



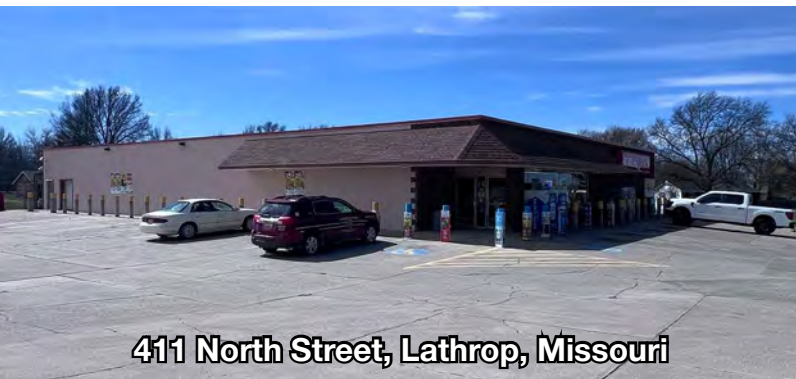
THREE GROCERY STORES FOR SALE

30 Minutes Northeast of Kansas City, Missouri

PRICE REDUCED!



103 N. East Street, Plattsburg, Missouri



411 North Street, Lathrop, Missouri



205 US 169 Highway, Gower, Missouri

SALE PRICE: \$2,600,000 | 25,072 TOTAL SF

- ***PLEASE DO NOT DISTURB CURRENT TENANTS***
- Three open and operating grocery stores - 7,240 SF, 8,712 SF, and 9,120 SF locations
- Locations can be sold individually
- Strong sales
- All have liquor and beer sales
- Well established in their communities
- All three have a butcher and a butcher shop
- NDA required



CLICK HERE TO VIEW MORE LISTING INFORMATION

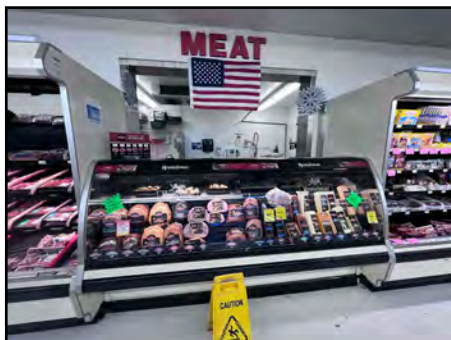
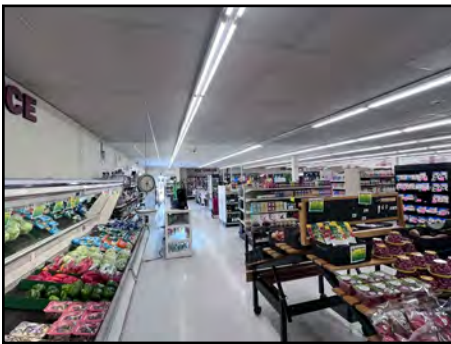
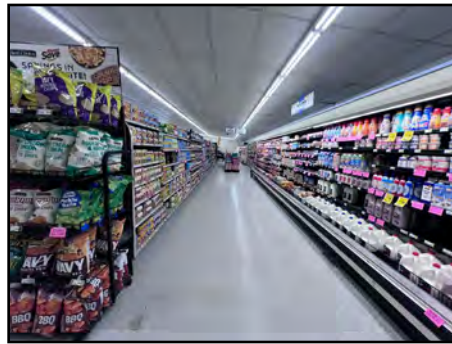
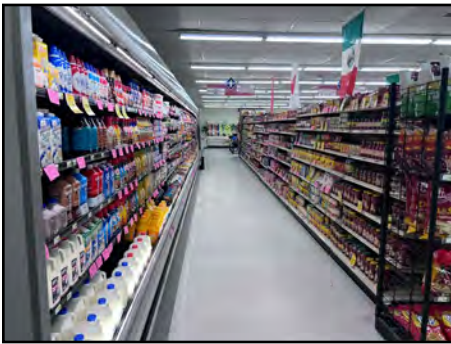
For More Information Contact:

