RETAIL SPACE AVAILABLE FOR LEASE

6527-6599 N. Oak Trafficway, Gladstone, Missouri

LEASE RATE: $10-$14/SF NNN

750 SF & 10,285 SF IN-LINE SPACES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,903	79,854	182,336
Avg. Household Income	$76,415	$99,484	$104,998

- Large strip center with strong tenant mix, tenants include Advanced Auto, Save A Lot, Dollar General, Rent-a-center, Bank Midwest and more
- Ample parking
- Strong demographics in a heavily trafficked trade area
- N. Oak Trafficway carries 21,000 cars per day
- Recently renovated exterior

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agents*
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

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DRONE PHOTO

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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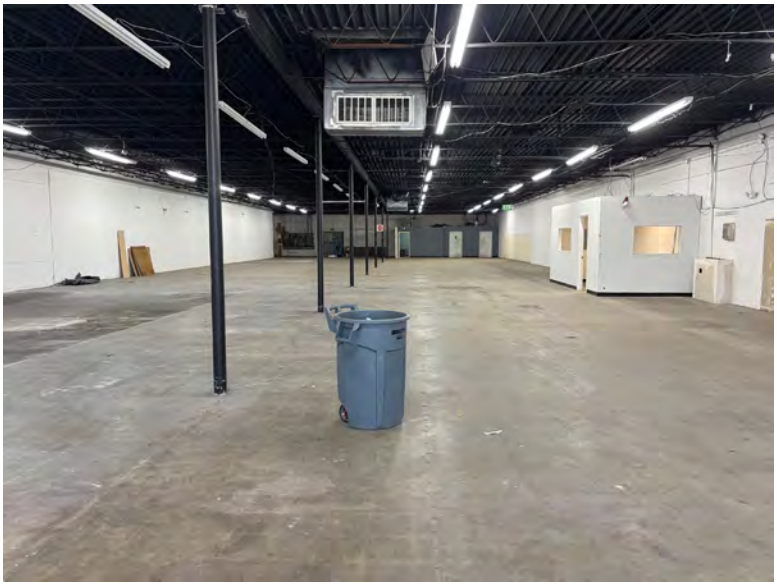
10,285 SF SPACE PHOTOS



