



# C-STORE/GENERAL STORE FOR SALE

12416 S. 7 Highway, Lake Lotawana, Missouri



## CONTACT AGENT FOR PRICING | 15,530 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	531	5,020	33,529
Avg. Household Income	\$174,712	\$179,720	\$157,393

- Existing convenience store
- 15,530 SF building with 7,765 SF main floor and 7,765 SF basement on 1.92 acres
- Six fuel dispensers
- Deli/Restaurant inside store
- Small grocery store as well
- Strong sales volumes
- Highway visibility and easy access
- Located in a growing community



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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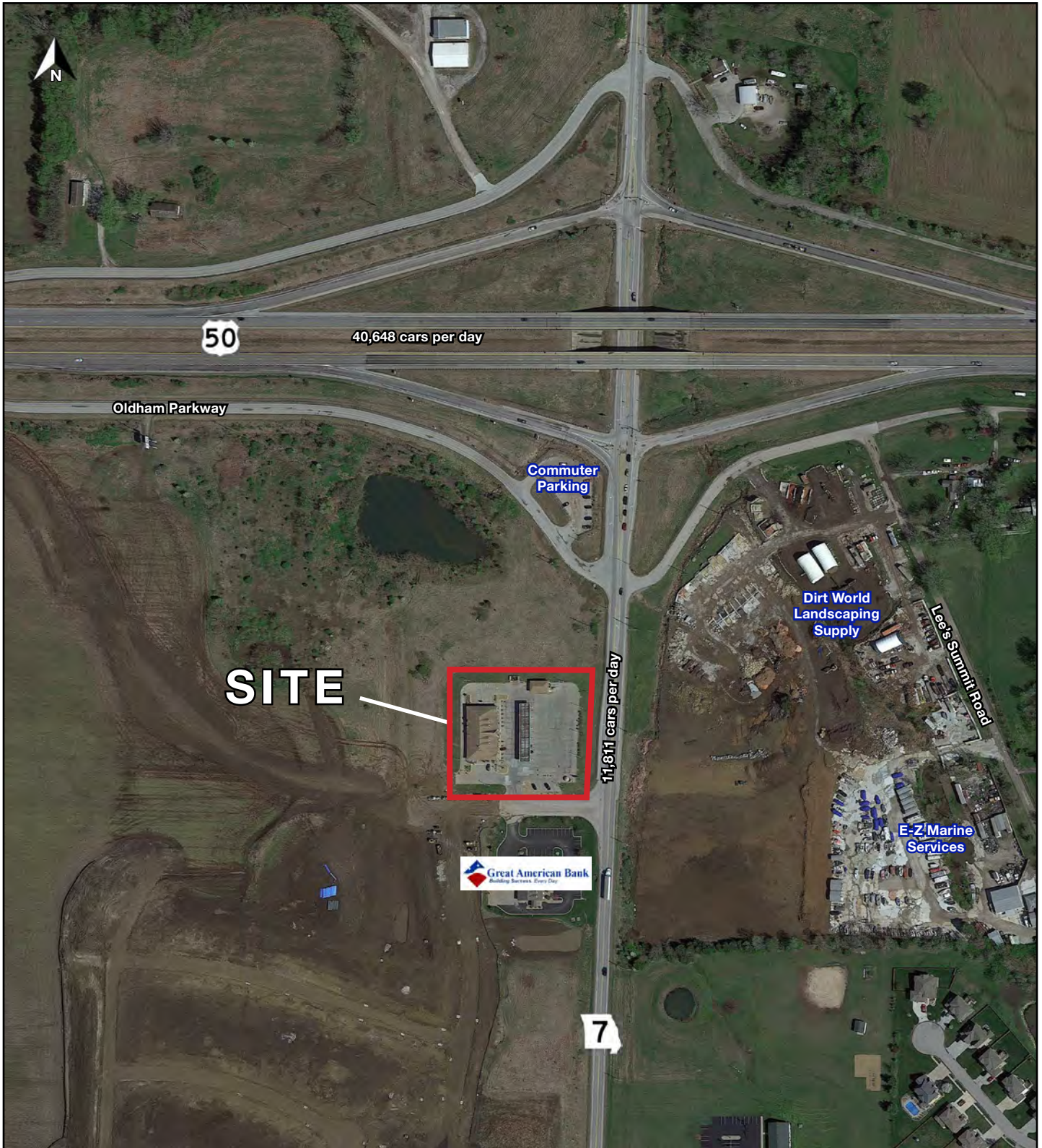
Exclusive Agent