JOSH ROTHSCILD | 816.412.7348 | jrothschild@blockandco.com

GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

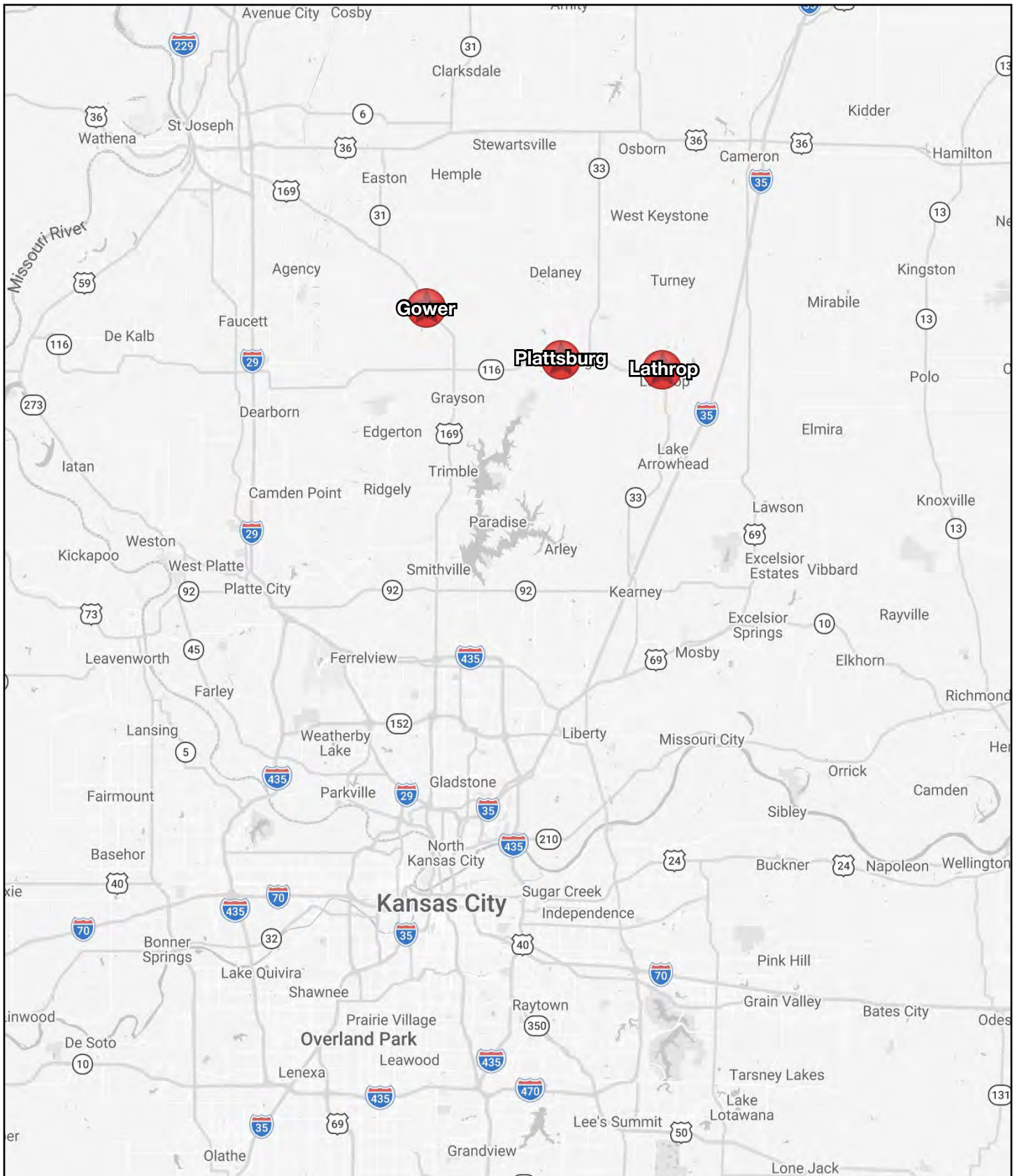
Exclusive Agents

