



FORMER HARDEE'S DRIVE-THRU RESTAURANT

16800 E. Gudgell Road, Independence, Missouri



SALE PRICE: CONTACT AGENT | LEASE RATE: \$90,000/YEAR NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,985	60,767	145,708
Avg. Household Income	\$71,631	\$83,262	\$86,480

- 2,800 SF building on 0.82 acres of land
- Located on hard corner signalized intersection
- High traffic counts
- Strong tenants in the area including new QuikTrip and Chipotle



CLICK HERE TO VIEW MORE LISTING INFORMATION

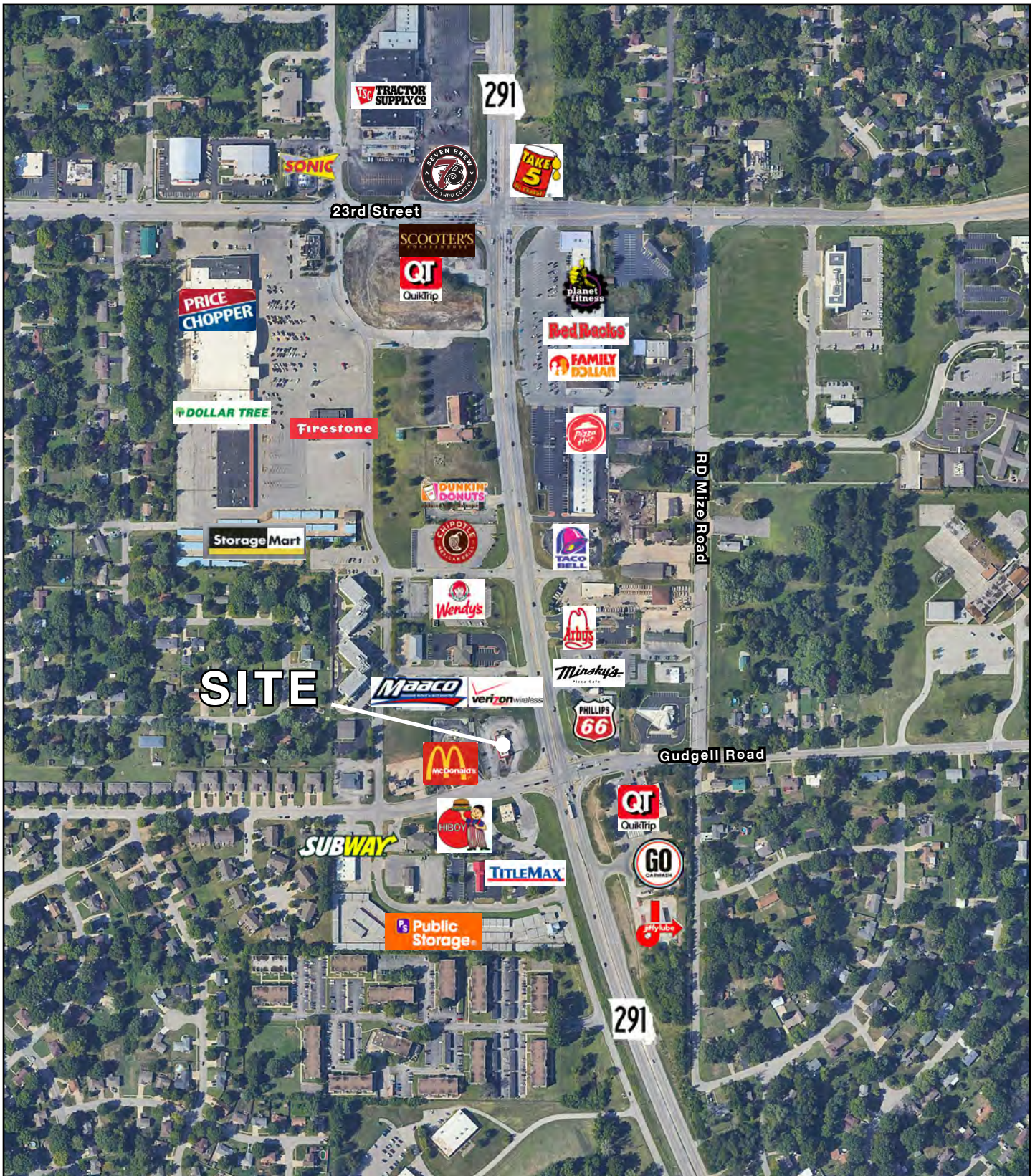
For More Information Contact:

