



FREESTANDING DRIVE THRU BUILDING

10750 E. US 24 Highway, Sugar Creek, Missouri



SALE PRICE: \$950,000 | 3,400 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,562	51,832	139,117
Avg. Household Income	\$65,321	\$74,411	\$73,596

- 3,400 SF building on 1.4 acres
- Tenant in place
- Excellent visibility and access to 24 Highway
- \$5 million road improvements along 24 Highway
- 14,000 cars per day on 24 Highway
- Nearby tenants include: CVS, Dollar General, O'Reilly, Family Dollar, and Apple Market



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

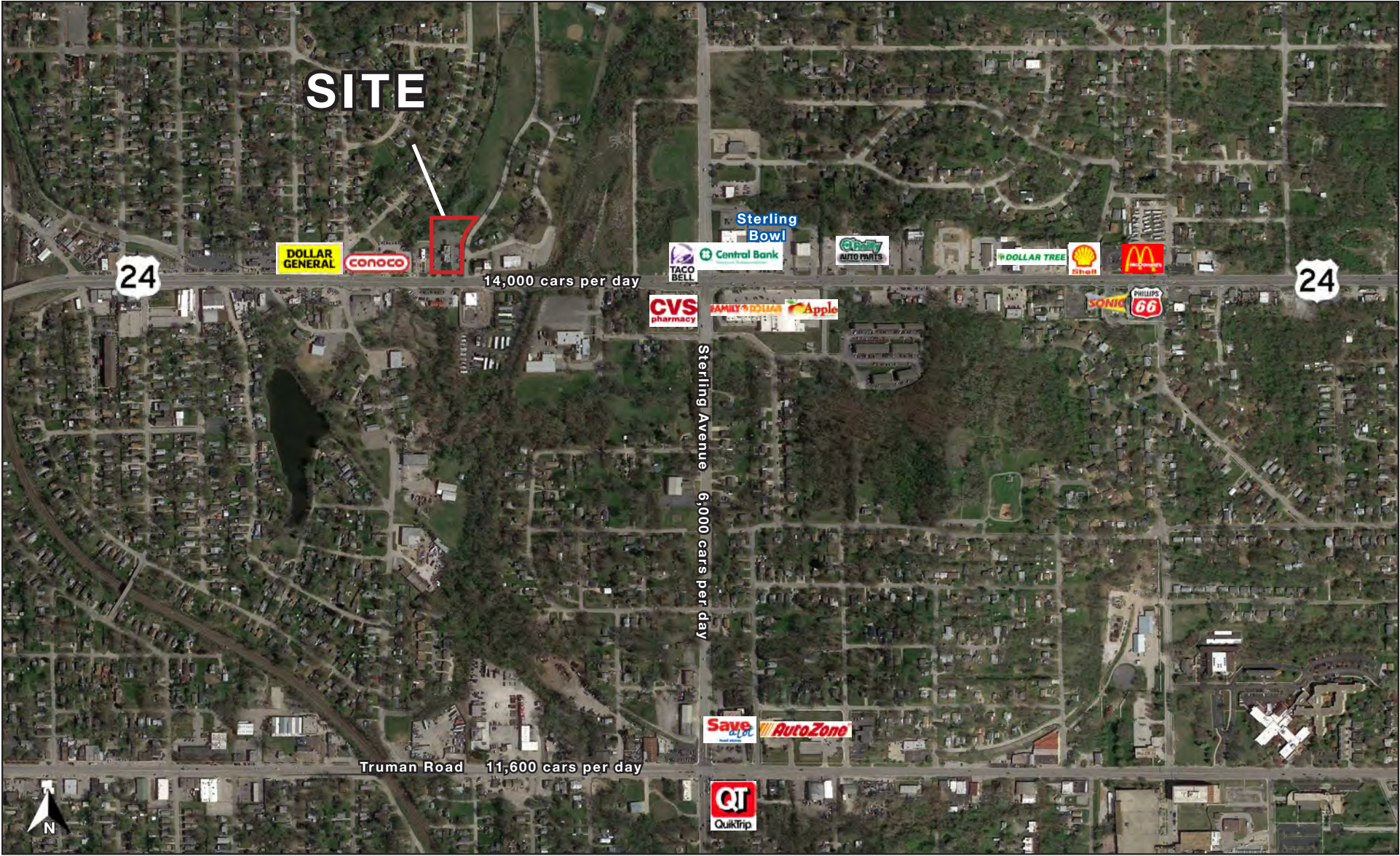
Exclusive Agent



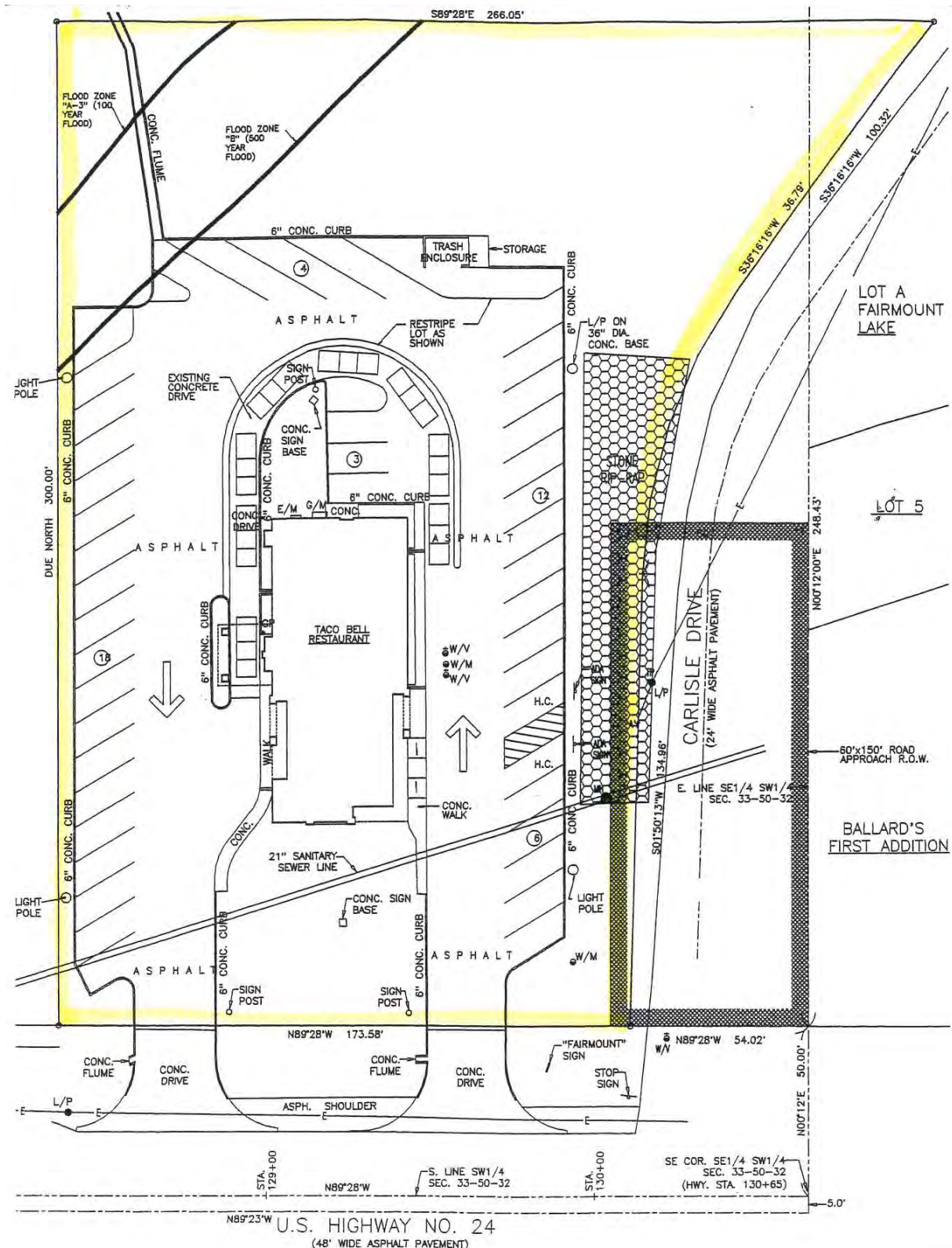
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AERIAL