PHOTOS



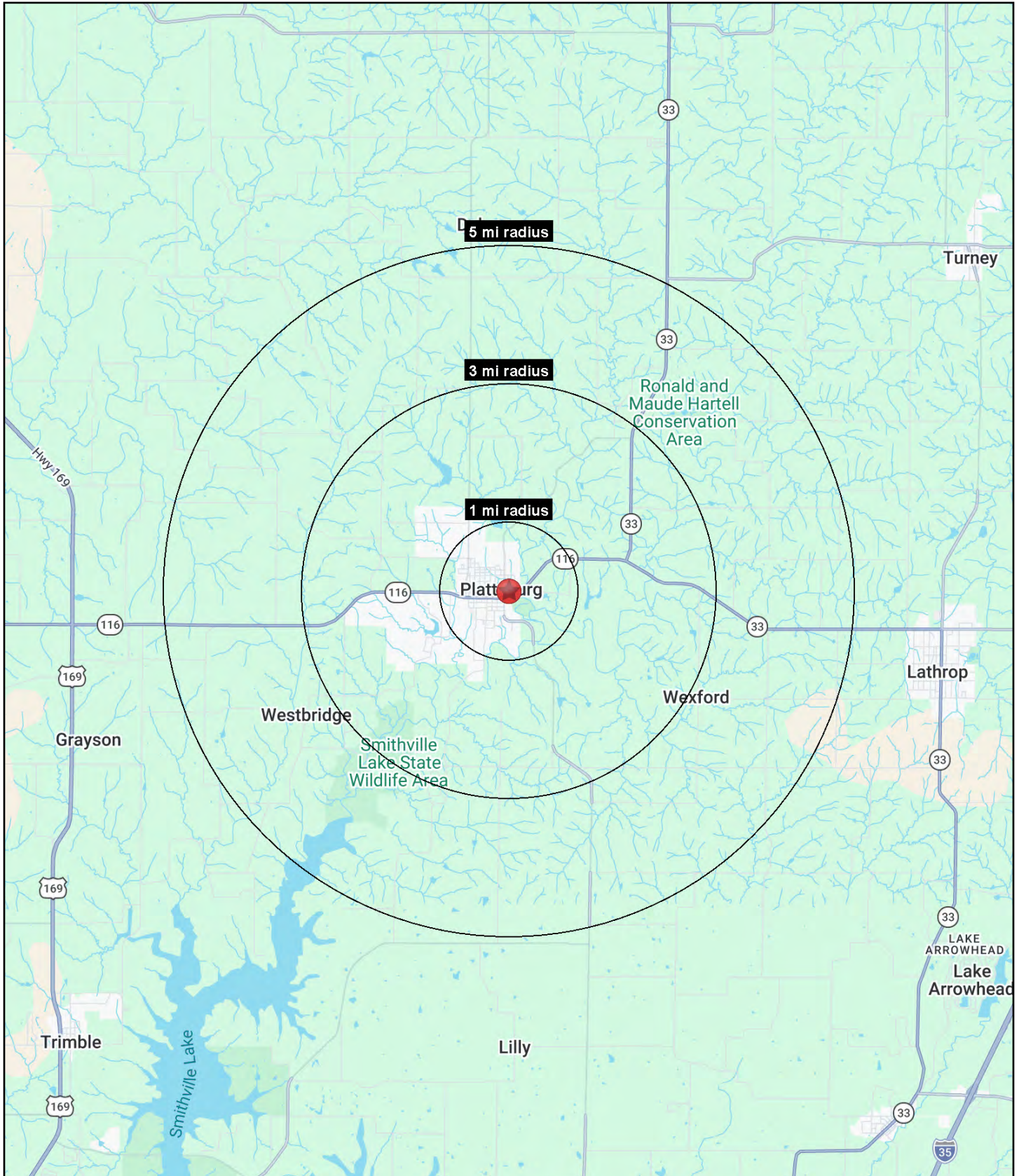
THREE GROCERY STORE PORTFOLIO

30 Minutes Northeast of Kansas City, Missouri



THREE GROCERY STORE PORTFOLIO

