

THREE COMMERCIAL LOTS FOR SALE

1804-2004 S. Commercial Street, Harrisonville, MO



1.685 TO 13.35 ACRES AVAILABLE

Lot 1 - 1.685 AC - \$200,000
Lot 2 - 2.18 AC - \$250,000
Lot 3 - 13.35 AC - \$1,000,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,997	11,172	13,751
Avg. Household Income	\$86,600	\$92,892	\$97,633

- Strategic retail and QSR pad sites
- Large Anchor/SC site with I-49 visibility
- Zoned Commercial
- One quarter mile from I-49
- Multifamily opportunity
- Harrisonville continues to grow with many projects forthcoming
- [Harrisonville Comprehensive Plan](#)

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

For More Information Contact: *Exclusive Agent*
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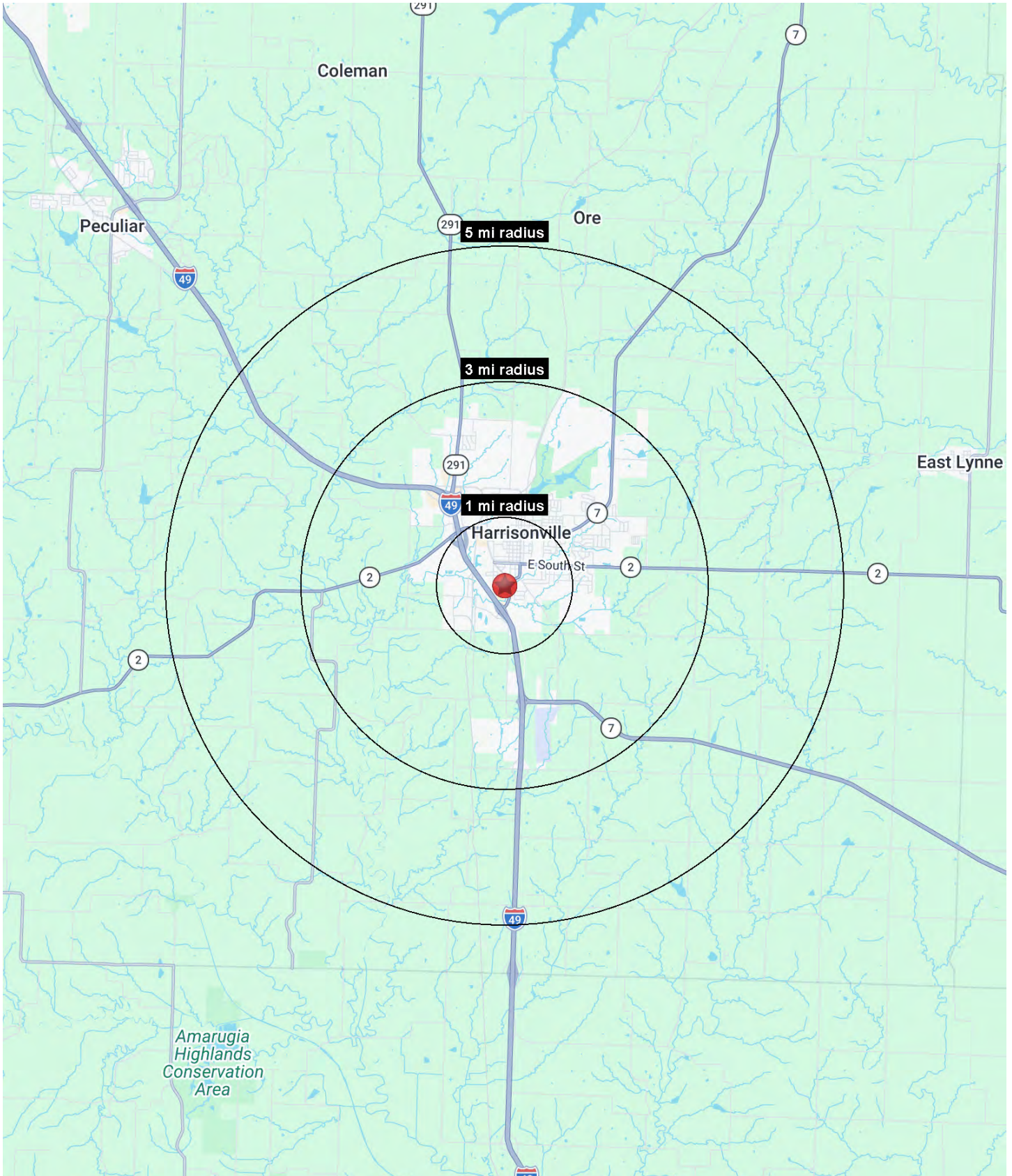
AERIAL





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1804-2008 S. Commercial Street Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,997	11,172	13,751
2030 Projected Population	4,054	11,514	14,257
2020 Census Population	4,082	11,231	13,673
2010 Census Population	4,076	11,078	13,476
Projected Annual Growth 2025 to 2030	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	-0.1%	-	0.1%
2025 Median Age	34.4	39.0	40.2
Households			
2025 Estimated Households	1,552	4,412	5,411
2030 Projected Households	1,588	4,596	5,667
2020 Census Households	1,560	4,347	5,279
2010 Census Households	1,534	4,234	5,128
Projected Annual Growth 2025 to 2030	0.5%	0.8%	0.9%
Historical Annual Growth 2010 to 2025	-	0.3%	0.4%
Race and Ethnicity			
2025 Estimated White	90.0%	91.1%	91.5%
2025 Estimated Black or African American	2.5%	2.1%	1.9%
2025 Estimated Asian or Pacific Islander	0.9%	0.8%	0.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	6.1%	5.6%	5.4%
2025 Estimated Hispanic	4.5%	4.1%	3.9%
Income			
2025 Estimated Average Household Income	\$86,600	\$92,892	\$97,633
2025 Estimated Median Household Income	\$71,246	\$78,377	\$82,413
2025 Estimated Per Capita Income	\$33,748	\$36,872	\$38,584
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.7%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	7.7%	7.5%	7.0%
2025 Estimated High School Graduate	44.4%	37.5%	36.0%
2025 Estimated Some College	21.0%	24.5%	25.6%
2025 Estimated Associates Degree Only	9.9%	9.6%	9.9%
2025 Estimated Bachelors Degree Only	8.5%	10.7%	11.6%
2025 Estimated Graduate Degree	6.4%	7.4%	7.4%
Business			
2025 Estimated Total Businesses	344	631	720
2025 Estimated Total Employees	1,630	4,389	5,576
2025 Estimated Employee Population per Business	4.7	7.0	7.7
2025 Estimated Residential Population per Business	11.6	17.7	19.1

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