



24 HIGHWAY RETAIL/INDUSTRIAL/FLEX

29906 E. US 24 Highway, Buckner, Missouri



SALE PRICE: \$1,295,000 | LEASE RATE \$13/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	65	4,608	7,183
Avg. Household Income	\$116,892	\$100,921	\$105,992

- 13,037 SF | 3,000 SF office / 10,037 SF warehouse
- Rooftop solar panels
- Office furniture included
- Five in ground lifts and front end alignment machine included
- Three drive-in doors with floor drains (two 14'x12' doors and one 12'x12' door)
- Clear height 14' to 18'
- 1.49 acre paved lot with lighting
- One acre paved lot with lighting
- Owner financing available
- Taxes: \$22,000 | Insurance: \$12,000



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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

Exclusive Agents

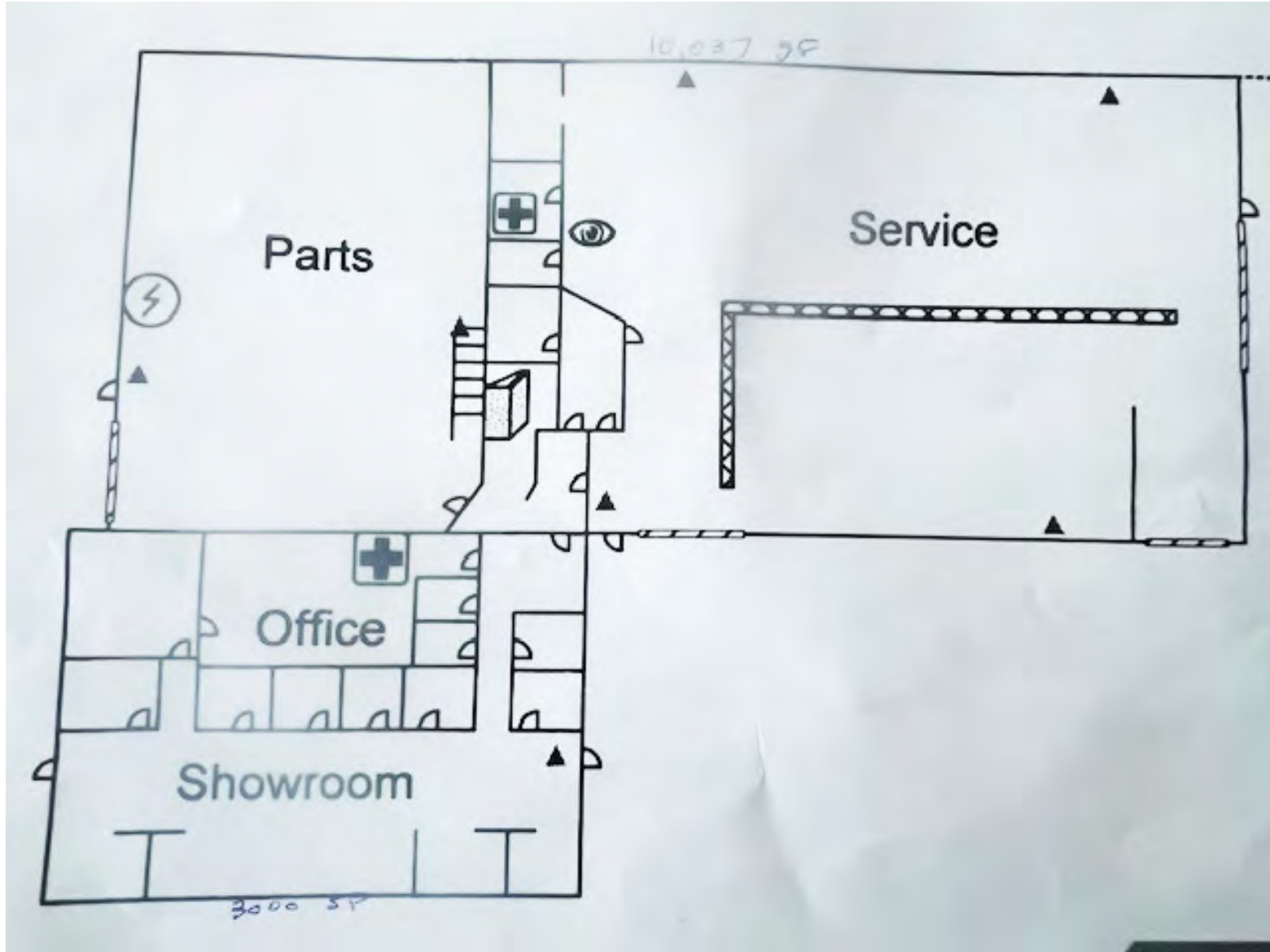




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29906 E. US 24 Highway, Buckner, Missouri