30 Minutes Northeast of Kansas City, Missouri





THREE GROCERY STORE PORTFOLIO

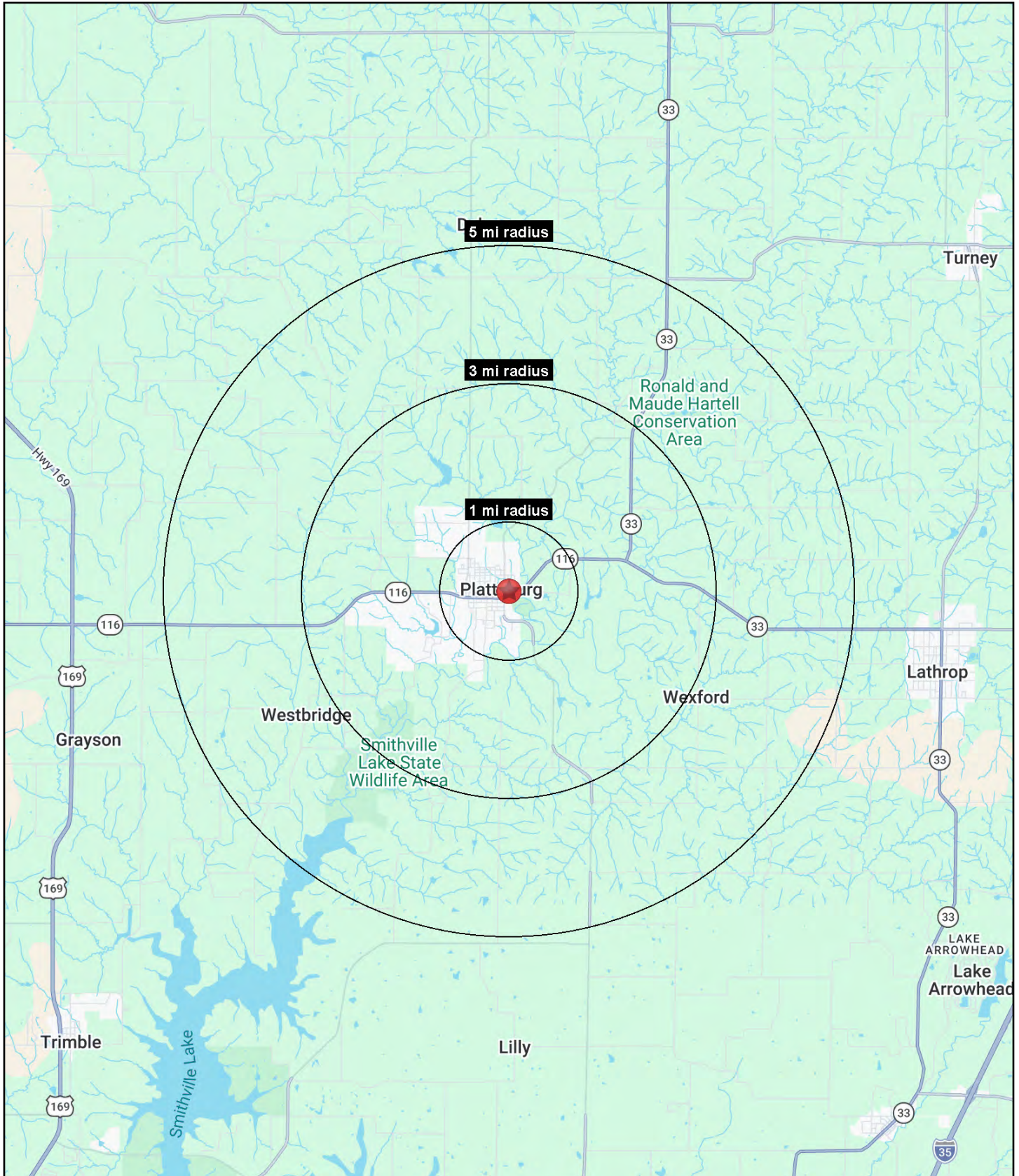
30 Minutes Northeast of Kansas City, Missouri