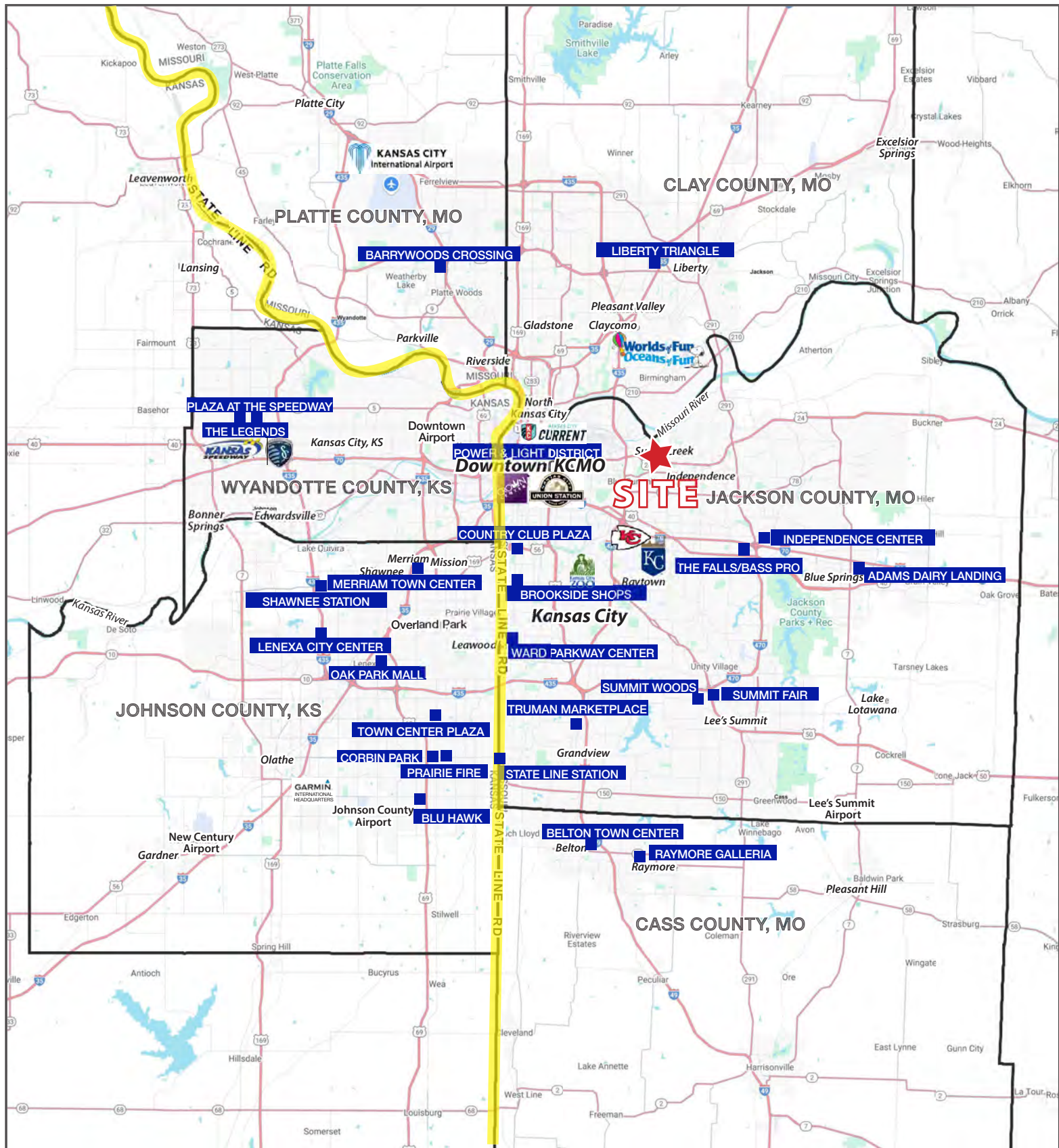


SITE PLAN



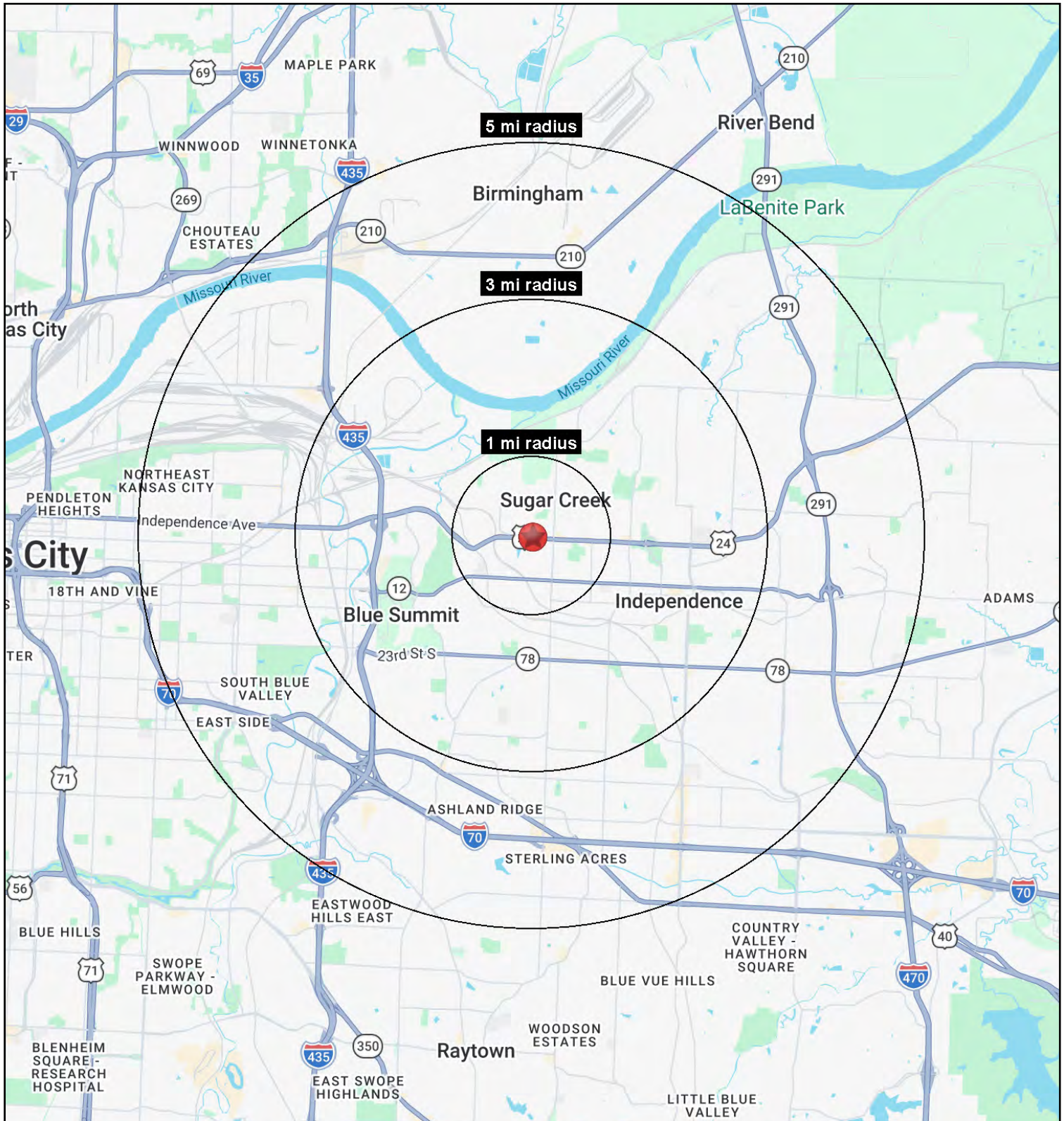
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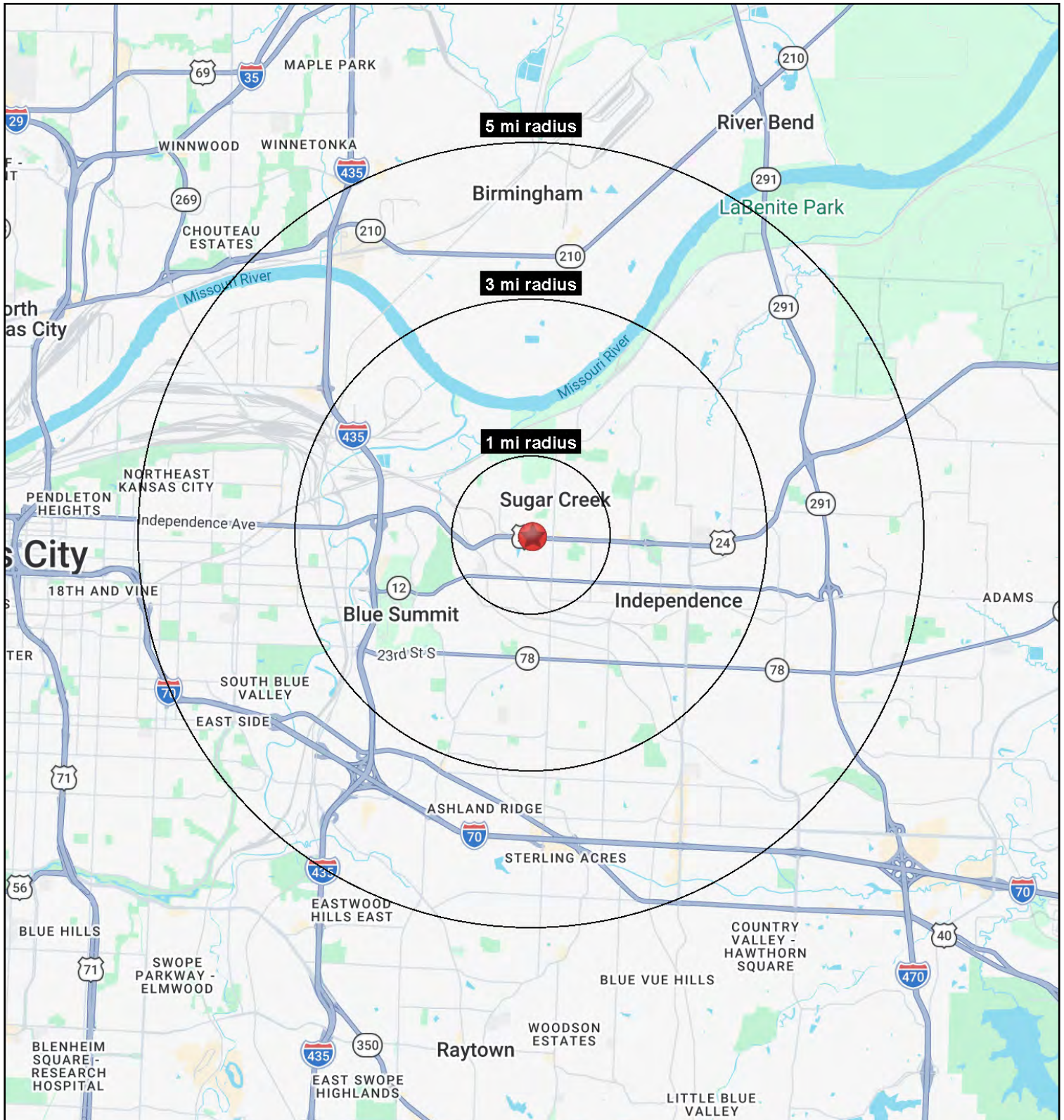
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10750 E US Hwy 24 Sugar Creek, MO 64054	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	10,562	51,832	139,11
2031 Projected Population	10,433	51,232	136,72
2020 Census Population	10,151	51,466	138,04
2010 Census Population	10,128	50,783	136,54
Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.1%	0.1%
2026 Median Age	37.7	37.2	36.2
Households			
2026 Estimated Households	4,490	21,739	55,86
