO VIEW MORE LISTING INFORMATION

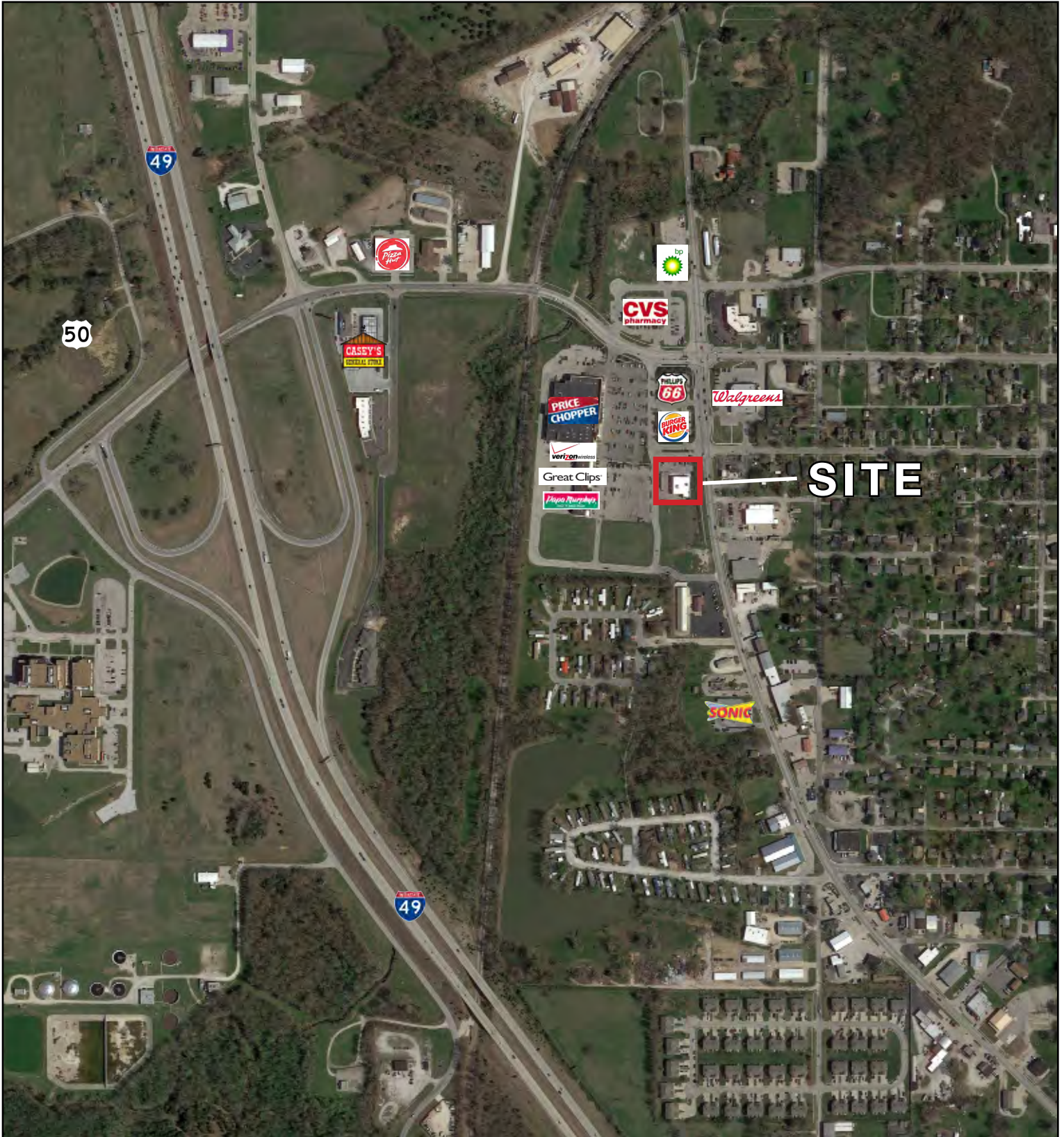
For More Information Contact:

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

Exclusive Agent



**AERIAL**

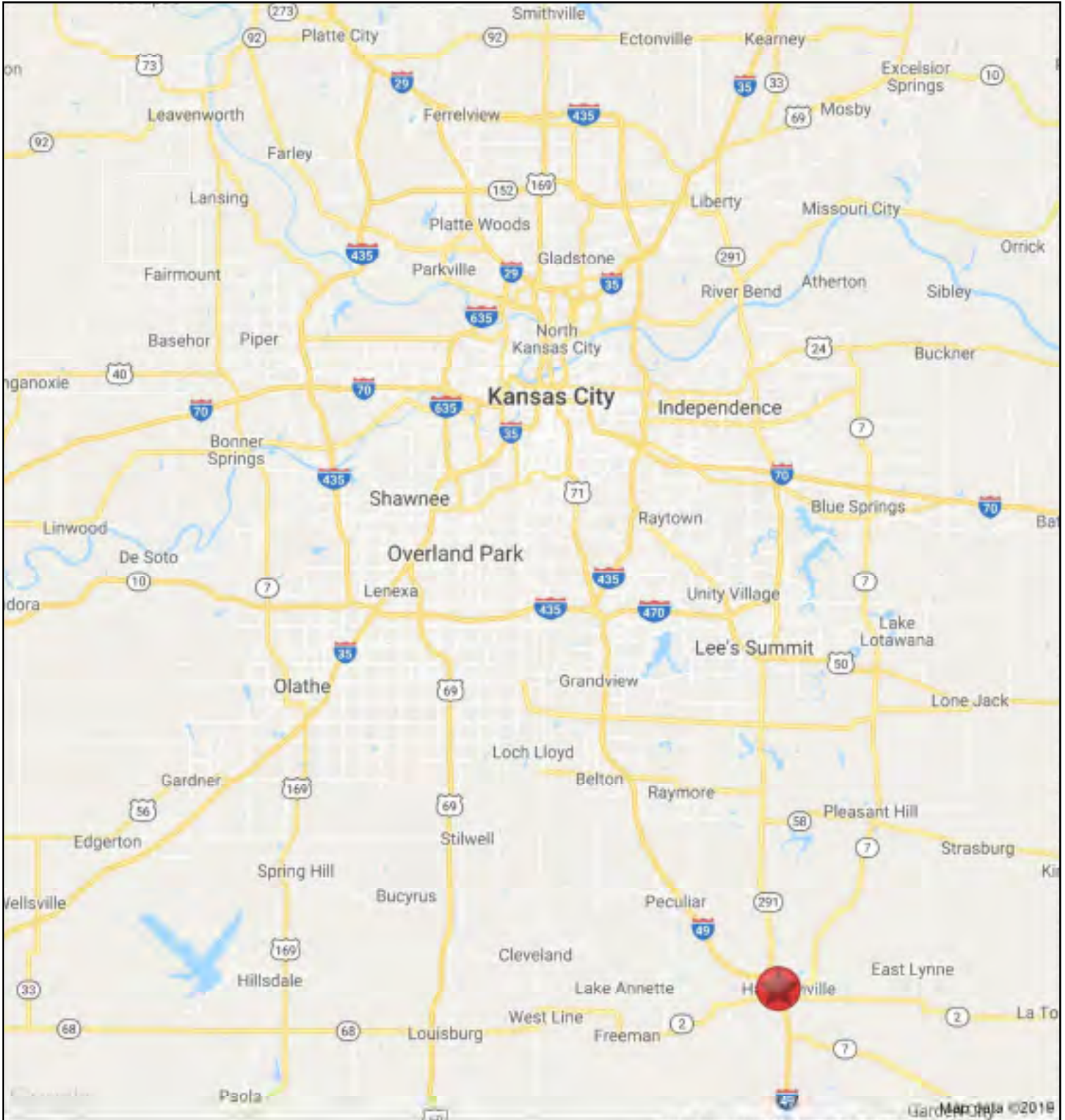




# FORMER ADVANCE AUTO PARTS

# FOR LEASE

## 610 S. Commercial Street, Harrisonville, MO

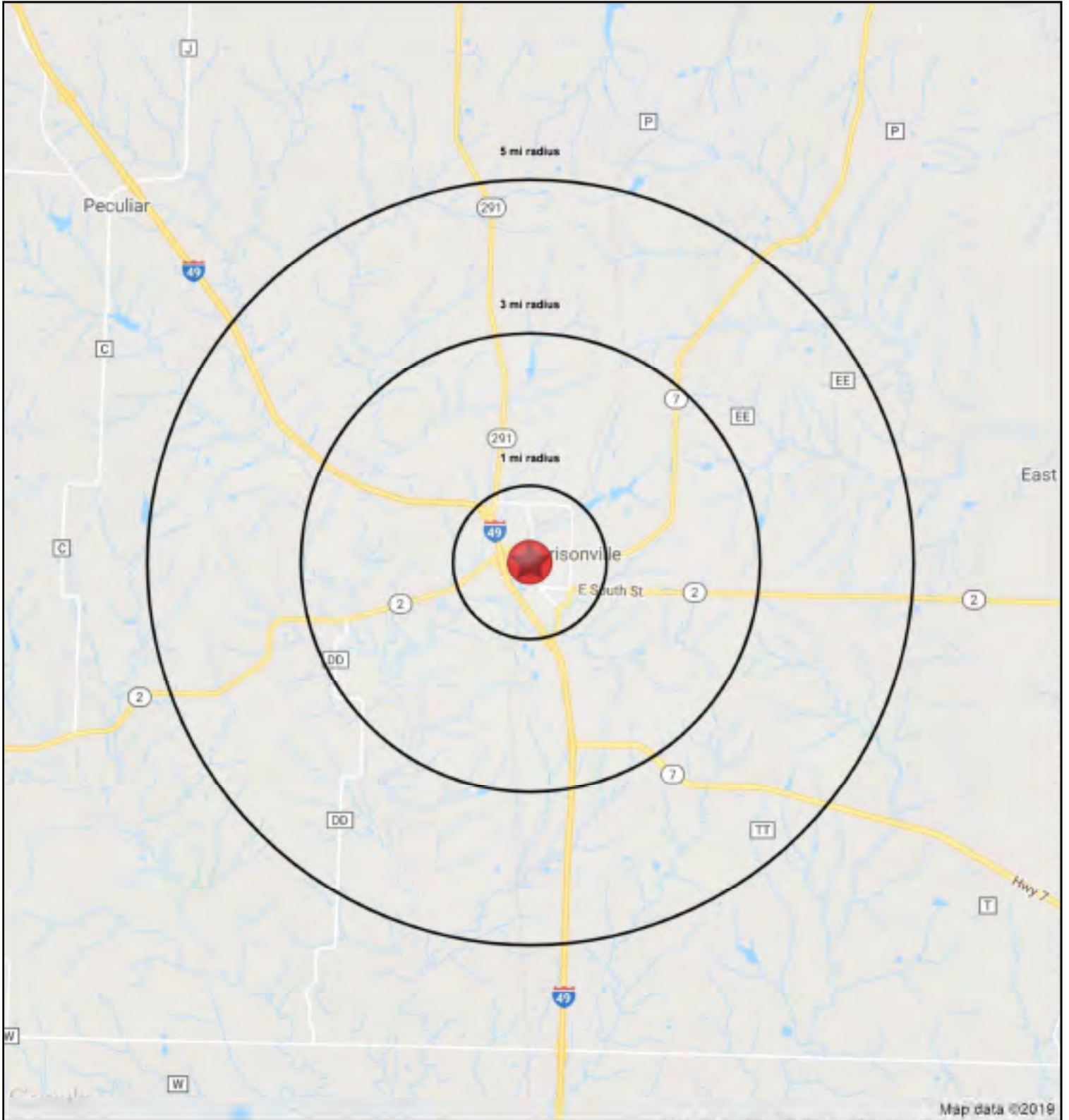




# FORMER ADVANCE AUTO PARTS

FOR  
LEASE

610 S. Commercial Street, Harrisonville, MO



RS1

610 S. Commercial Street Harrisonville, MO 64701		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	4,156	11,234	13,698
	2024 Projected Population	4,403	11,824	14,387
	2010 Census Population	4,130	11,180	13,607
	2000 Census Population	3,815	10,305	12,557
	Projected Annual Growth 2019 to 2024	1.2%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	0.5%	0.5%	0.5%
	2019 Median Age	34.4	38.6	39.9
HOUSEHOLDS	2019 Estimated Households	1,677	4,535	5,507
	2024 Projected Households	1,771	4,758	5,785
	2010 Census Households	1,575	4,288	5,174
	2000 Census Households	1,481	3,928	4,720
	Projected Annual Growth 2019 to 2024	1.1%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	0.7%	0.8%	0.9%
RACE AND ETHNICITY	2019 Estimated White	93.1%	93.8%	94.1%
