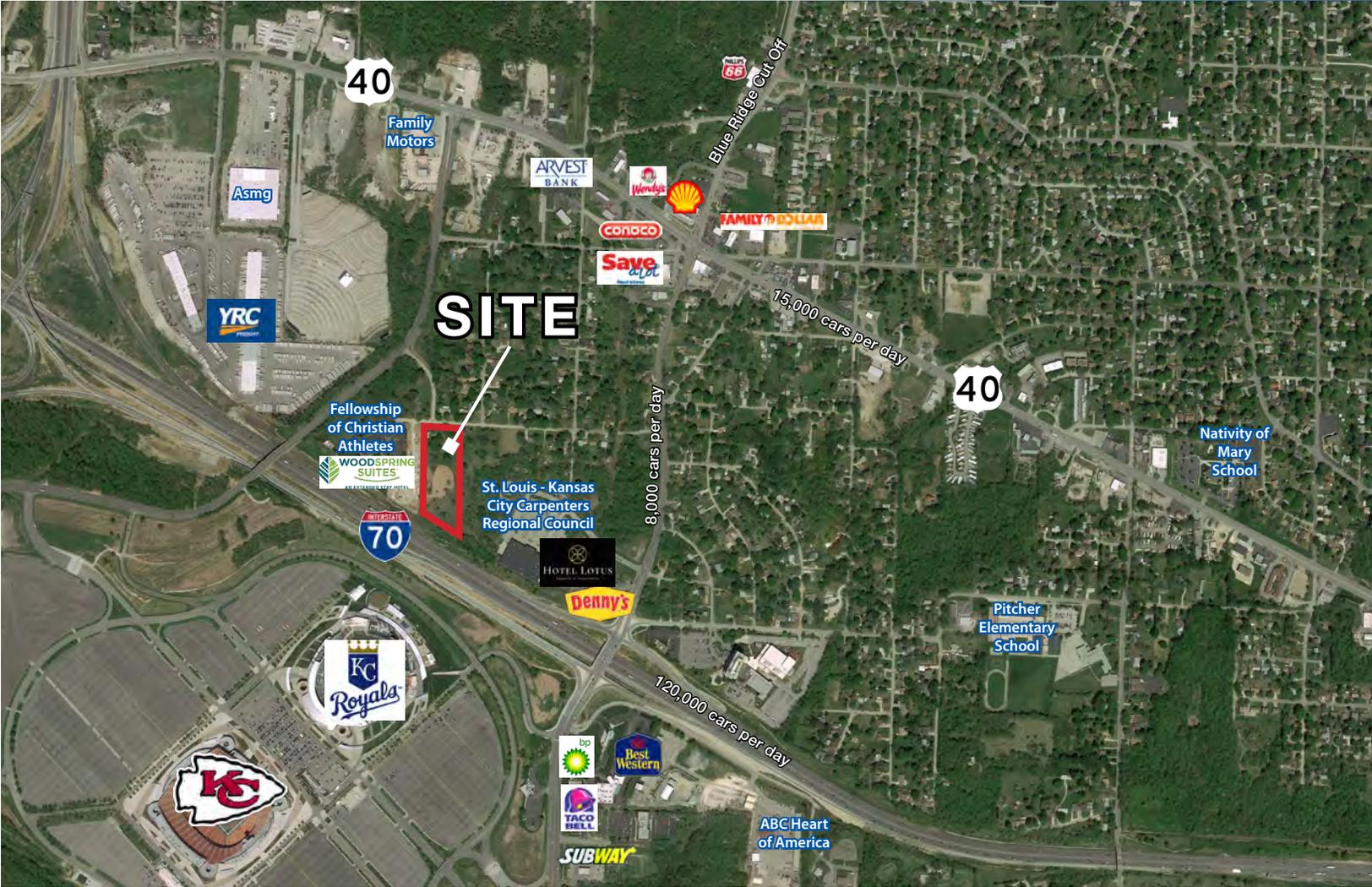




5 Acres off I-70 near Truman Sports Complex

8809 Leeds Road, Kansas City, Missouri



SALE PRICE: \$1,200,000 | 5 +/- ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,475	57,138	197,696
Avg. Household Income	\$80,399	\$78,271	\$74,519

- Hotel/Multi-family/Creative Space
- Easy access from I-70
- Mixed-use, specialty, office
- Across from Truman Sports Complex



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

For More Information Contact:

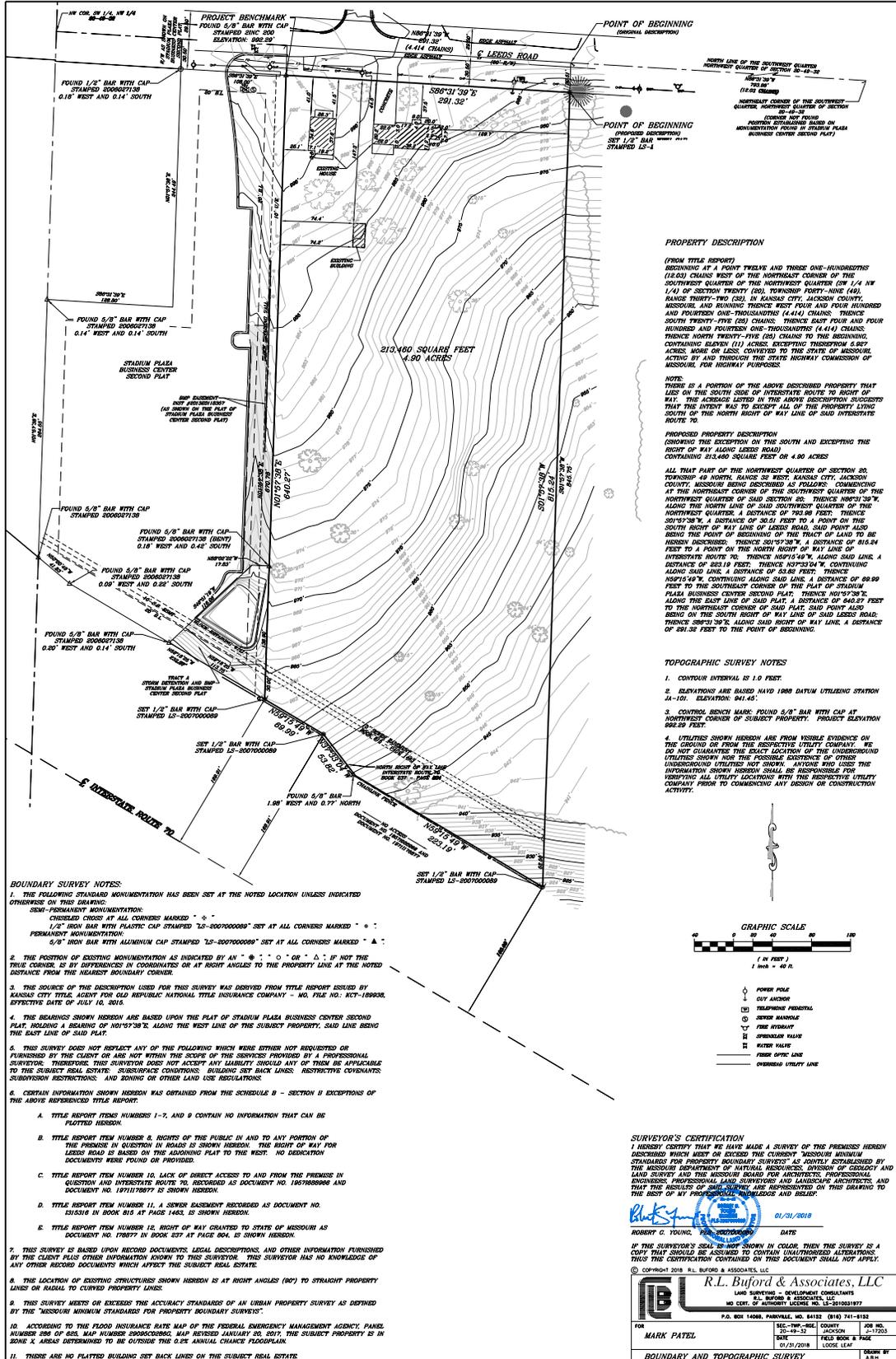
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



5 Acres off I-70 near Truman Sports Complex 8809 Leeds Road, Kansas City, Missouri

SURVEY





5 Acres off I-70 near Truman Sports Complex

8809 Leeds Road, Kansas City, Missouri

SUGGESTED ROAD LAYOUT





5 Acres off I-70 near Truman Sports Complex

8809 Leeds Road, Kansas City, Missouri

8809 Leeds Rd Kansas City, MO 64129	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,475	57,138	197,696
2028 Projected Population	2,413	55,294	192,787
2020 Census Population	2,574	57,551	193,588
2010 Census Population	2,491	56,103	192,677
Projected Annual Growth 2023 to 2028	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2023	-	0.1%	0.2%
2023 Median Age	39.3	38.2	38.0
Households			
2023 Estimated Households	1,109	23,930	78,007
2028 Projected Households	1,064	22,806	74,841
2020 Census Households	1,136	24,214	78,734
2010 Census Households	1,114	23,338	77,476
Projected Annual Growth 2023 to 2028	-0.8%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2023	-	0.2%	-
Race and Ethnicity			
2023 Estimated White	63.1%	56.4%	49.0%
2023 Estimated Black or African American	22.6%	27.2%	33.0%
2023 Estimated Asian or Pacific Islander	1.5%	1.4%	1.9%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	12.3%	14.4%	15.5%
2023 Estimated Hispanic	12.9%	14.5%	16.4%
Income			
2023 Estimated Average Household Income	\$80,399	\$78,271	\$74,519
2023 Estimated Median Household Income	\$50,902	\$56,361	\$53,191
2023 Estimated Per Capita Income	\$36,142	\$32,853	\$29,509
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.3%	4.7%
2023 Estimated Some High School (Grade Level 9 to 11)	7.5%	7.8%	8.7%
2023 Estimated High School Graduate	33.8%	36.2%	36.5%
2023 Estimated Some College	24.5%	24.7%	23.5%
2023 Estimated Associates Degree Only	10.1%	8.9%	7.4%
2023 Estimated Bachelors Degree Only	15.1%	12.6%	12.4%
2023 Estimated Graduate Degree	7.2%	6.6%	6.7%
Business			
2023 Estimated Total Businesses	149	1,513	5,774
2023 Estimated Total Employees	1,789	15,859	53,413
2023 Estimated Employee Population per Business	12.0	10.5	9.3
2023 Estimated Residential Population per Business	16.6	37.8	34.2

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