



FREESTANDING BUILDING AVAILABLE

2261 S. Sterling Avenue, Independence, Missouri



SALE PRICE \$3,200,000 | LEASE RATE: \$17/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,595	62,811	161,981
Avg. Household Income	\$48,133	\$58,871	\$60,910

- 13,620 SF freestanding building available
- Excellent location at the northeast corner of 23rd Street and Sterling Avenue
- Strong traffic counts of over 34,000 cars per day at this intersection
- Neighboring retailers include Price Chopper, McDonald's, Taco Bell and more
- Excellent site for health club, medical, professional or retail uses
- Potential pad site available



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agents

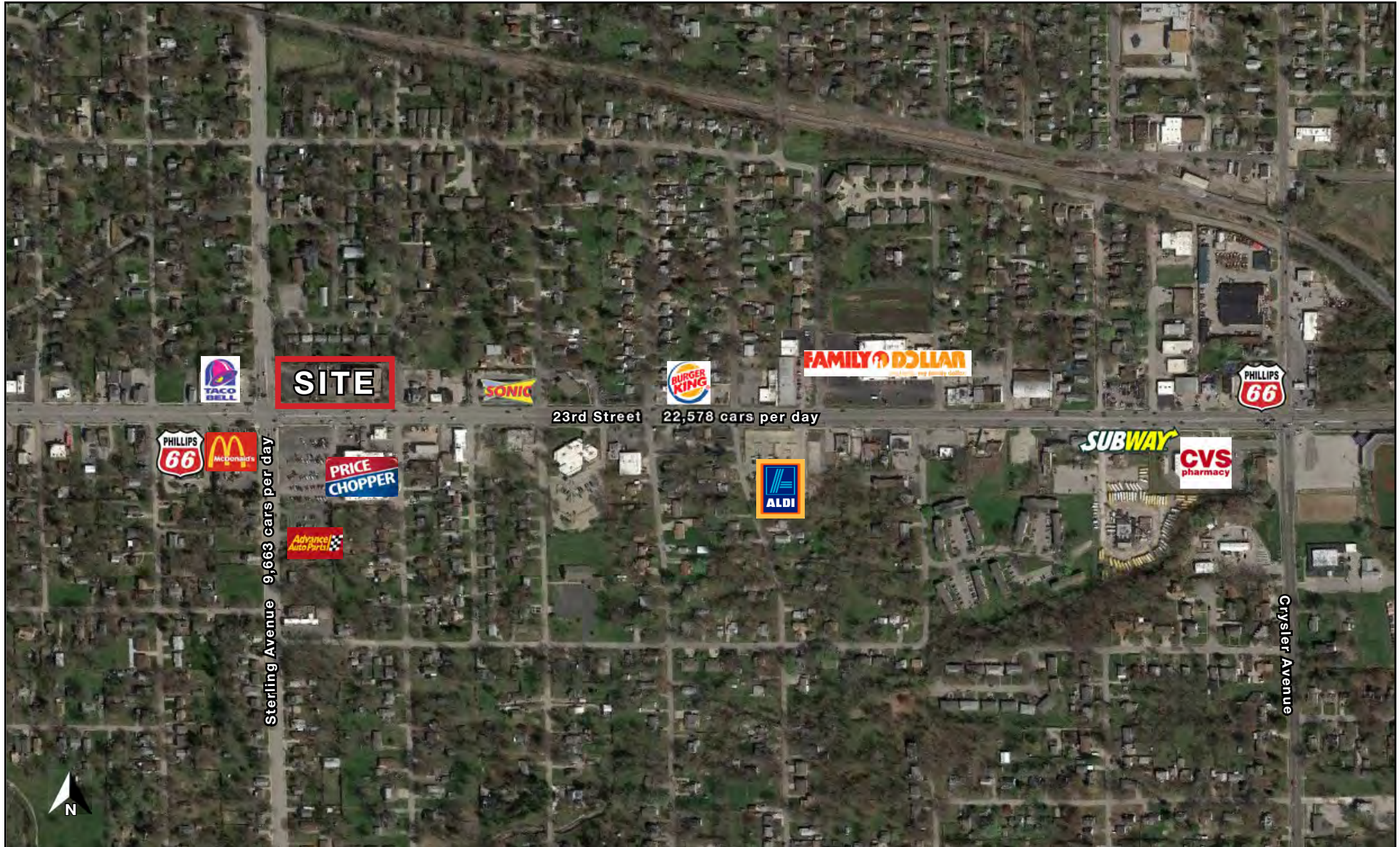


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13,620 SF
BUILDING
AVAILABLE