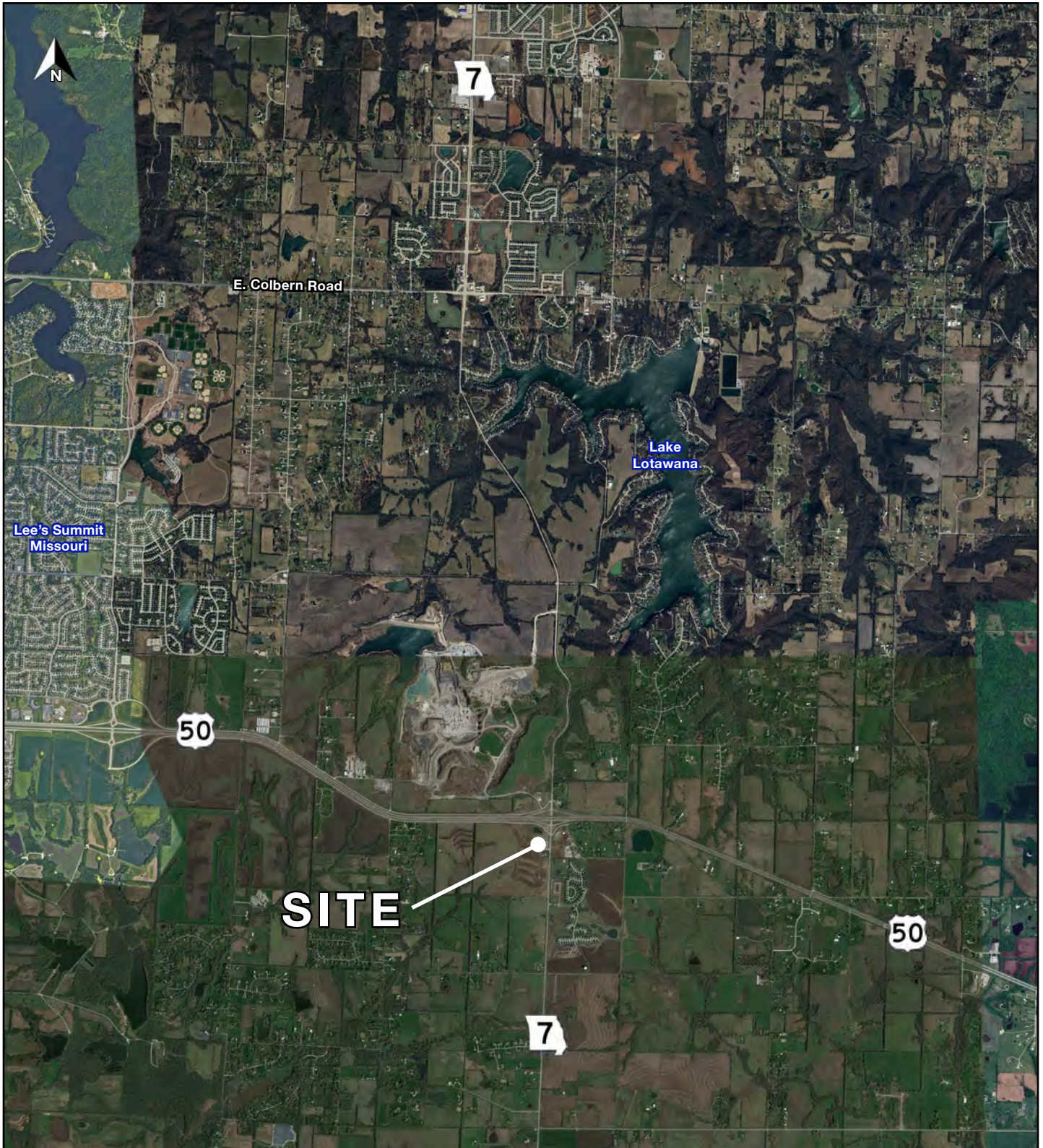
## PHOTOS



AERIAL



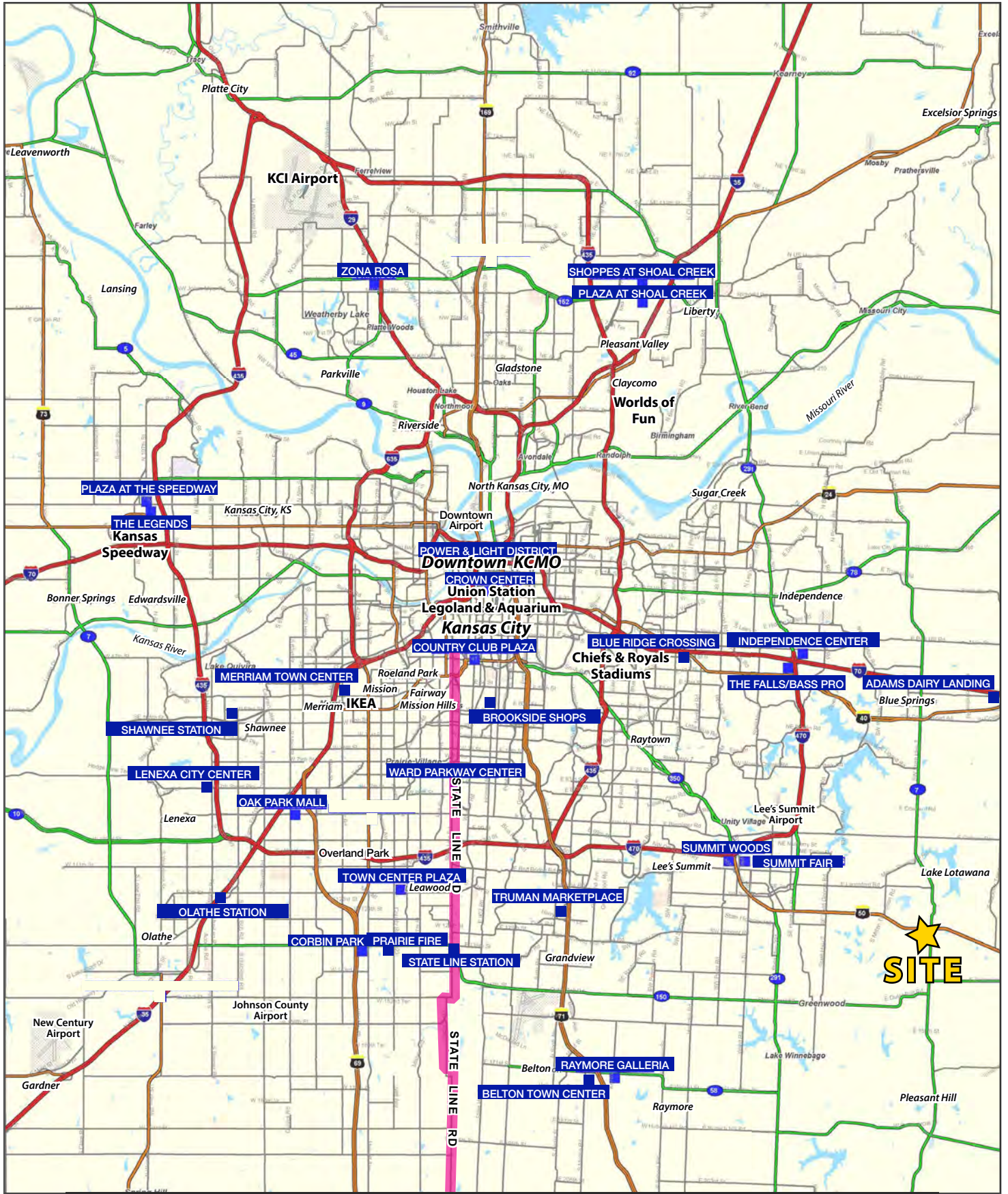
