



2.6 ACRES FOR SALE

45 Highway & National Drive (NWC), Parkville, MO



CALL FOR PRICING | 113,387 SF/2.603 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,946	37,167	82,345
Avg. Household Income	\$172,480	\$157,694	\$134,421

- Located at the entrance to The Deuce at the National Golf Club along 45 Highway
- Zoned B-4 Commercial
- Utilities to site
- Approved for up to 4,961 SF building or 9,922 SF two story building
- 45 Highway carries over 15,000 cars per day

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

For More Information Contact: *Exclusive Agent*
JODY MINDER | 816.916.4039 | jminder@blockandco.com





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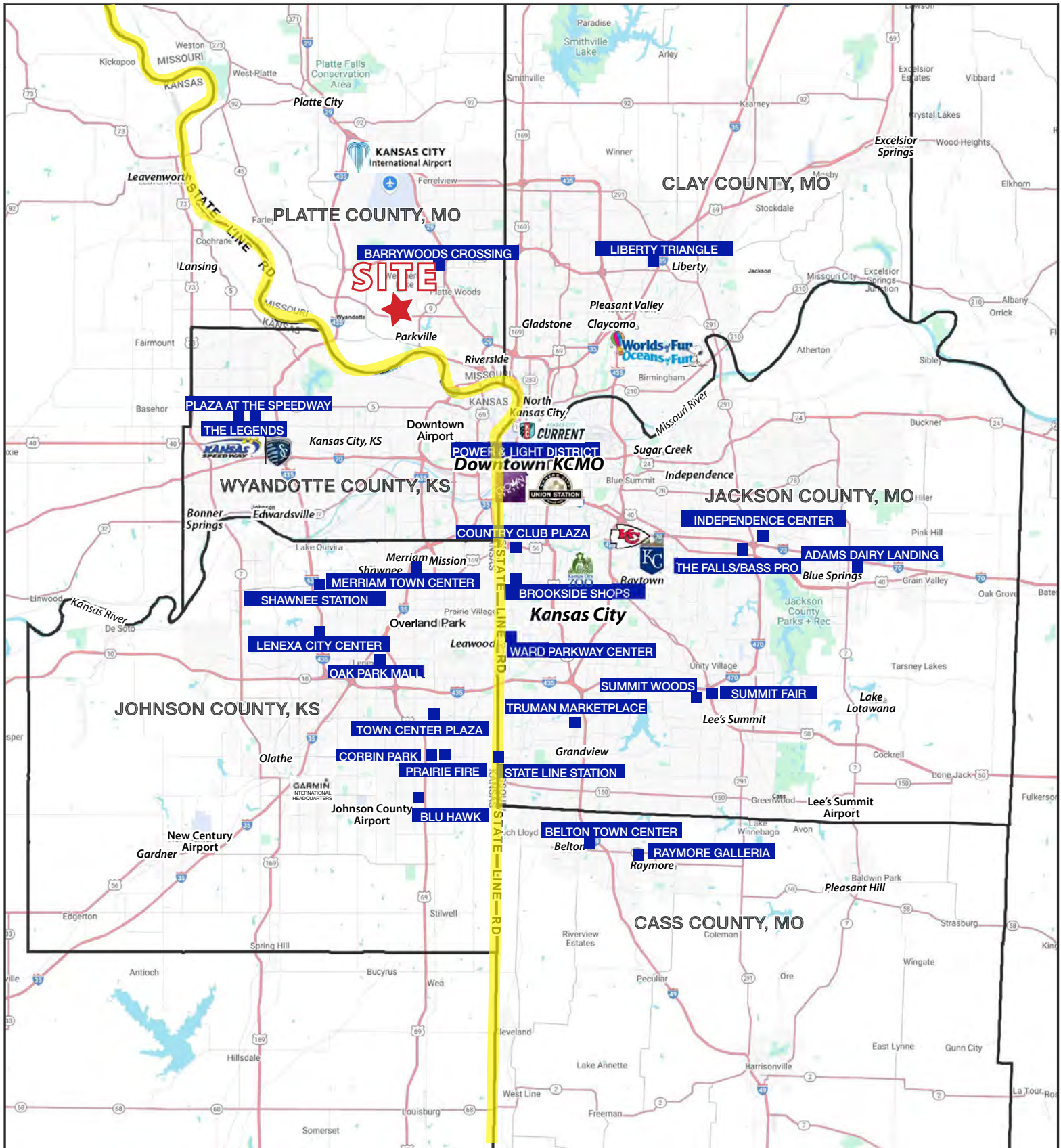
AERIAL