AERIAL

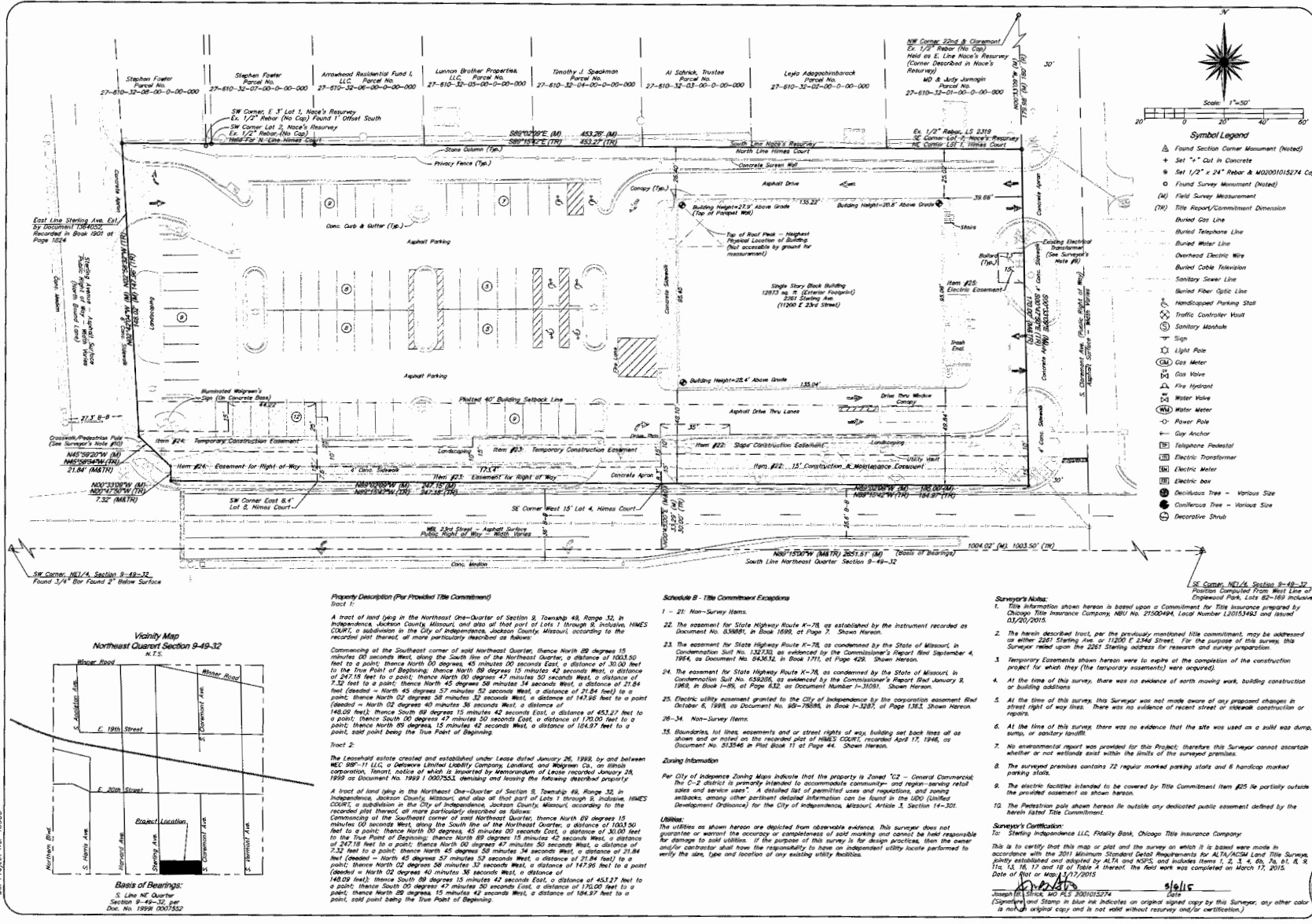


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SURVEY



ALTA/ACSM Land Title Survey
2261 Sterling Avenue
Independence, Missouri

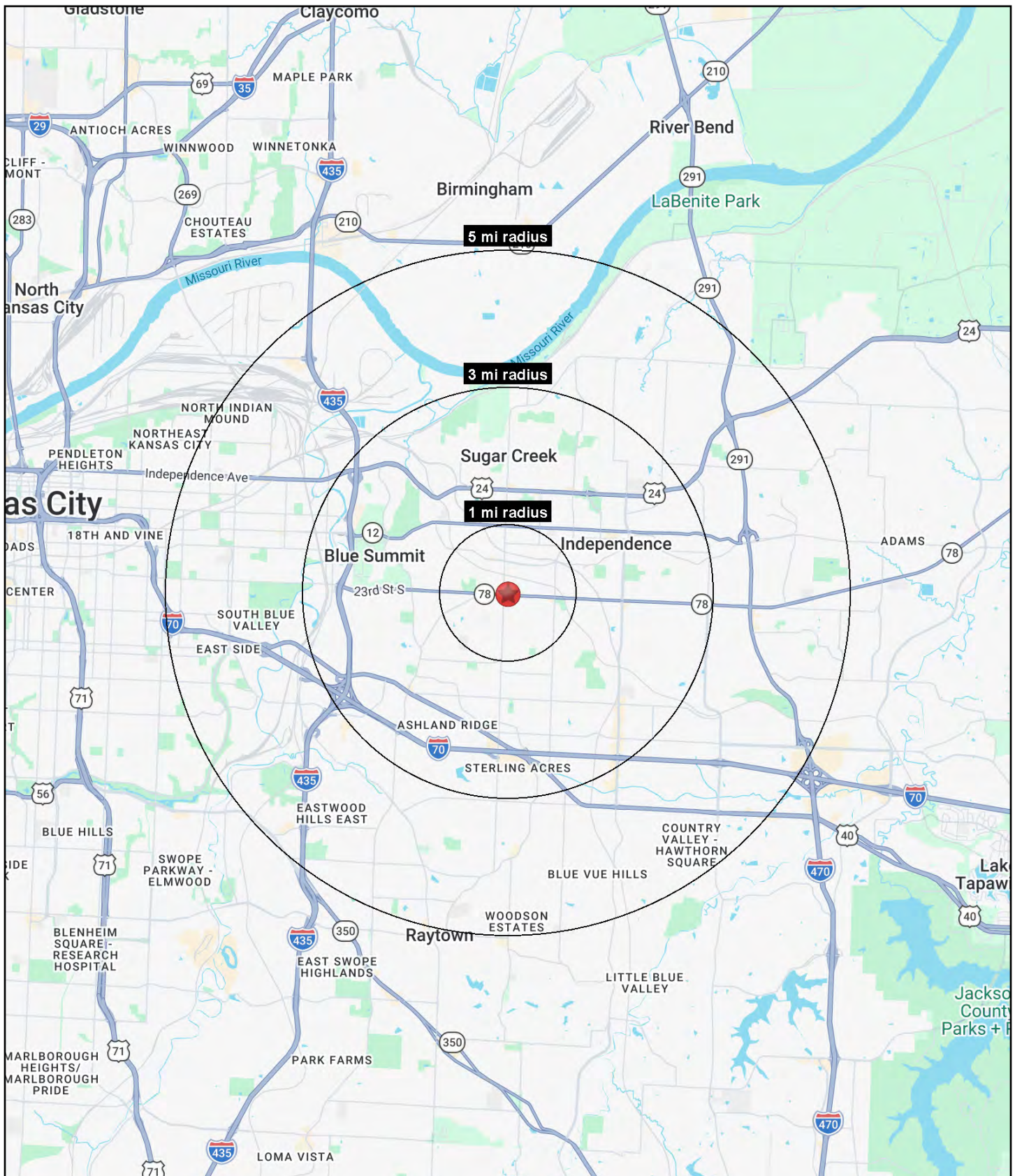
Symbol	Description
+	Found Section Corner Monument (Noted)
+	Set 1/2" x 24" Rebar in Concrete
+	Set 1/2" x 24" Rebar & M0001015274 Cor
+	Found Survey Monument (Noted)
(M)	Field Survey Measurement
(T)	Title Report/Commitment Dimension
---	Buried Gas Line
---	Buried Telephone Line
---	Buried Water Line
---	Buried Electric Wire
---	Buried Cable Television
---	Sanitary Sewer Line
---	Buried Fiber Optic Line
---	Handicapped Parking Spot
---	Traffic Controller Vault
---	Sanitary Manhole
---	Sign
---	Light Pole
---	Gas Meter
---	Gas Valve
---	Fire Hydrant
---	Water Valve
---	Power Pole
---	Gar Anchor
---	Telephone Pedestal
---	Electric Transformer
---	Electric Meter
---	Electric Box
---	Decorative Tree - Various Size
---	Decorative Shrub