PHIL PECK | 816.412.7364 | ppeck@blockandco.com

Exclusive Agent



AERIAL

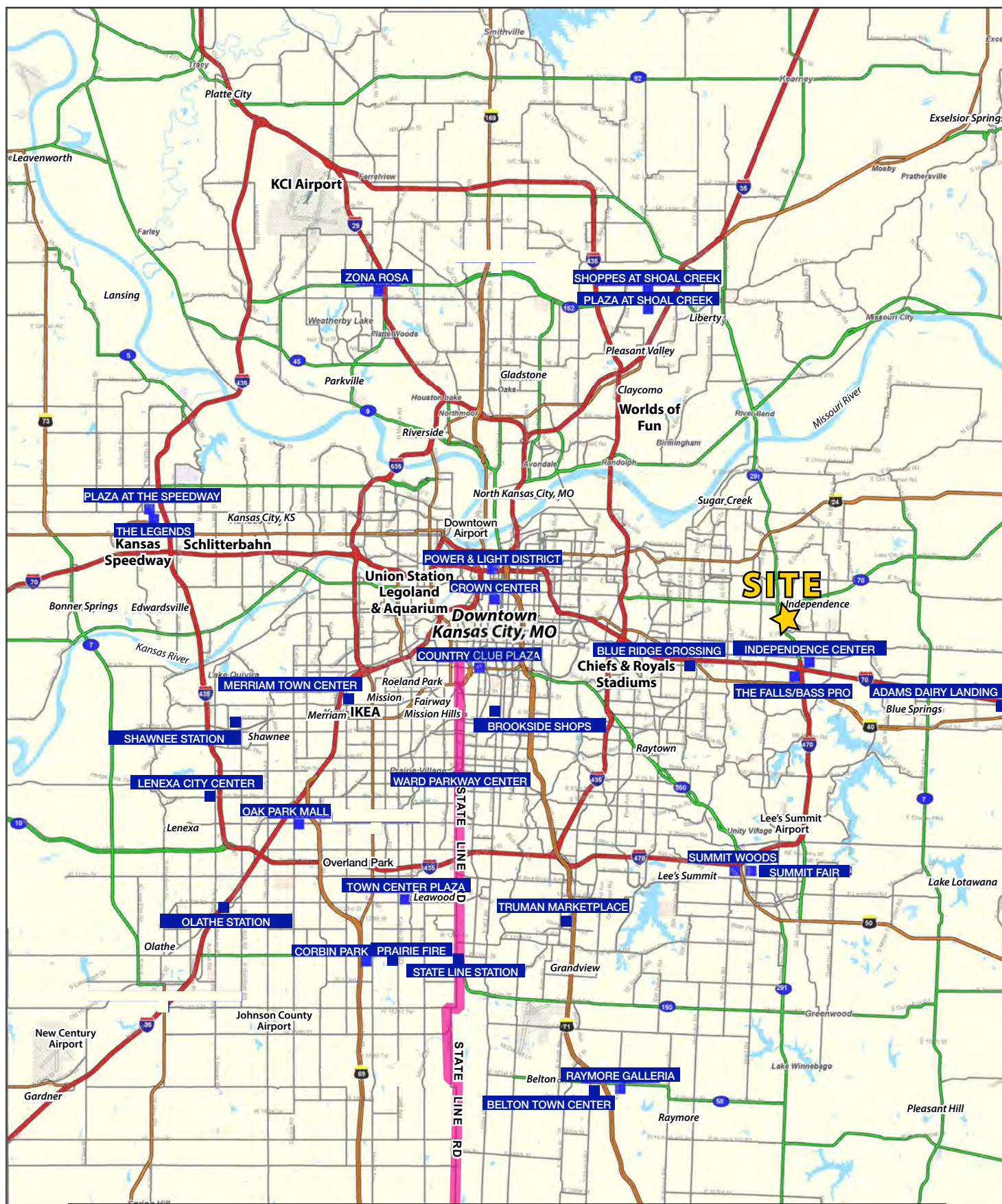


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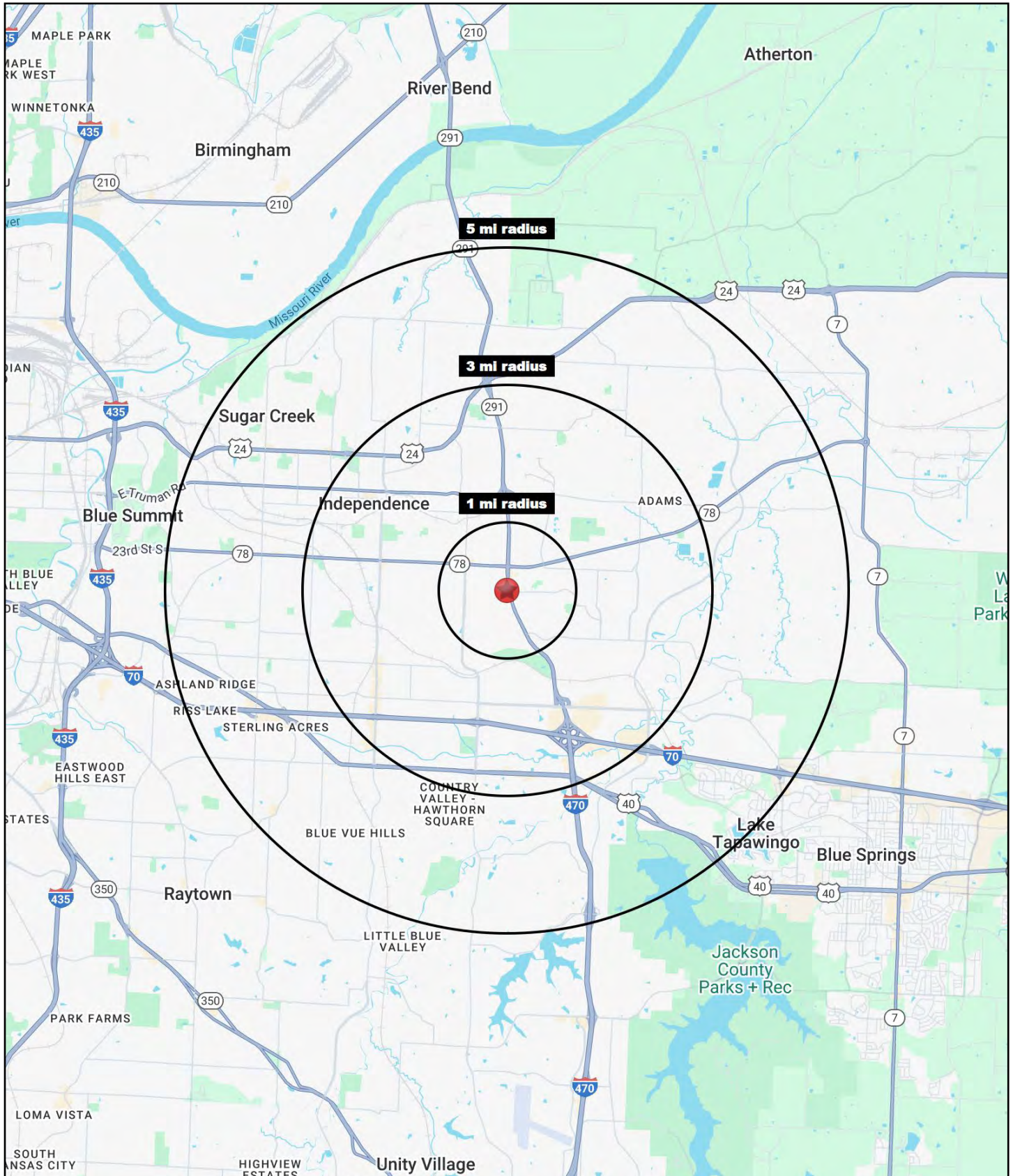


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16800 E. Gudgell Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,985	60,767	145,708
2029 Projected Population	10,819	59,054	142,408
2020 Census Population	11,506	63,750	150,120
2010 Census Population	10,869	60,399	142,551
Projected Annual Growth 2024 to 2029	-0.3%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-	-	0.2%
2024 Median Age	43.5	40.9	39.7
Households			
2024 Estimated Households	5,075	26,584	60,902
2029 Projected Households	4,999	25,879	59,657
2020 Census Households	5,156	27,089	61,902
2010 Census Households	4,816	25,709	58,759
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	76.2%	75.3%	73.7%
2024 Estimated Black or African American	11.3%	11.0%	12.4%
2024 Estimated Asian or Pacific Islander	1.7%	1.8%	1.8%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2024 Estimated Other Races	10.5%	11.4%	11.6%
2024 Estimated Hispanic	9.9%	11.2%	11.5%
Income			
2024 Estimated Average Household Income	\$71,631	\$83,262	\$86,480
2024 Estimated Median Household Income	\$57,817	\$65,601	\$68,408
2024 Estimated Per Capita Income	\$33,188	\$36,496	\$36,224
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.4%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.6%	5.8%
2024 Estimated High School Graduate	37.6%	36.0%	34.0%
2024 Estimated Some College	19.4%	23.9%	24.4%
2024 Estimated Associates Degree Only	12.8%	9.8%	8.8%
2024 Estimated Bachelors Degree Only	15.1%	14.2%	15.8%
2024 Estimated Graduate Degree	8.6%	9.1%	8.4%
Business			
2024 Estimated Total Businesses	342	2,265	4,086
2024 Estimated Total Employees	4,540	22,239	36,847
2024 Estimated Employee Population per Business	13.3	9.8	9.0
2024 Estimated Residential Population per Business	32.1	26.8	35.7

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