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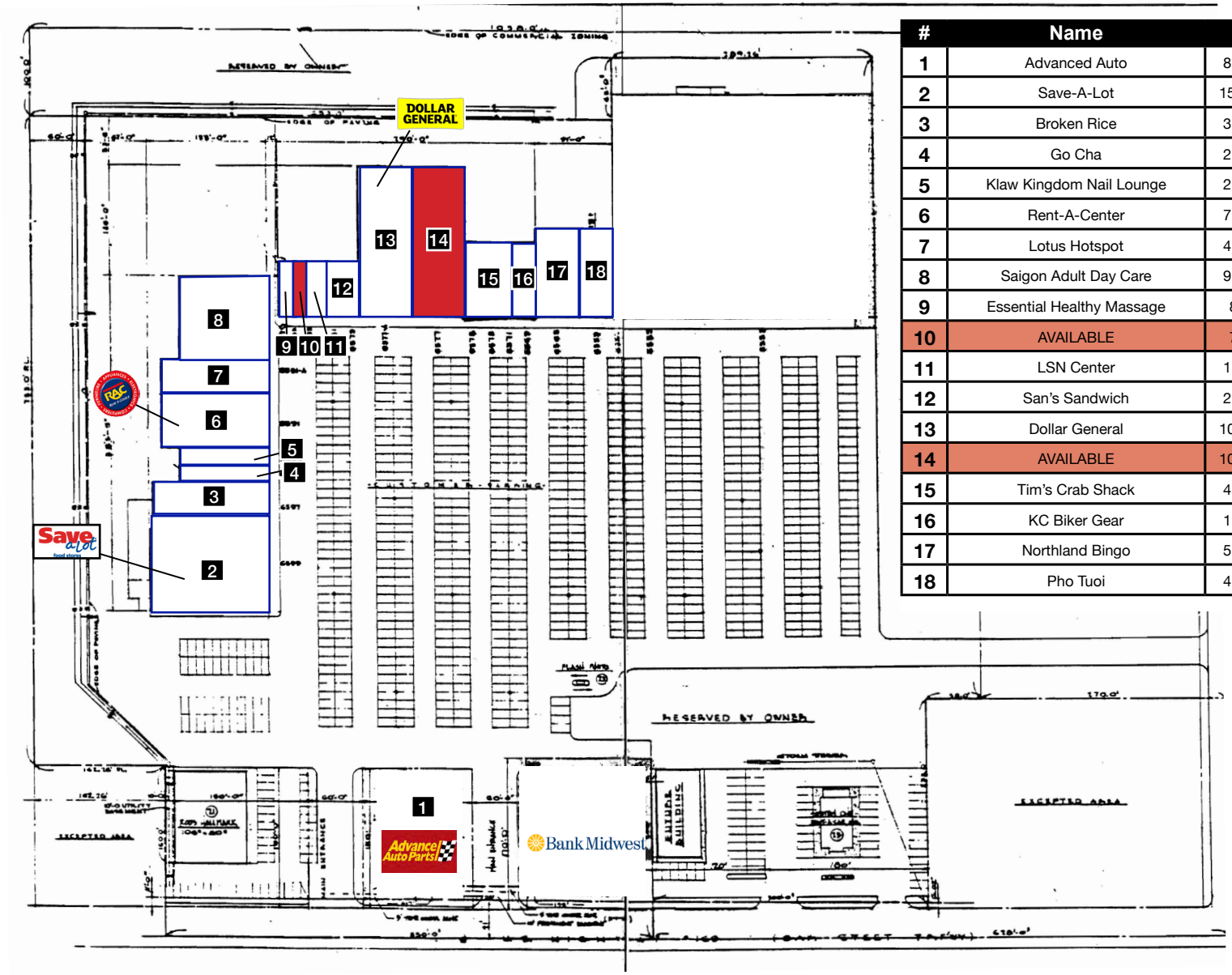
SITE PLAN



#	Name	SF	Unit
1	Advanced Auto	8,050 SF	6527
2	Save-A-Lot	15,542 SF	6599
3	Broken Rice	3,977 SF	6597
4	Go Cha	2,000 SF	6595
5	Klaw Kingdom Nail Lounge	2,000 SF	6593
6	Rent-A-Center	7,200 SF	6591
7	Lotus Hotspot	4,800 SF	6591-A
8	Saigon Adult Day Care	9,600 SF	6589
9	Essential Healthy Massage	810 SF	6587
10	AVAILABLE	750 SF	6585
11	LSN Center	1,440 SF	6583
12	San's Sandwich	2,340 SF	6579-6581
13	Dollar General	10,200 SF	6577-A
14	AVAILABLE	10,285 SF	6577
15	Tim's Crab Shack	4,788 SF	6571-6575
16	KC Biker Gear	1,637 SF	6569
17	Northland Bingo	5,089 SF	6565
18	Pho Tuoi	4,100 SF	6559

