



RETAIL / INVESTMENT OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri



SALE PRICE: \$269,000 | 3,150 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,129	54,955	125,673
Avg. Household Income	\$79,264	\$85,433	\$80,497

- Value add asset with future redevelopment upside
- 1031 exchange buyer
- Newly updated exterior facade and fenced yard
- Highway frontage with strong visibility
- Land bank for future corridor growth



CLICK HERE TO VIEW MORE LISTING INFORMATION

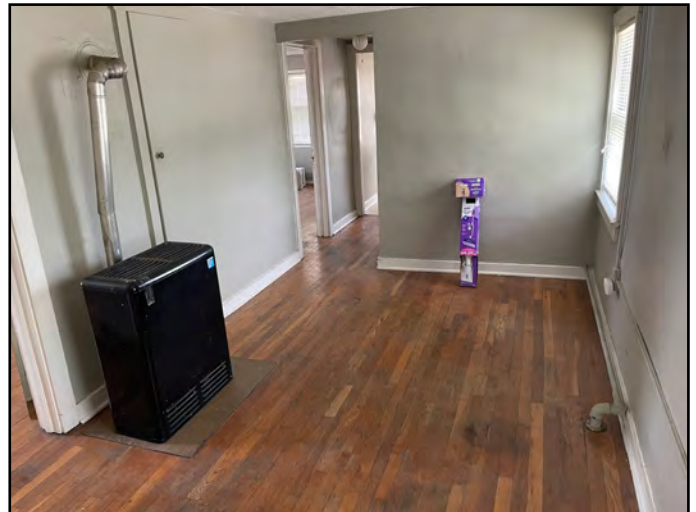
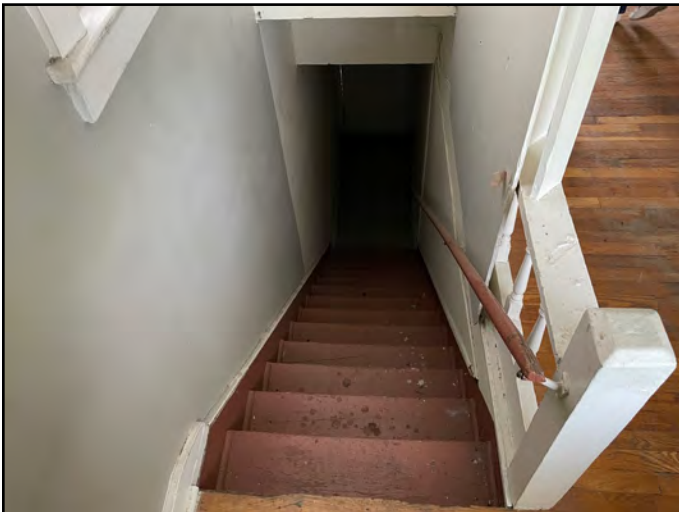
For More Information Contact:

Exclusive Agent

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



PHOTOS



PHOTOS

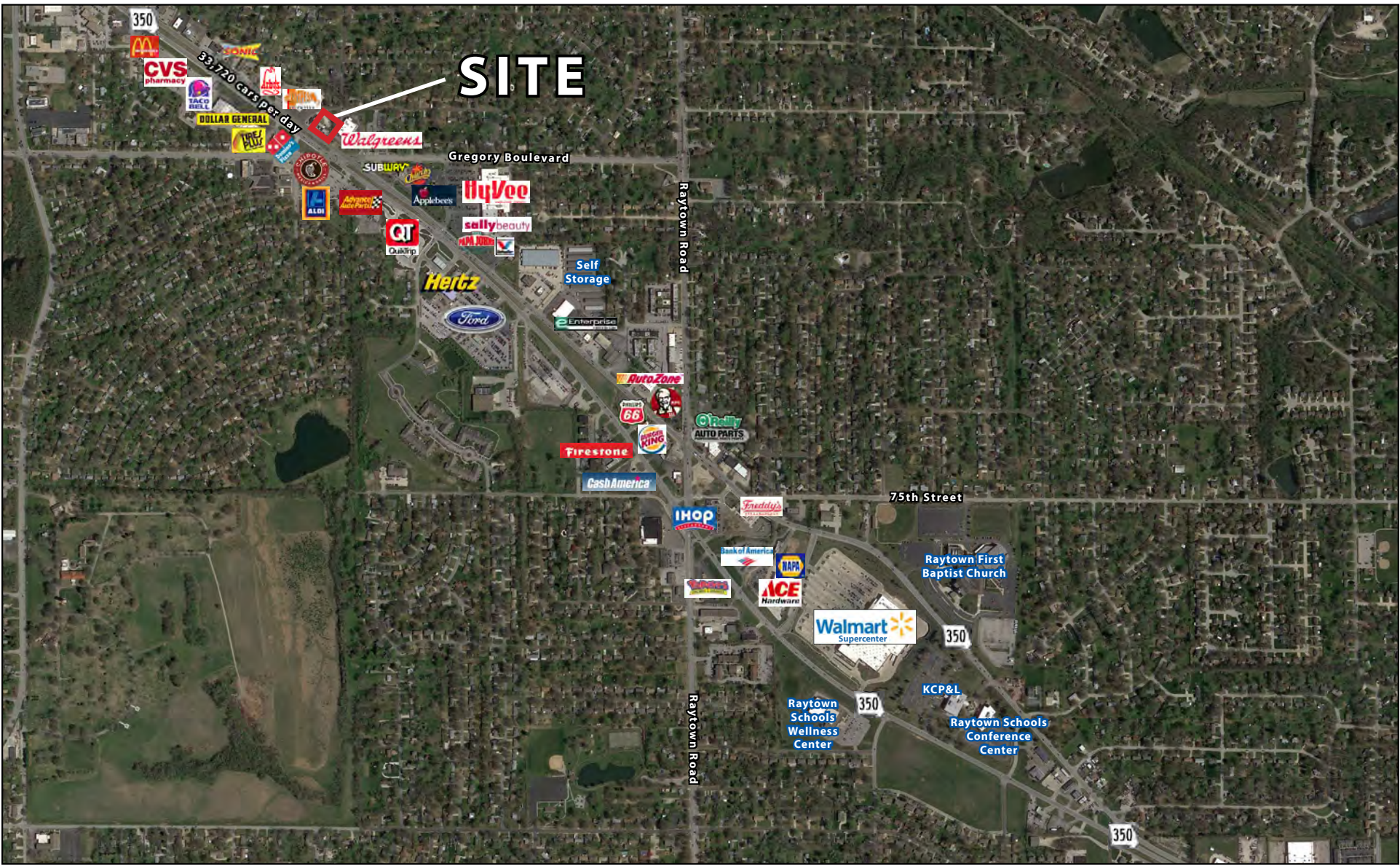




INVESTMENT/OWNER USER OPPORTUNITY