	2019 Estimated Black or African American	1.6%	1.5%	1.4%
	2019 Estimated Asian or Pacific Islander	1.0%	1.0%	0.9%
	2019 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.6%
	2019 Estimated Other Races	3.6%	3.1%	3.0%
	2019 Estimated Hispanic	3.1%	2.8%	2.7%
INCOME	2019 Estimated Average Household Income	\$56,298	\$65,901	\$70,006
	2019 Estimated Median Household Income	\$52,273	\$55,122	\$58,503
	2019 Estimated Per Capita Income	\$23,011	\$26,880	\$28,365
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.9%	1.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.7%	6.8%	6.5%
	2019 Estimated High School Graduate	47.6%	43.8%	41.5%
	2019 Estimated Some College	17.3%	19.9%	20.6%
	2019 Estimated Associates Degree Only	6.1%	9.1%	9.5%
	2019 Estimated Bachelors Degree Only	14.8%	14.4%	15.1%
	2019 Estimated Graduate Degree	3.3%	4.2%	5.1%
BUSINESS	2019 Estimated Total Businesses	349	757	789
	2019 Estimated Total Employees	3,180	7,200	8,010
	2019 Estimated Employee Population per Business	9.1	9.5	10.1
	2019 Estimated Residential Population per Business	11.9	14.8	17.4