STRICK
PROFESSIONAL LAND SURVEYORS
806 S. Creekside Drive, Gardner, MO 64550-0165
(417) 913-8561





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2261 S. Sterling Avenue, Independence, MO

2261 S. Sterling Avenue Independence, MO 64052	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,019	68,362	164,225
2031 Projected Population	11,797	67,218	161,794
2020 Census Population	11,679	68,301	165,273
2010 Census Population	11,363	66,480	161,882
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2026	0.4%	0.2%	-
2026 Median Age	36.0	38.2	37.3
Households			
2026 Estimated Households	5,088	29,125	67,601
2031 Projected Households	4,969	28,561	66,385
2020 Census Households	5,003	29,009	67,379
2010 Census Households	4,863	28,334	65,591
Projected Annual Growth 2026 to 2031	-0.5%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2026	0.3%	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	69.7%	69.3%	59.0%
2026 Estimated Black or African American	11.2%	13.1%	19.5%
2026 Estimated Asian or Pacific Islander	1.0%	1.4%	2.2%
2026 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2026 Estimated Other Races	17.3%	15.5%	18.7%
2026 Estimated Hispanic	18.7%	16.3%	20.1%
Income			
2026 Estimated Average Household Income	\$69,811	\$73,879	\$77,820
2026 Estimated Median Household Income	\$57,546	\$58,231	\$60,494
2026 Estimated Per Capita Income	\$29,621	\$31,593	\$32,112
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.4%	5.0%
2026 Estimated Some High School (Grade Level 9 to 11)	6.9%	8.1%	8.0%
2026 Estimated High School Graduate	39.8%	37.7%	37.0%
2026 Estimated Some College	26.3%	23.2%	22.3%
2026 Estimated Associates Degree Only	6.6%	7.7%	8.2%
2026 Estimated Bachelors Degree Only	11.1%	12.5%	12.7%
2026 Estimated Graduate Degree	4.8%	6.4%	6.8%
Business			
2026 Estimated Total Businesses	263	2,209	4,851
2026 Estimated Total Employees	2,039	17,920	48,038
2026 Estimated Employee Population per Business	7.8	8.1	9.9
2026 Estimated Residential Population per Business	45.7	30.9	33.9

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