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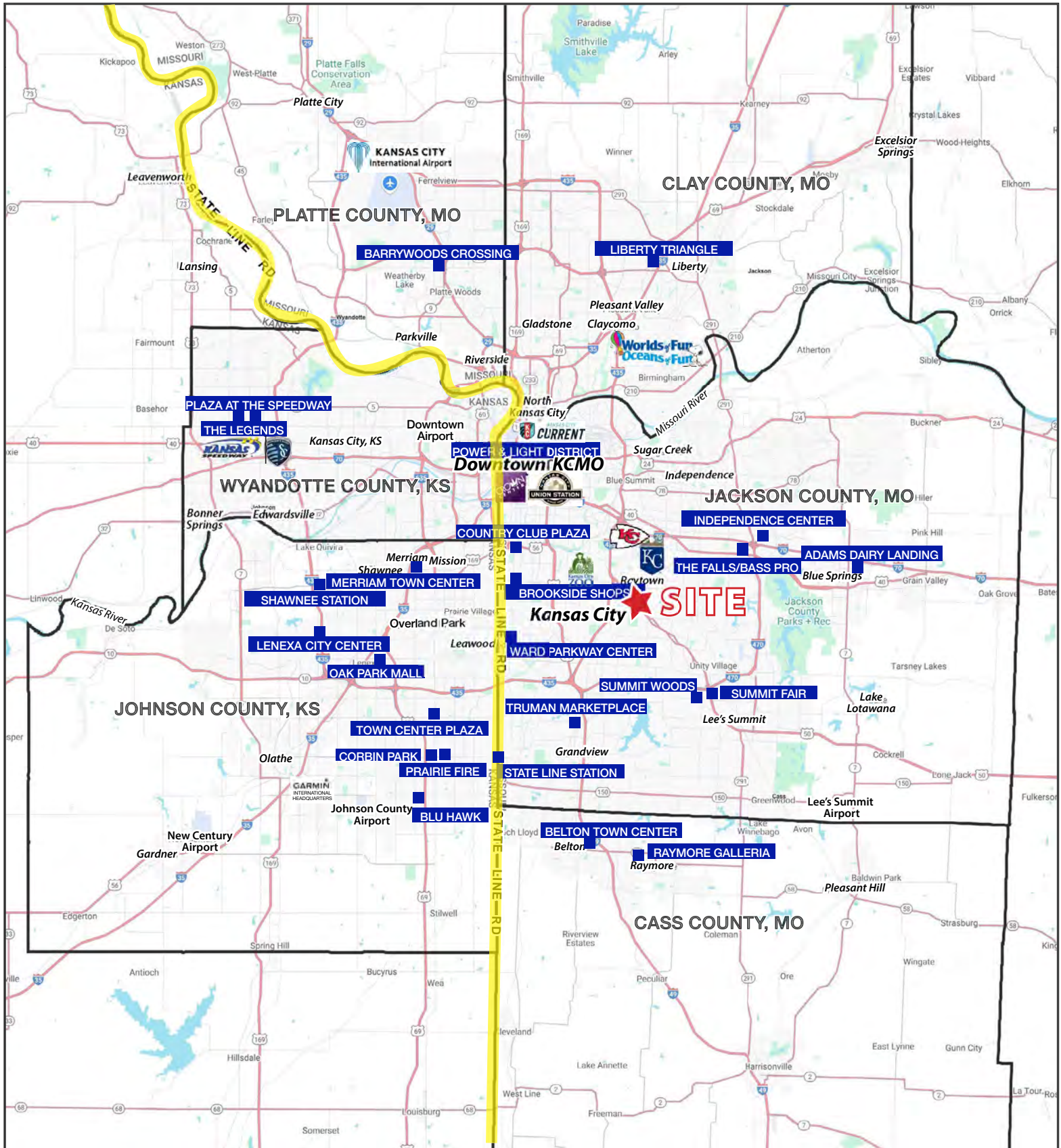
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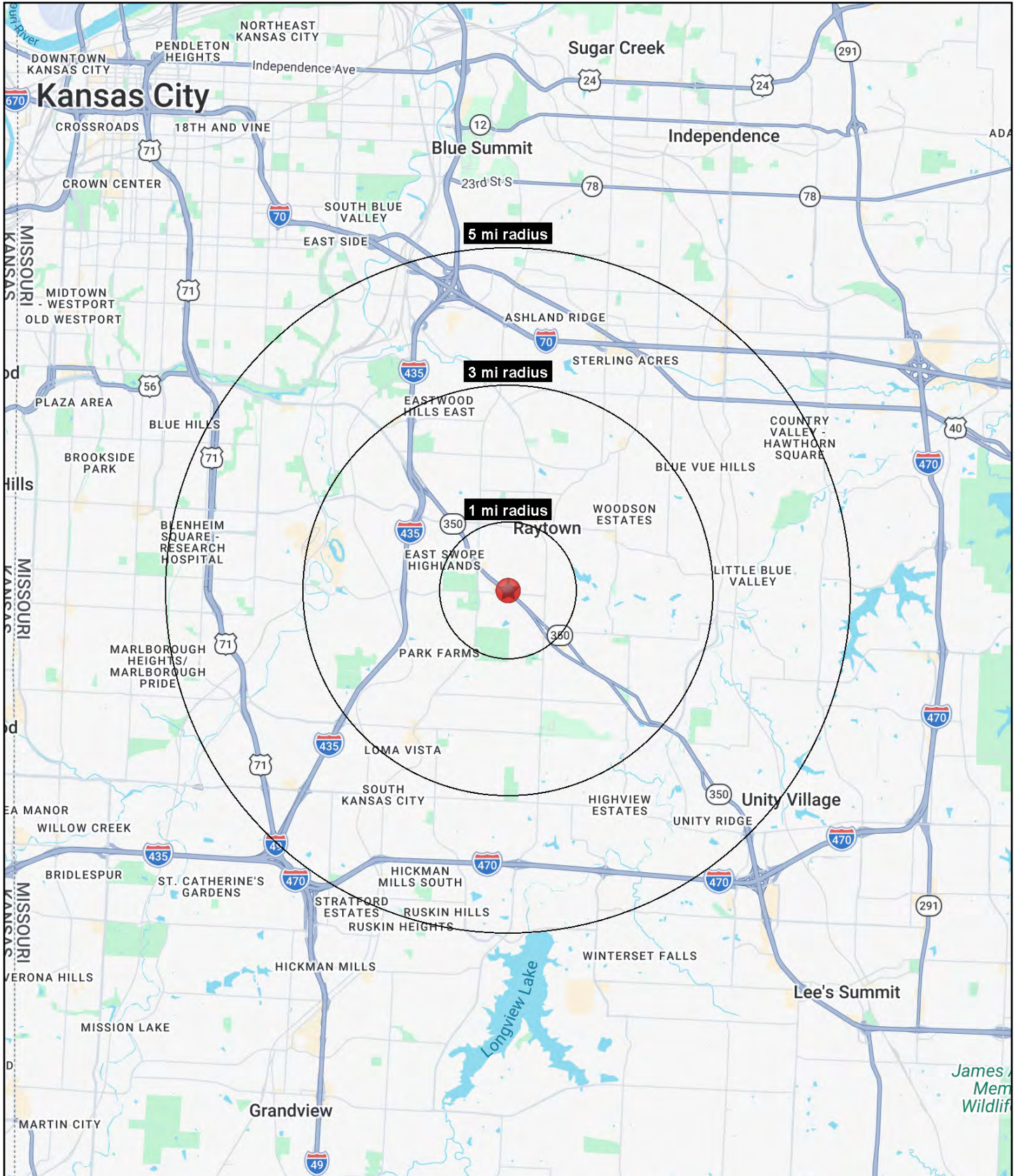




