



OFFICE/RETAIL SPACE FOR LEASE

2103 State Route 291 Highway, Harrisonville, Missouri



LEASE RATE: \$12/SF | 1,200 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,143	11,118	14,528
Avg. Household Income	\$80,917	\$91,993	\$96,975

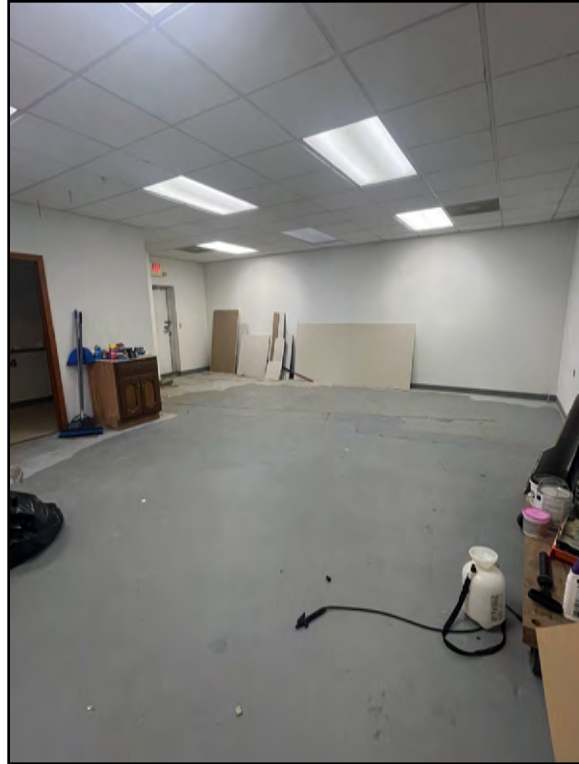
- Located directly off State Route 291 Highway
- Shadow anchored by Walmart
- Below market rents
- Great signage opportunity facing 291 Highway

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

For More Information Contact: *Exclusive Agent*
COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com