2031 Projected Households	4,410	21,437	54,73
2020 Census Households	4,348	21,301	55,14
2010 Census Households	4,328	21,091	54,20
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2026	0.2%	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	71.1%	69.5%	58.5%
2026 Estimated Black or African American	10.0%	10.9%	16.2%
2026 Estimated Asian or Pacific Islander	1.3%	1.3%	2.9%
2026 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
2026 Estimated Other Races	17.0%	17.5%	21.7%
2026 Estimated Hispanic	17.7%	18.6%	23.6%
Income			
2026 Estimated Average Household Income	\$65,321	\$74,411	\$73,59
2026 Estimated Median Household Income	\$52,998	\$56,247	\$57,39
2026 Estimated Per Capita Income	\$27,865	\$31,342	\$29,63
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	5.5%	5.4%	6.3%
2026 Estimated Some High School (Grade Level 9 to 11)	12.0%	8.9%	9.0%
2026 Estimated High School Graduate	41.6%	38.9%	38.0%
2026 Estimated Some College	22.0%	23.6%	21.1%
2026 Estimated Associates Degree Only	3.3%	6.4%	7.9%
2026 Estimated Bachelors Degree Only	11.0%	11.1%	11.6%
2026 Estimated Graduate Degree	4.7%	5.6%	6.2%
Business			
2026 Estimated Total Businesses	216	1,566	4,57
2026 Estimated Total Employees	1,484	14,058	53,20

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