103 N. East Street Plattsburg, MO 64477	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	1,818	2,808	3,158
2031 Projected Population	1,897	2,932	3,300
2020 Census Population	1,801	2,721	3,074
2010 Census Population	1,876	2,807	3,156
Projected Annual Growth 2026 to 2031	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2026	-0.2%	-	-
2026 Median Age	43.5	43.6	43.8
Households			
2026 Estimated Households	797	1,198	1,340
2031 Projected Households	825	1,244	1,391
2020 Census Households	748	1,117	1,251
2010 Census Households	755	1,119	1,251
Projected Annual Growth 2026 to 2031	0.7%	0.8%	0.8%
Historical Annual Growth 2010 to 2026	0.3%	0.4%	0.4%
Race and Ethnicity			
2026 Estimated White	86.8%	88.6%	89.3%
2026 Estimated Black or African American	8.1%	6.4%	5.8%
2026 Estimated Asian or Pacific Islander	0.4%	0.4%	0.5%
2026 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2026 Estimated Other Races	4.4%	4.3%	4.2%
2026 Estimated Hispanic	2.9%	2.8%	2.7%
Income			
2026 Estimated Average Household Income	\$78,817	\$87,029	\$88,670
2026 Estimated Median Household Income	\$59,899	\$69,814	\$71,825
2026 Estimated Per Capita Income	\$34,668	\$37,253	\$37,719
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.5%	2.5%
2026 Estimated Some High School (Grade Level 9 to 11)	7.6%	6.3%	6.3%
2026 Estimated High School Graduate	39.1%	38.1%	38.0%
2026 Estimated Some College	19.8%	19.5%	19.7%
2026 Estimated Associates Degree Only	6.5%	6.9%	6.8%
2026 Estimated Bachelors Degree Only	18.1%	19.8%	19.5%
2026 Estimated Graduate Degree	5.8%	6.8%	7.2%
Business			
2026 Estimated Total Businesses	80	96	96
2026 Estimated Total Employees	619	750	758
2026 Estimated Employee Population per Business	7.7	7.9	7.9
2026 Estimated Residential Population per Business	22.6	29.4	32.7

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THREE GROCERY STORE PORTFOLIO

30 Minutes Northeast of Kansas City, Missouri





THREE GROCERY STORE PORTFOLIO

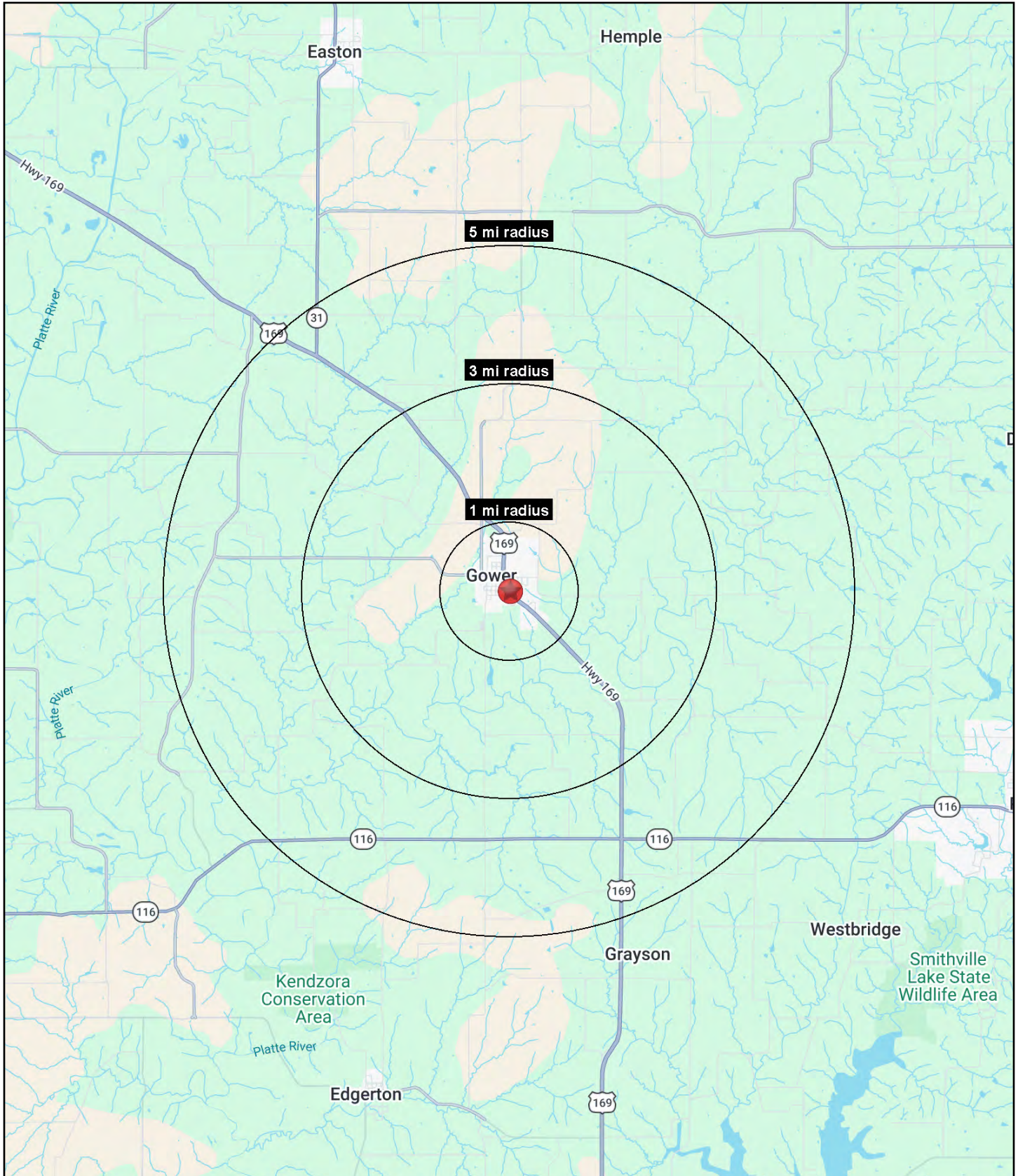
30 Minutes Northeast of Kansas City, Missouri