PHOTOS



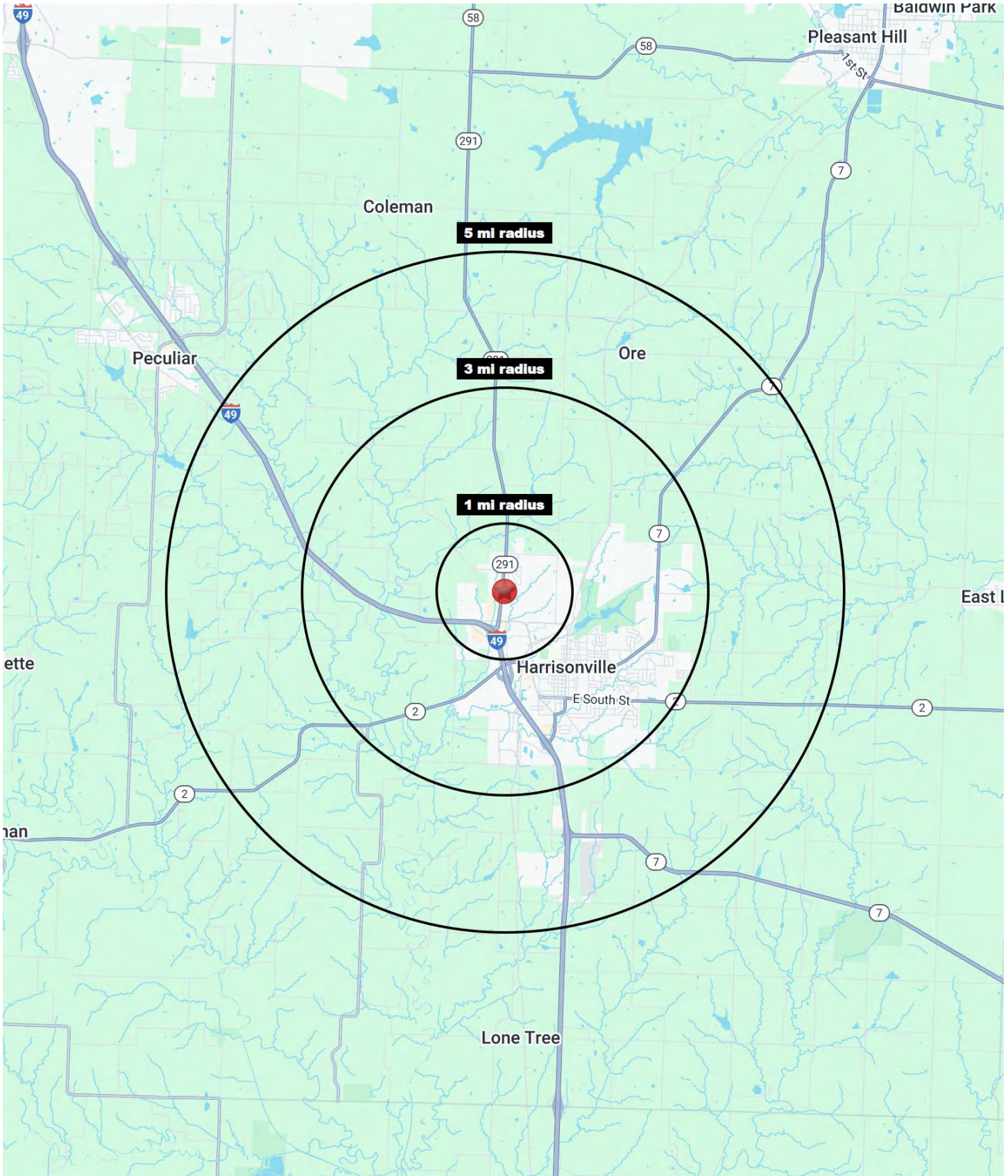
AERIAL





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2103 State Route 291 Highway Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	1,143	11,118	14,528
2029 Projected Population	1,195	11,532	15,203
2020 Census Population	1,255	10,919	14,233
2010 Census Population	1,208	10,777	14,028
Projected Annual Growth 2024 to 2029	0.9%	0.7%	0.9%
Historical Annual Growth 2010 to 2024	-0.4%	0.2%	0.3%
2024 Median Age	46.3	39.0	40.5
Households			
2024 Estimated Households	515	4,459	5,766
2029 Projected Households	537	4,639	6,046
2020 Census Households	504	4,249	5,497
2010 Census Households	475	4,126	5,331
Projected Annual Growth 2024 to 2029	0.9%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	0.6%	0.6%	0.6%
Race and Ethnicity			
2024 Estimated White	88.9%	91.4%	91.8%
2024 Estimated Black or African American	2.8%	2.0%	1.9%
2024 Estimated Asian or Pacific Islander	1.1%	0.7%	0.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	6.9%	5.5%	5.3%
2024 Estimated Hispanic	4.7%	3.9%	3.7%
Income			
2024 Estimated Average Household Income	\$80,917	\$91,993	\$96,975
2024 Estimated Median Household Income	\$60,217	\$73,455	\$78,403
2024 Estimated Per Capita Income	\$36,799	\$37,028	\$38,609
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.6%	3.2%	3.1%
2024 Estimated Some High School (Grade Level 9 to 11)	9.9%	7.3%	6.5%
2024 Estimated High School Graduate	45.3%	36.7%	35.0%
2024 Estimated Some College	24.3%	24.4%	25.5%
2024 Estimated Associates Degree Only	4.6%	8.4%	9.0%
2024 Estimated Bachelors Degree Only	6.4%	12.8%	13.4%
2024 Estimated Graduate Degree	2.7%	7.3%	7.6%
Business			
2024 Estimated Total Businesses	159	642	739
2024 Estimated Total Employees	2,020	5,610	6,395
2024 Estimated Employee Population per Business	12.7	8.7	8.7
2024 Estimated Residential Population per Business	7.2	17.3	19.7

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