INVESTMENT/OWNER USER OPPORTUNITY

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9206 E. State Route 350 Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,129	54,955	125,673
2030 Projected Population	7,127	54,564	124,388
2020 Census Population	7,022	56,074	126,905
2010 Census Population	7,081	55,277	124,145
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	39.3	38.9	37.8
Households			
2025 Estimated Households	3,152	22,981	52,311
2030 Projected Households	3,177	23,008	52,199
2020 Census Households	3,098	23,406	52,694
2010 Census Households	3,064	22,519	50,800
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	59.7%	50.1%	44.7%
2025 Estimated Black or African American	28.3%	38.4%	43.5%
2025 Estimated Asian or Pacific Islander	1.6%	1.6%	1.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	10.0%	9.5%	9.8%
2025 Estimated Hispanic	9.2%	9.0%	9.3%
Income			
2025 Estimated Average Household Income	\$79,264	\$85,433	\$80,497
2025 Estimated Median Household Income	\$68,408	\$67,289	\$63,059
2025 Estimated Per Capita Income	\$35,094	\$35,821	\$33,606
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	5.1%	5.8%
2025 Estimated High School Graduate	40.3%	33.9%	33.8%
2025 Estimated Some College	21.9%	26.8%	26.2%
2025 Estimated Associates Degree Only	7.7%	9.2%	9.0%
2025 Estimated Bachelors Degree Only	15.5%	15.5%	14.9%
2025 Estimated Graduate Degree	8.3%	7.9%	7.6%
Business			
2025 Estimated Total Businesses	320	1,610	4,069
2025 Estimated Total Employees	3,077	14,083	40,825
2025 Estimated Employee Population per Business	9.6	8.7	10.0
2025 Estimated Residential Population per Business	22.3	34.1	30.9

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