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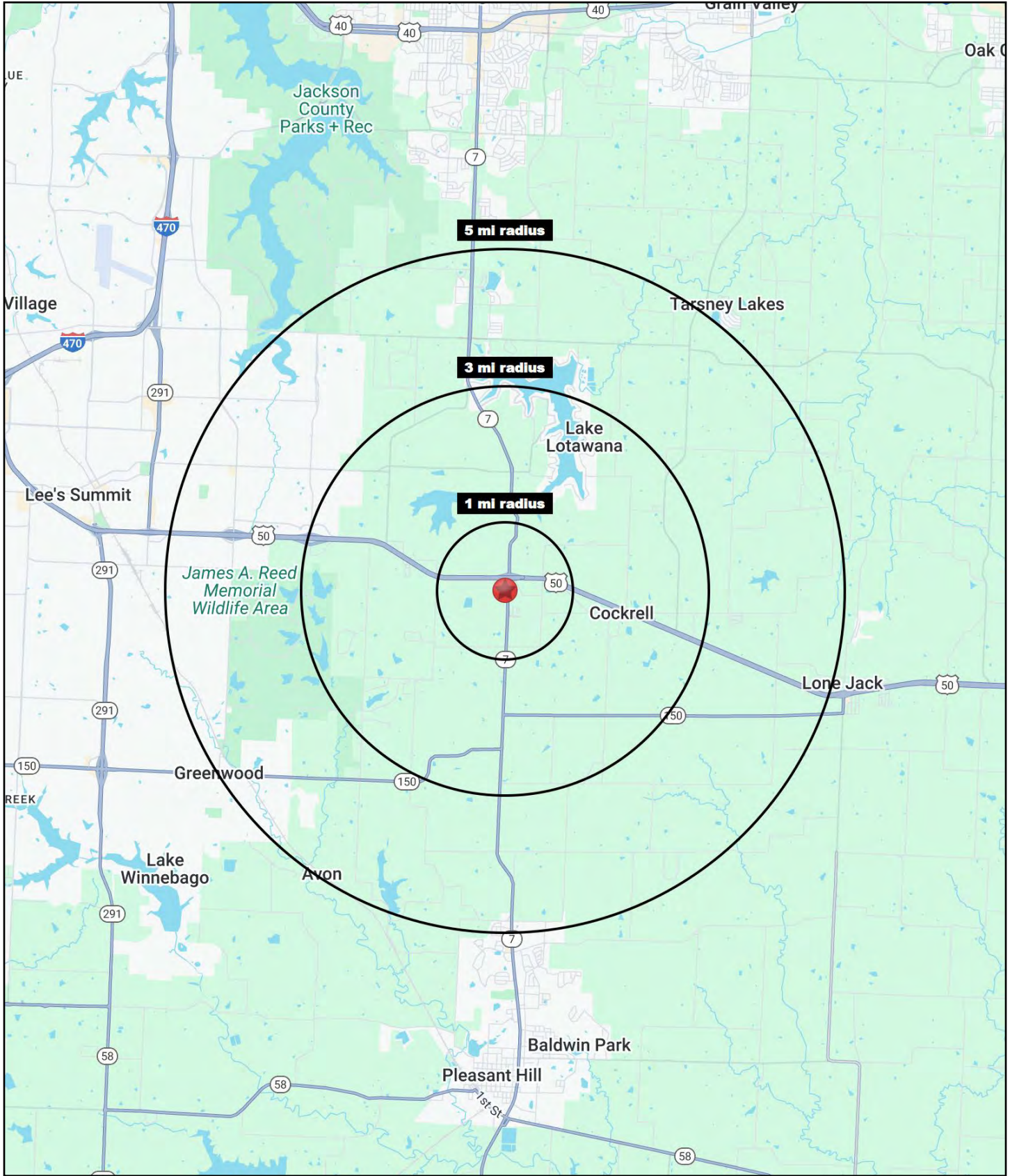
## 12416 S. 7 Highway, Lake Lotawana, Missouri