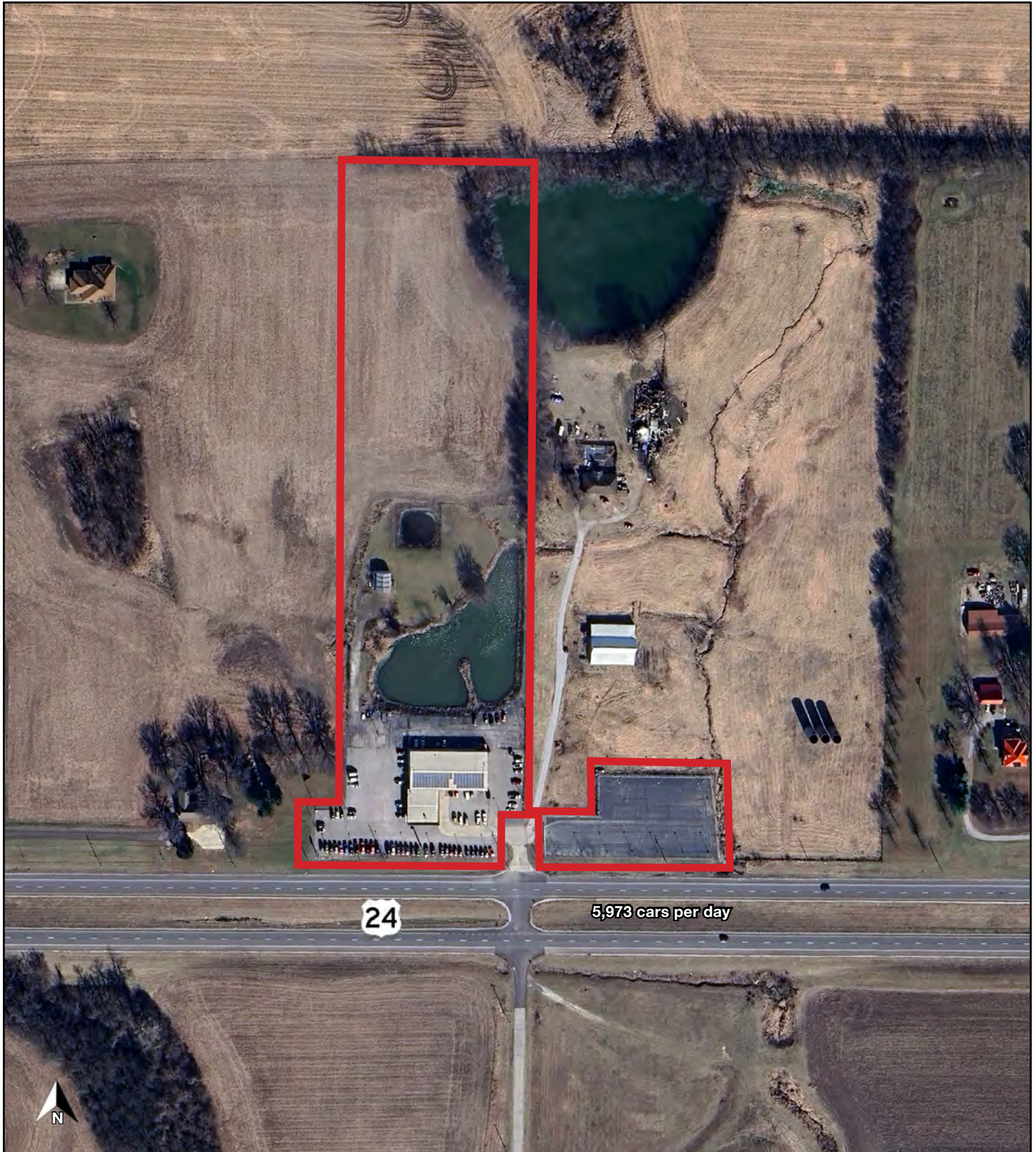
FLOOR PLAN

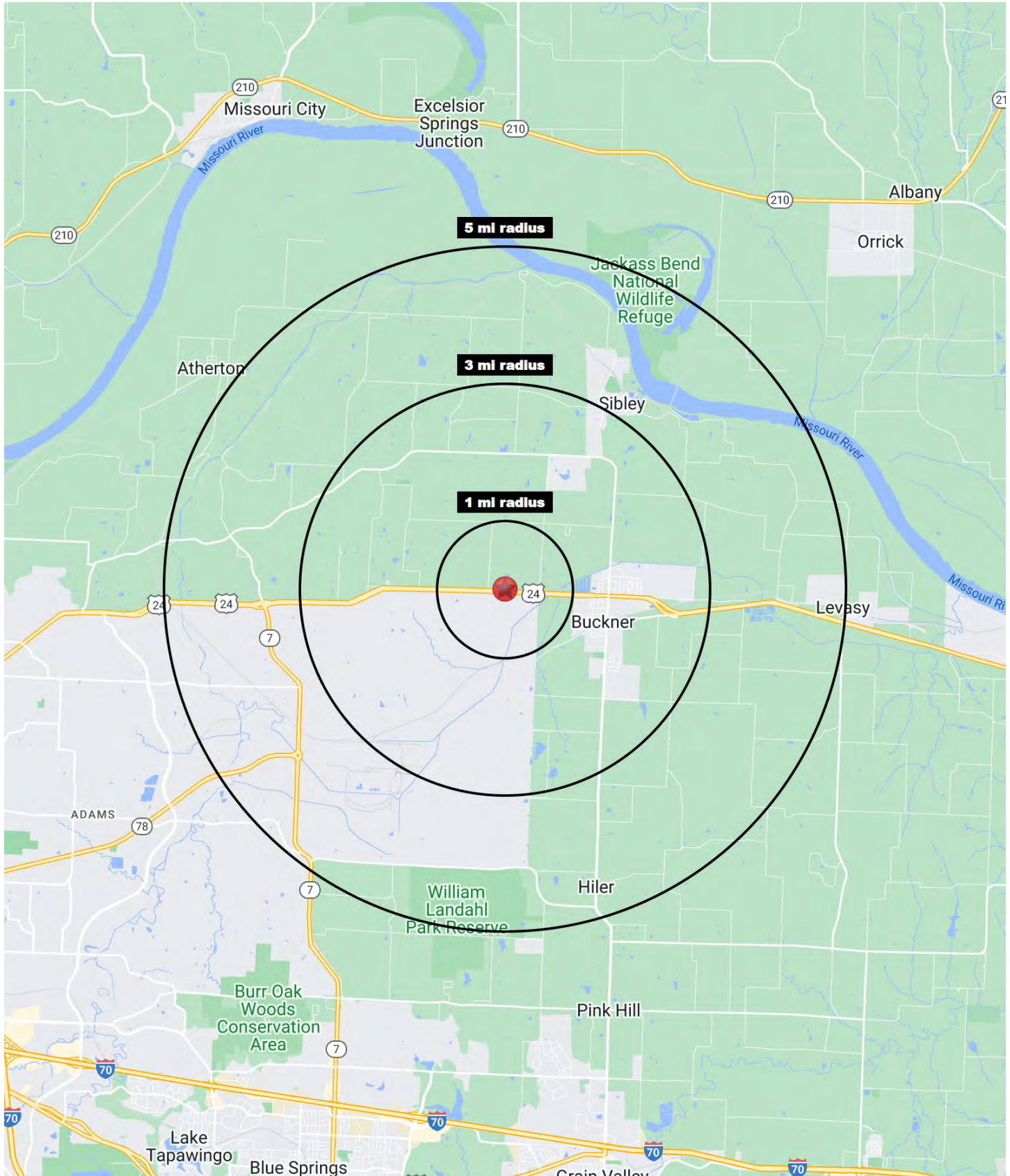


SITE PLAN



SITE AERIAL







24 HIGHWAY RETAIL/INDUSTRIAL/FLEX

29906 E. US 24 Highway, Buckner, Missouri

29906 E. US 24 Highway Buckner, MO 64016	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	65	4,608	7,183
2029 Projected Population	66	4,671	7,297
2020 Census Population	60	4,596	7,203
2010 Census Population	62	4,762	7,340
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.4%	-0.2%	-0.2%
2024 Median Age	45.4	40.1	41.2
Households			
2024 Estimated Households	24	1,760	2,697
2029 Projected Households	24	1,773	2,727
2020 Census Households	22	1,739	2,692
2010 Census Households	22	1,752	2,686
Projected Annual Growth 2024 to 2029	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	0.5%	-	-
Race and Ethnicity			
2024 Estimated White	90.2%	92.0%	91.8%
2024 Estimated Black or African American	2.4%	1.5%	1.7%
2024 Estimated Asian or Pacific Islander	0.8%	0.3%	0.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	6.3%	5.9%	5.6%
2024 Estimated Hispanic	5.3%	4.2%	4.0%
Income			
2024 Estimated Average Household Income	\$116,892	\$100,921	\$105,992
2024 Estimated Median Household Income	\$103,149	\$88,354	\$91,023
2024 Estimated Per Capita Income	\$42,346	\$38,540	\$39,794
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	7.2%	6.6%
2024 Estimated High School Graduate	27.3%	34.1%	34.1%
2024 Estimated Some College	15.2%	18.4%	18.4%
2024 Estimated Associates Degree Only	13.0%	11.7%	11.6%
2024 Estimated Bachelors Degree Only	29.1%	19.9%	19.1%
2024 Estimated Graduate Degree	9.7%	6.7%	8.1%
Business			
2024 Estimated Total Businesses	2	104	166
2024 Estimated Total Employees	30	625	1,160
2024 Estimated Employee Population per Business	16.2	6.0	7.0
2024 Estimated Residential Population per Business	35.4	44.5	43.3

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