



23RD STREET INVESTMENT OPPORTUNITY

603-623 E. 23rd Street, Independence, Missouri



SALE PRICE: \$475,000 | 7,434 +/- SF ON .44 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,686	79,196	146,517
Avg. Household Income	\$70,082	\$76,904	\$82,145

- 100% Occupied Cash Flowing Investment Property
- Strong local tenants with history at the property
- 3,800 SF street level and 3,634 SF downstairs office/garage space
- Excellent signage and visibility to 23rd Street
- Perfect starter investment property
- Strong in-place income



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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PHOTOS

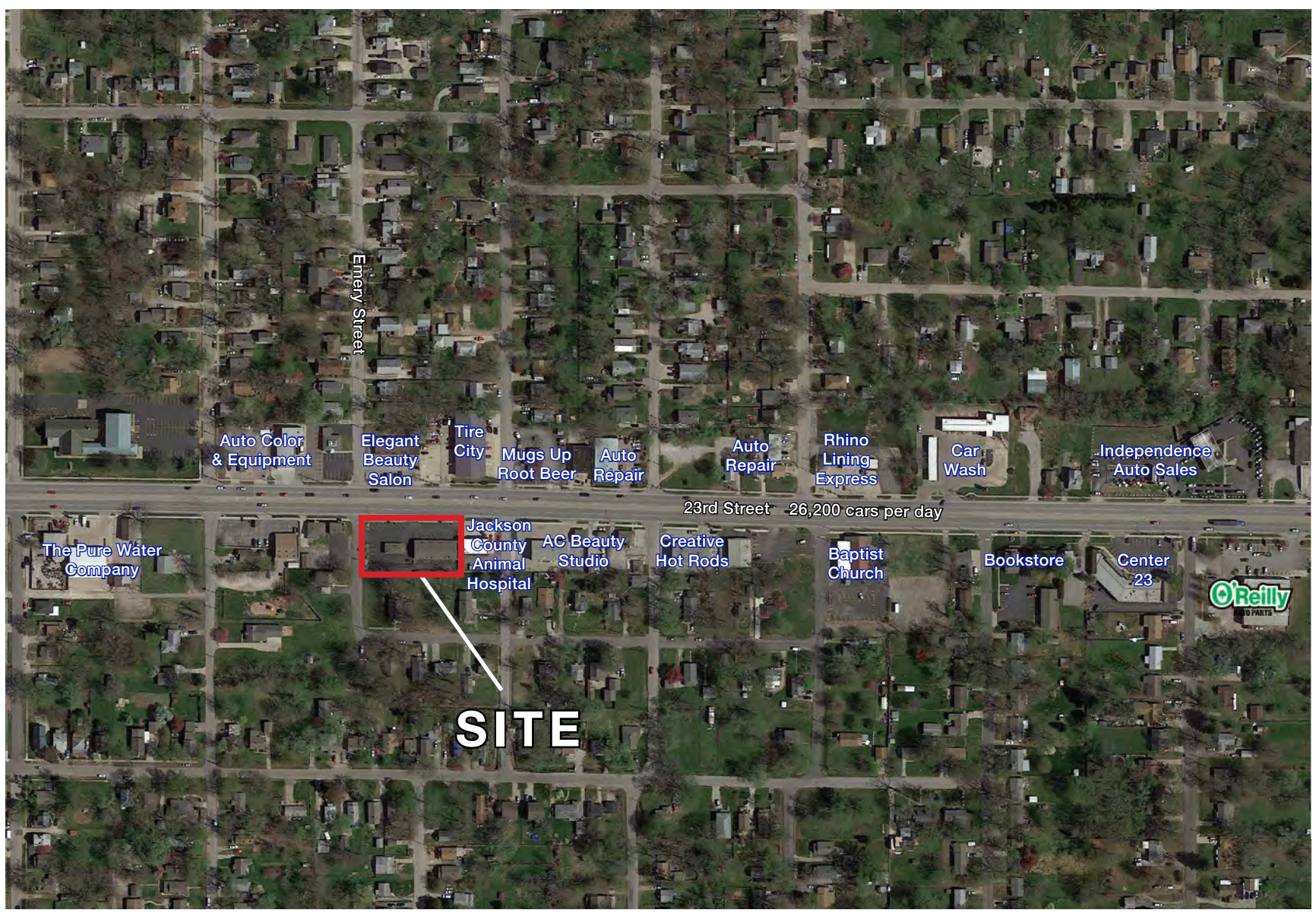




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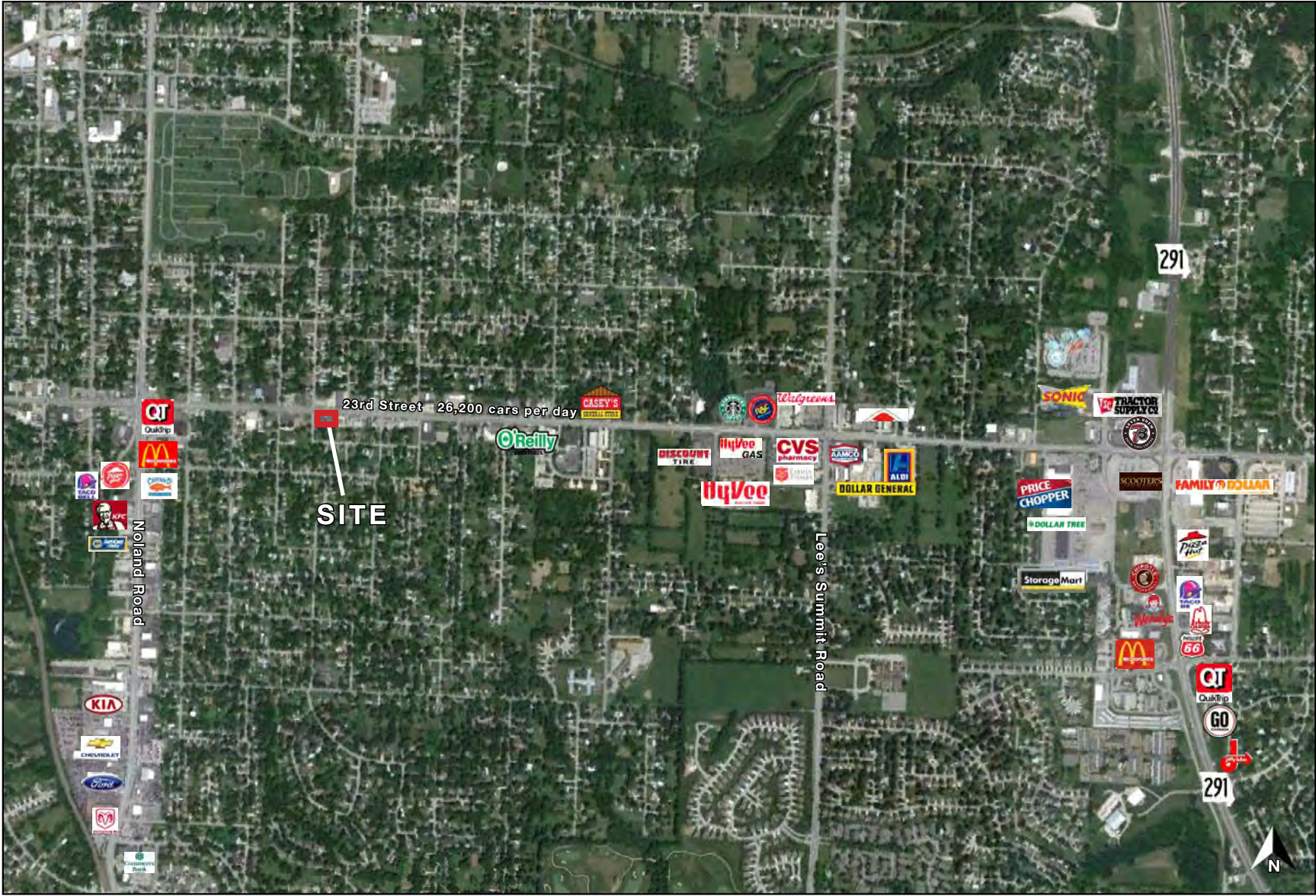
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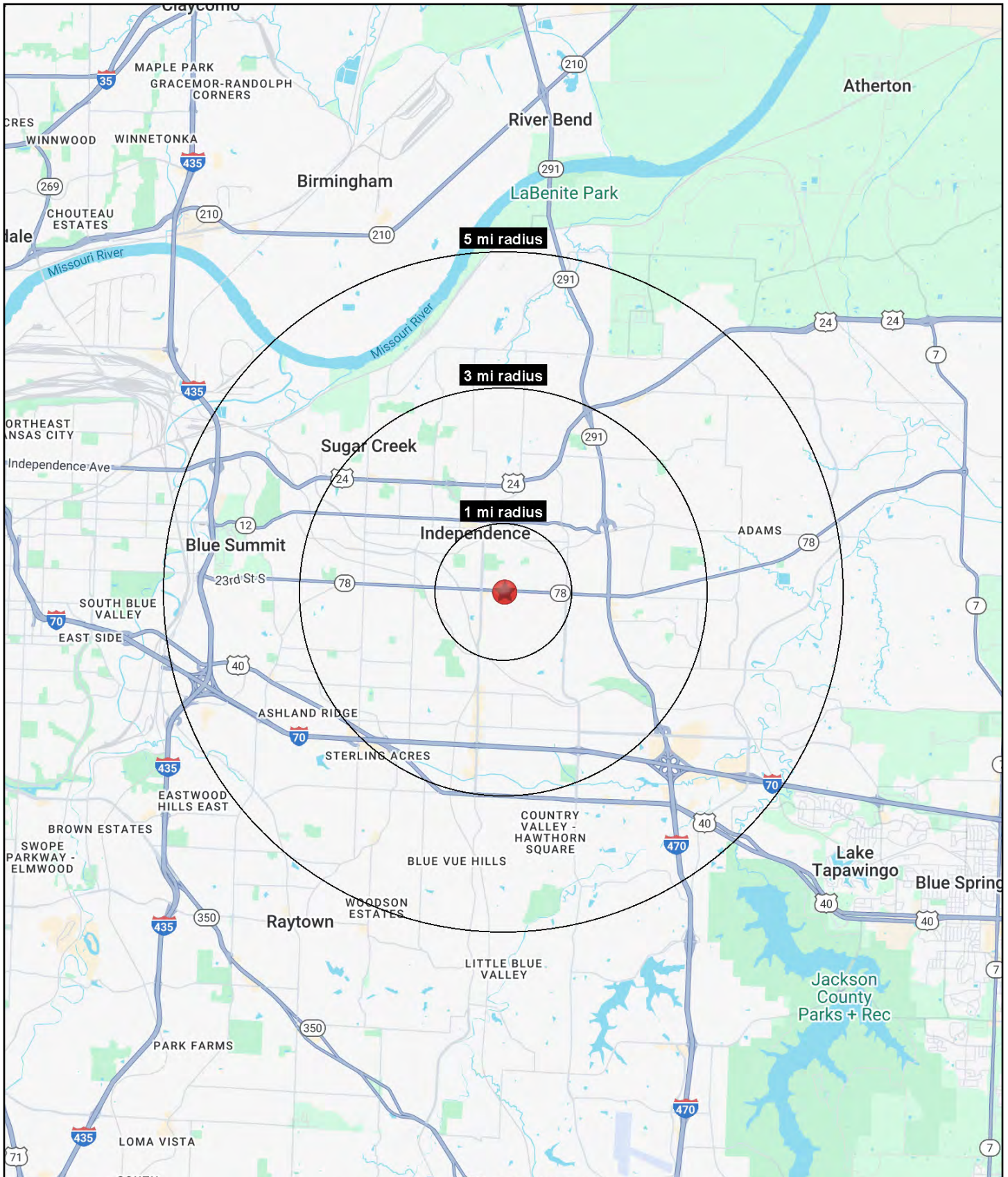