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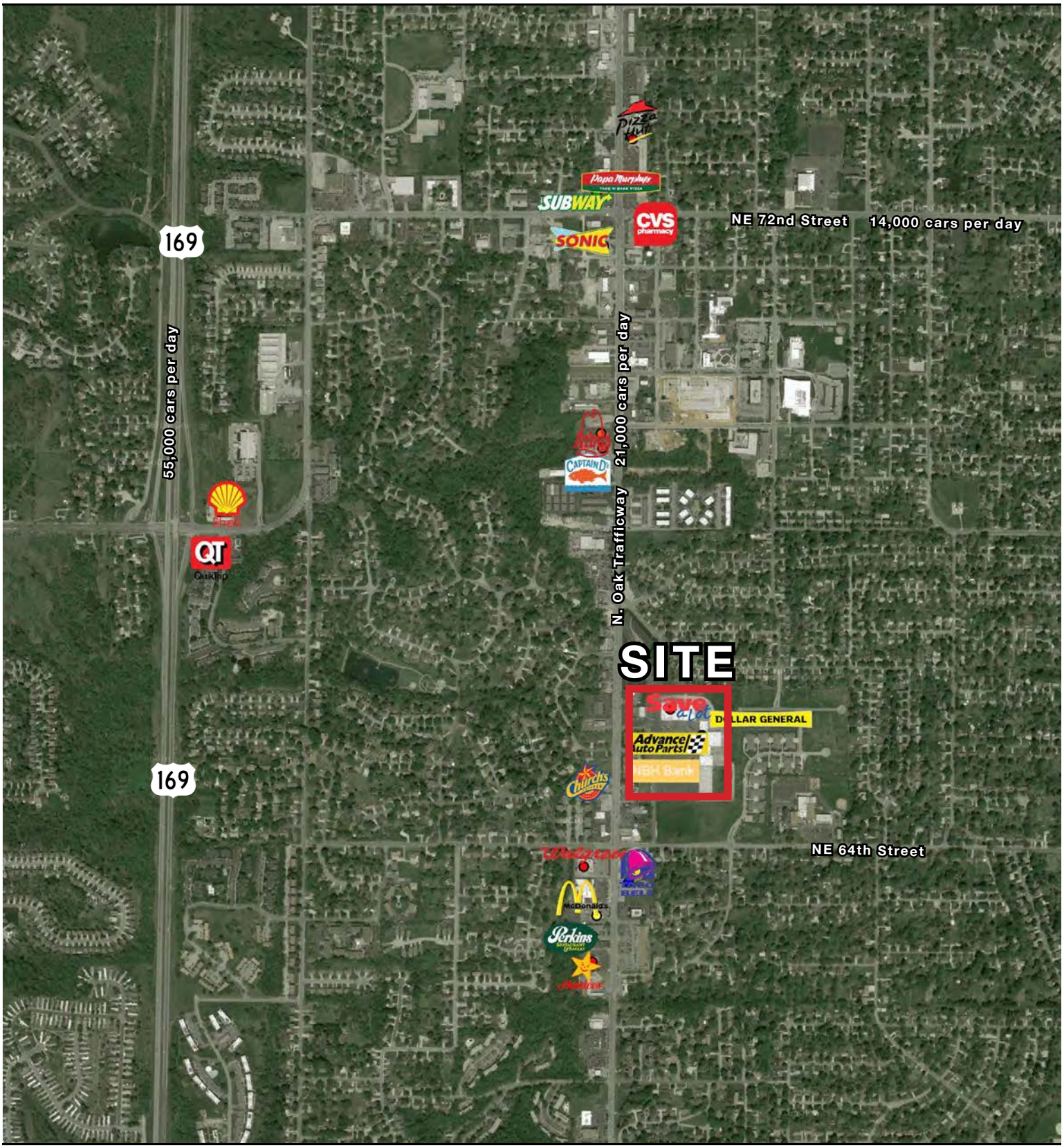
AERIAL



