



NORTH AVENUE PAD SITE

217 E. North Avenue, Belton, Missouri 64012



SALE PRICE: \$980,000 | 25,900 SF OF LAND

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,318	37,722	67,903
Avg. Household Income	\$84,138	\$93,089	\$102,681

- Great North Avenue pad site
- Join CVS, Dollar General, Sonic, Country Club Bank, and many more
- Corner lot
- High traffic counts

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

Exclusive Agent





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AERIAL

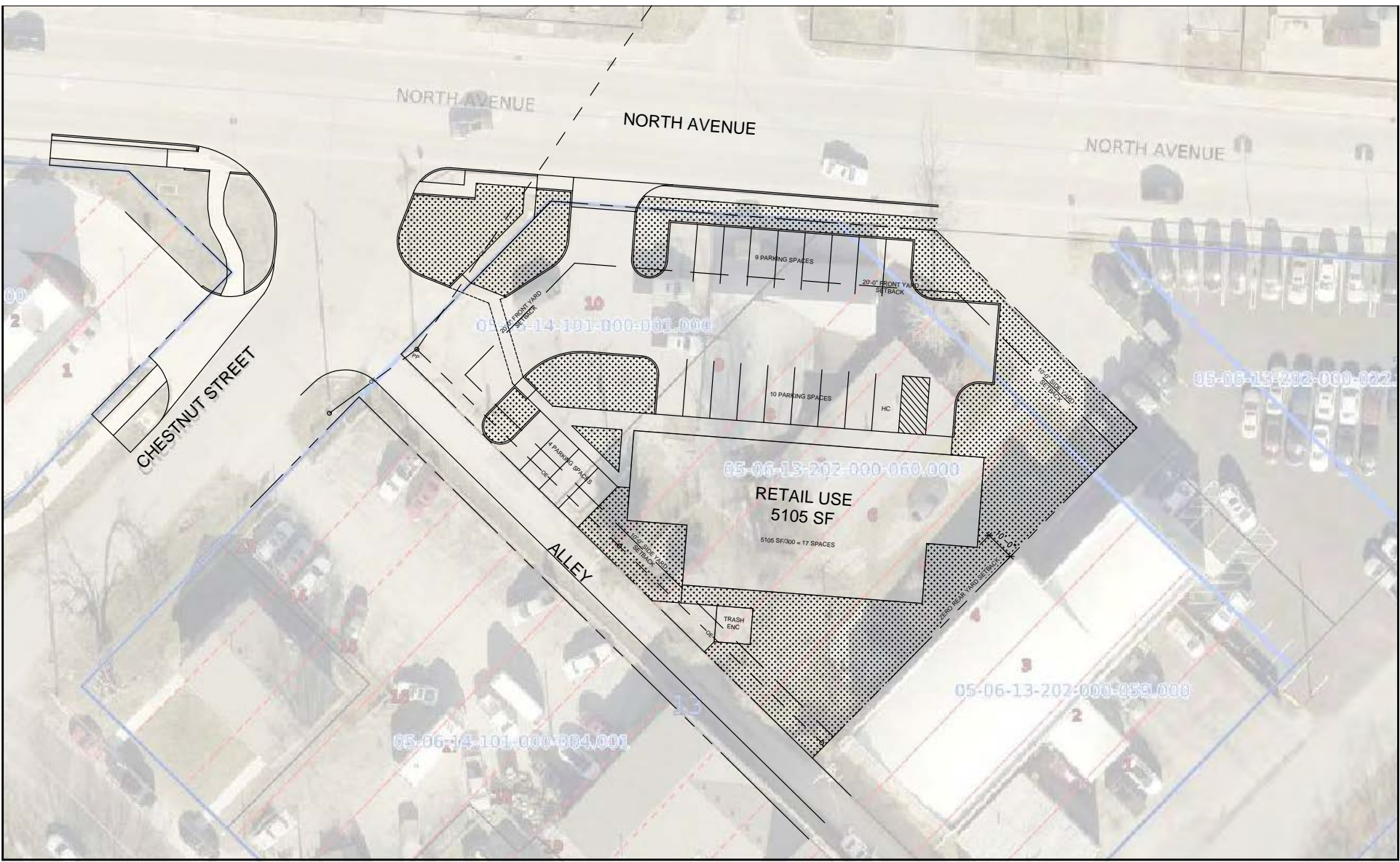




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PRELIMINARY SITE PLAN



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217 E. North Avenue Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,318	37,722	67,903
2029 Projected Population	9,594	39,497	70,376
2020 Census Population	9,003	36,286	65,971
2010 Census Population	8,658	33,547	60,089
Projected Annual Growth 2024 to 2029	0.6%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.9%
2024 Median Age	35.0	36.7	37.8
Households			
2024 Estimated Households	3,812	15,325	26,775
2029 Projected Households	3,932	16,114	27,872
2020 Census Households	3,565	14,158	25,263
2010 Census Households	3,356	12,678	22,508
Projected Annual Growth 2024 to 2029	0.6%	1.0%	0.8%
Historical Annual Growth 2010 to 2024	1.0%	1.5%	1.4%
Race and Ethnicity			
2024 Estimated White	80.0%	77.1%	74.7%
2024 Estimated Black or African American	9.9%	12.1%	14.5%
2024 Estimated Asian or Pacific Islander	1.4%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	8.4%	8.9%	9.0%
2024 Estimated Hispanic	7.9%	8.6%	8.6%
Income			
2024 Estimated Average Household Income	\$84,138	\$93,089	\$102,681
2024 Estimated Median Household Income	\$68,285	\$75,962	\$83,049
2024 Estimated Per Capita Income	\$34,428	\$37,855	\$40,519
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.7%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.1%	3.8%
2024 Estimated High School Graduate	38.9%	32.3%	30.0%
2024 Estimated Some College	24.7%	25.0%	24.4%
2024 Estimated Associates Degree Only	9.5%	8.7%	8.9%
2024 Estimated Bachelors Degree Only	16.4%	18.8%	20.2%
2024 Estimated Graduate Degree	5.6%	9.3%	10.5%
Business			
2024 Estimated Total Businesses	329	947	1,706
2024 Estimated Total Employees	3,293	13,645	22,617
2024 Estimated Employee Population per Business	10.0	14.4	13.3
2024 Estimated Residential Population per Business	28.3	39.8	39.8

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