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2026 Estimated Associates Degree Only	6.5%	6.9%	6.8%
2026 Estimated Bachelors Degree Only	18.1%	19.8%	19.5%
2026 Estimated Graduate Degree	5.8%	6.8%	7.2%
Business			
2026 Estimated Total Businesses	80	96	96
2026 Estimated Total Employees	619	750	758
2026 Estimated Employee Population per Business	7.7	7.9	7.9
2026 Estimated Residential Population per Business	22.6	29.4	32.7

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THREE GROCERY STORE PORTFOLIO

30 Minutes Northeast of Kansas City, Missouri





THREE GROCERY STORE PORTFOLIO

30 Minutes Northeast of Kansas City, Missouri

205 US 169 Highway Gower, MO 64454	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	1,562	2,076	3,027
2031 Projected Population	1,637	2,178	3,180
2020 Census Population	1,553	2,043	2,927
2010 Census Population	1,525	2,013	2,883
Projected Annual Growth 2026 to 2031	1.0%	1.0%	1.0%
Historical Annual Growth 2010 to 2026	0.2%	0.2%	0.3%
2026 Median Age	40.2	40.9	41.9
Households			
2026 Estimated Households	569	769	1,140
2031 Projected Households	594	802	1,192
2020 Census Households	557	745	1,087
2010 Census Households	563	747	1,074
Projected Annual Growth 2026 to 2031	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2026	-	0.2%	0.4%
Race and Ethnicity			
2026 Estimated White	95.4%	95.2%	95.1%
2026 Estimated Black or African American	0.8%	0.9%	1.0%
2026 Estimated Asian or Pacific Islander	0.6%	0.5%	0.4%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2026 Estimated Other Races	3.0%	3.2%	3.4%
2026 Estimated Hispanic	2.6%	2.4%	2.2%
Income			
2026 Estimated Average Household Income	\$116,200	\$118,496	\$121,500
2026 Estimated Median Household Income	\$83,286	\$88,060	\$94,001
2026 Estimated Per Capita Income	\$42,575	\$44,039	\$45,880
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.5%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	2.7%
2026 Estimated High School Graduate	34.8%	31.9%	29.0%
2026 Estimated Some College	23.3%	23.3%	23.8%
2026 Estimated Associates Degree Only	5.1%	5.9%	6.5%
2026 Estimated Bachelors Degree Only	24.6%	24.0%	23.2%
2026 Estimated Graduate Degree	8.7%	11.1%	13.6%
Business			
2026 Estimated Total Businesses	25	30	47
2026 Estimated Total Employees	202	216	292
2026 Estimated Employee Population per Business	8.1	7.1	6.2
2026 Estimated Residential Population per Business	62.5	68.8	63.9

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