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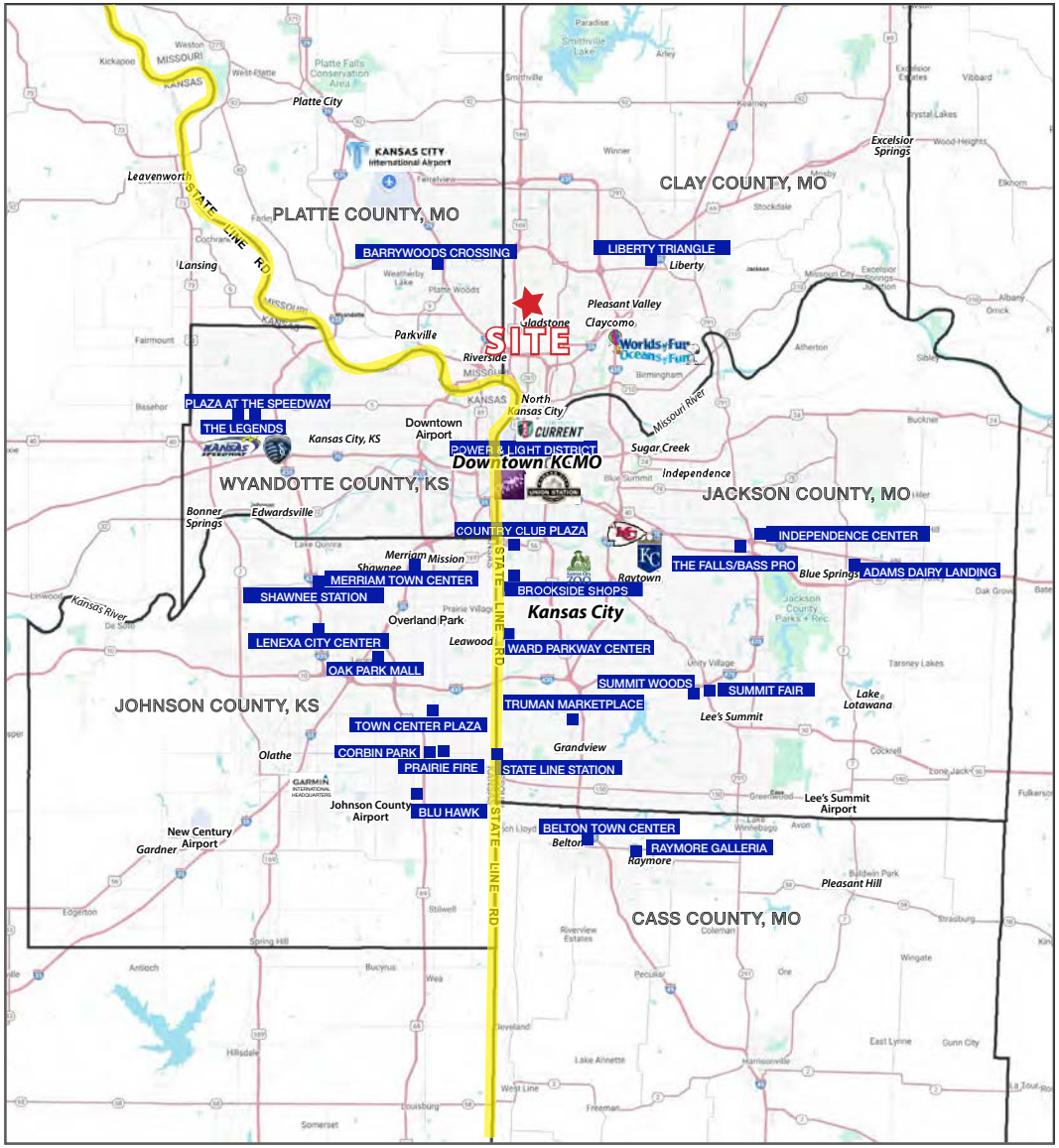