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## 12416 S. 7 Highway, Lake Lotawana, Missouri

12416 S. 7 Highway Lee's Summit, MO 64086	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	531	5,020	33,529
2029 Projected Population	576	5,268	34,289
2020 Census Population	382	4,792	32,962
2010 Census Population	303	4,053	29,449
Projected Annual Growth 2024 to 2029	1.7%	1.0%	0.5%
Historical Annual Growth 2010 to 2024	5.4%	1.7%	1.0%
2024 Median Age	44.3	44.5	38.7
<b>Households</b>			
2024 Estimated Households	190	1,860	12,078
2029 Projected Households	206	1,958	12,427
2020 Census Households	140	1,747	11,804
2010 Census Households	114	1,521	10,470
Projected Annual Growth 2024 to 2029	1.6%	1.1%	0.6%
Historical Annual Growth 2010 to 2024	4.8%	1.6%	1.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	90.7%	89.7%	83.4%
2024 Estimated Black or African American	2.4%	3.7%	8.0%
2024 Estimated Asian or Pacific Islander	1.0%	1.4%	1.9%
2024 Estimated American Indian or Native Alaskan	0.4%	0.2%	0.2%
2024 Estimated Other Races	5.6%	5.0%	6.5%
2024 Estimated Hispanic	4.4%	4.0%	5.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$174,712	\$179,720	\$157,393
2024 Estimated Median Household Income	\$138,130	\$145,948	\$127,160
2024 Estimated Per Capita Income	\$62,610	\$66,579	\$56,713
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.7%	0.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.6%	3.1%
2024 Estimated High School Graduate	21.3%	21.5%	20.6%
2024 Estimated Some College	15.3%	19.4%	21.7%
2024 Estimated Associates Degree Only	3.5%	7.3%	8.3%
2024 Estimated Bachelors Degree Only	40.9%	29.8%	28.5%
2024 Estimated Graduate Degree	16.0%	17.7%	17.1%
<b>Business</b>			
2024 Estimated Total Businesses	20	170	655
2024 Estimated Total Employees	91	945	4,429
2024 Estimated Employee Population per Business	4.6	5.6	6.8
2024 Estimated Residential Population per Business	26.6	29.5	51.2

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