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603-623 E. 23rd Street Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,686	79,196	146,517
2030 Projected Population	9,576	77,812	144,760
2020 Census Population	9,904	80,351	149,155
2010 Census Population	9,775	77,533	142,823
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
2025 Median Age	39.6	39.8	39.4
Households			
2025 Estimated Households	4,066	33,683	61,490
2030 Projected Households	4,038	33,328	61,244
2020 Census Households	4,088	34,033	62,026
2010 Census Households	4,095	33,018	59,369
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	76.9%	74.3%	71.8%
2025 Estimated Black or African American	8.8%	10.6%	13.5%
2025 Estimated Asian or Pacific Islander	1.4%	1.6%	1.7%
2025 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.5%
2025 Estimated Other Races	12.2%	12.9%	12.5%
2025 Estimated Hispanic	12.3%	13.0%	12.6%
Income			
2025 Estimated Average Household Income	\$70,082	\$76,904	\$82,145
2025 Estimated Median Household Income	\$53,976	\$61,065	\$64,446
2025 Estimated Per Capita Income	\$29,563	\$32,825	\$34,581
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.0%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	7.0%	6.3%	6.6%
2025 Estimated High School Graduate	32.6%	36.3%	35.0%
2025 Estimated Some College	27.5%	24.4%	24.1%
2025 Estimated Associates Degree Only	8.3%	9.1%	9.0%
2025 Estimated Bachelors Degree Only	13.2%	13.4%	14.4%
2025 Estimated Graduate Degree	8.9%	7.5%	7.9%
Business			
2025 Estimated Total Businesses	400	2,417	4,389
2025 Estimated Total Employees	2,553	19,340	40,543
2025 Estimated Employee Population per Business	6.4	8.0	9.2
2025 Estimated Residential Population per Business	24.2	32.8	33.4

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