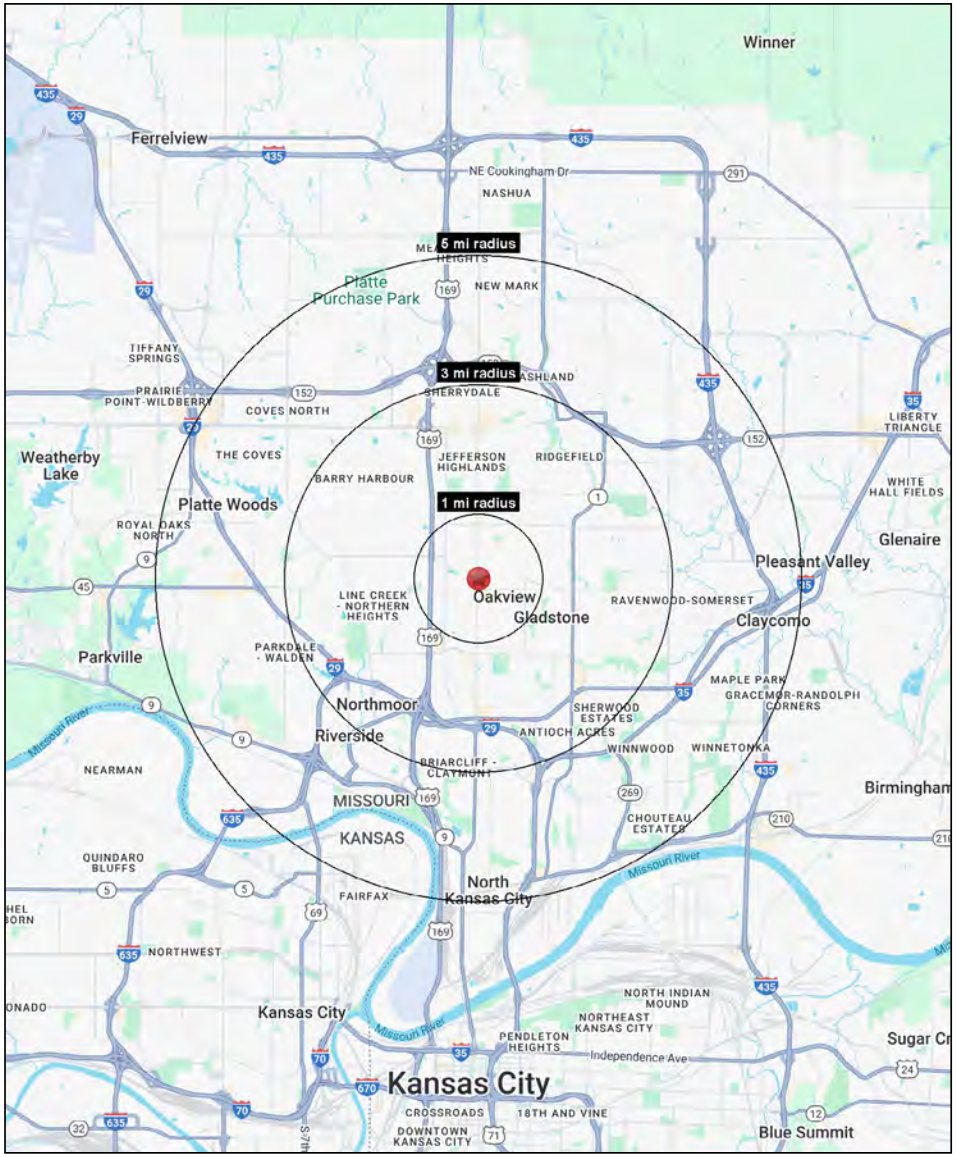

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6527 N Oak Trafficway Gladstone, MO 64118	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,903	79,854	182,336
2030 Projected Population	12,003	80,428	186,502
2020 Census Population	11,997	78,285	176,858
2010 Census Population	10,850	71,449	153,861
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	1.2%
2025 Median Age	36.0	37.4	37.1
Households			
2025 Estimated Households	5,428	34,554	78,829
2030 Projected Households	5,622	35,591	82,690
2020 Census Households	5,275	33,224	74,036
2010 Census Households	4,808	30,428	64,849
Projected Annual Growth 2025 to 2030	0.7%	0.6%	1.0%
Historical Annual Growth 2010 to 2025	0.9%	0.9%	1.4%
Race and Ethnicity			
2025 Estimated White	75.4%	74.4%	74.4%
2025 Estimated Black or African American	10.9%	11.7%	11.9%
2025 Estimated Asian or Pacific Islander	2.7%	4.2%	4.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2025 Estimated Other Races	10.4%	9.4%	9.2%
2025 Estimated Hispanic	10.5%	9.5%	9.2%
Income			
2025 Estimated Average Household Income	$76,415	$99,484	$104,998
2025 Estimated Median Household Income	$59,858	$81,834	$86,586
2025 Estimated Per Capita Income	$34,858	$43,080	$45,445
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.7%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	6.7%	4.5%	3.7%
2025 Estimated High School Graduate	33.3%	27.7%	24.8%
2025 Estimated Some College	19.9%	21.8%	23.0%
2025 Estimated Associates Degree Only	8.9%	9.3%	9.0%
2025 Estimated Bachelors Degree Only	18.2%	22.5%	24.4%
2025 Estimated Graduate Degree	11.9%	12.4%	13.5%
Business			
2025 Estimated Total Businesses	421	2,295	5,187
2025 Estimated Total Employees	2,725	18,809	47,810
2025 Estimated Employee Population per Business	6.5	8.2	9.2
2025 Estimated Residential Population per Business	28.3	34.8	35.2

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