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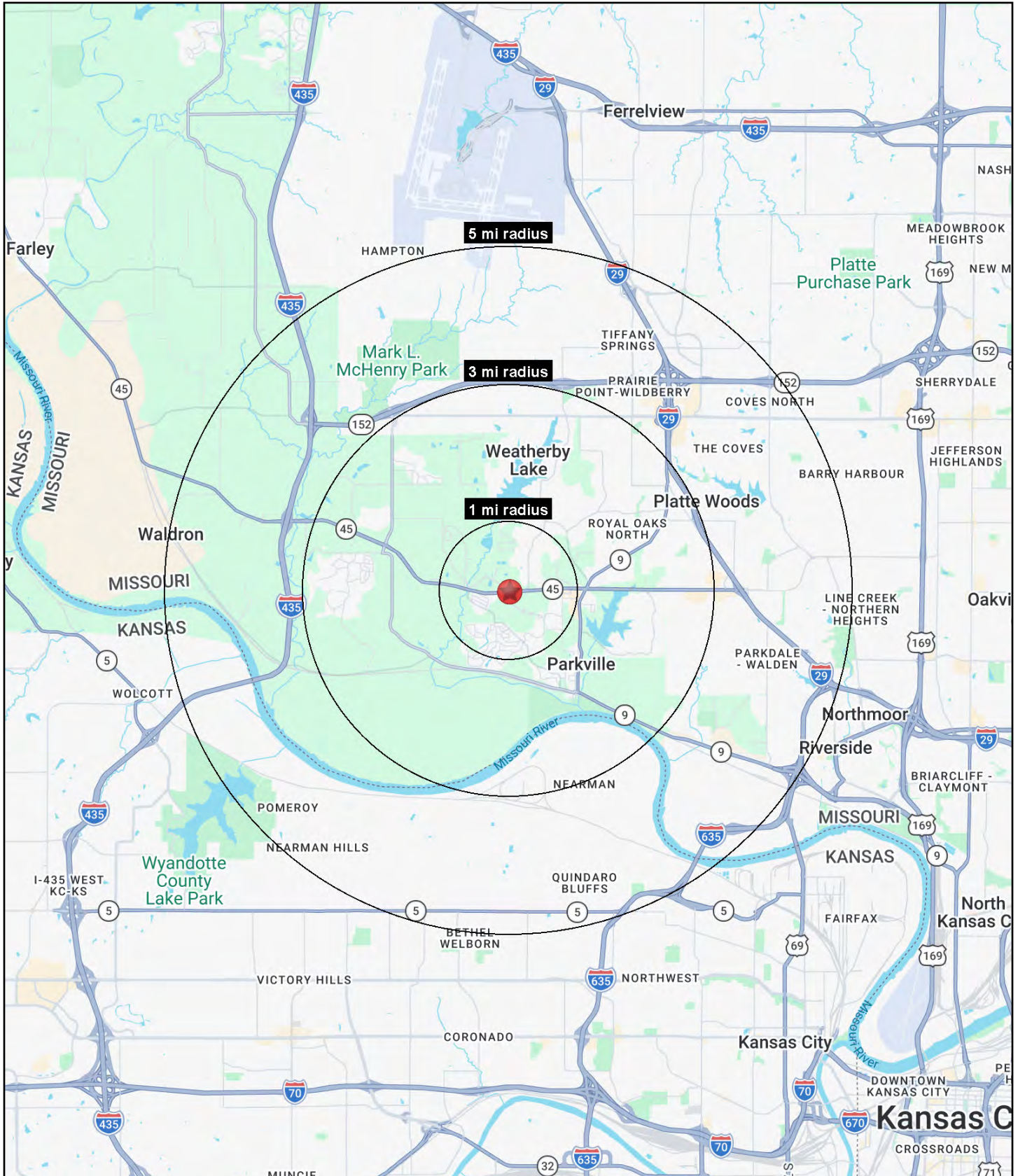
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10316 NW 64th Street Kansas City, MO 64152	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,946	37,167	82,345
2030 Projected Population	5,992	38,005	83,583
2020 Census Population	5,543	36,507	78,200
2010 Census Population	4,975	30,240	66,986
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	1.3%	1.5%	1.5%
2025 Median Age	39.1	38.9	37.8
Households			
2025 Estimated Households	2,404	14,489	33,706
2030 Projected Households	2,500	15,192	35,173
2020 Census Households	2,138	13,539	31,087
2010 Census Households	1,971	11,490	27,079
Projected Annual Growth 2025 to 2030	0.8%	1.0%	0.9%
Historical Annual Growth 2010 to 2025	1.5%	1.7%	1.6%
Race and Ethnicity			
2025 Estimated White	80.0%	80.4%	73.9%
2025 Estimated Black or African American	10.1%	8.1%	11.8%
2025 Estimated Asian or Pacific Islander	2.3%	3.3%	4.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2025 Estimated Other Races	7.3%	7.8%	9.5%
2025 Estimated Hispanic	7.0%	7.5%	10.1%
Income			
2025 Estimated Average Household Income	\$172,480	\$157,694	\$134,421
2025 Estimated Median Household Income	\$105,199	\$119,088	\$105,401
2025 Estimated Per Capita Income	\$69,762	\$61,571	\$55,112
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	0.8%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.1%	2.4%
2025 Estimated High School Graduate	16.1%	17.5%	20.0%
2025 Estimated Some College	19.1%	20.4%	22.1%
2025 Estimated Associates Degree Only	10.4%	8.2%	8.6%
2025 Estimated Bachelors Degree Only	30.8%	30.4%	27.2%
2025 Estimated Graduate Degree	19.7%	20.6%	18.1%
Business			
2025 Estimated Total Businesses	156	957	2,587
2025 Estimated Total Employees	1,260	10,179	28,803
2025 Estimated Employee Population per Business	8.1	10.6	11.1
2025 Estimated Residential Population per Business	38.2	38.8	31.8

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