



HIGH-VISIBILITY COMMERCIAL PAD SITE

6412 N Oak Trafficway, Gladstone, Missouri



SALE PRICE: \$300,000 | 0.55 ACRES / 23,958 SF

- **Prime N Oak Trafficway frontage:** A ± 0.55 -acre ($\pm 23,958$ SF) pad site with direct frontage on N Oak Trafficway, a well-traveled north-south commercial corridor in the Northland, seeing $\pm 14,006$ CPD.
- **Flexible C-3 zoning:** Allows a variety of commercial uses, from retail and restaurants to service businesses, offering flexibility for owner-users and developers
- **Build-ready site:** The lot is cleared and graded, with utilities on site and two existing curb cuts, reducing upfront site costs and accelerating the development timeline
- **Convenient highway access:** Minutes from I-29 and I-35, connecting it to downtown Kansas City, KCI Airport, and the greater Northland
- **Built-in customer base:** Multifamily housing directly behind the site and dense surrounding neighborhoods provide a strong local population within walking and short driving distance
- **Versatile lot size:** The site fits a variety of concepts, including a quick-service restaurant with drive-thru, a coffee shop, auto service, or a small-format retail building



CLICK HERE TO VIEW MORE LISTING INFORMATION

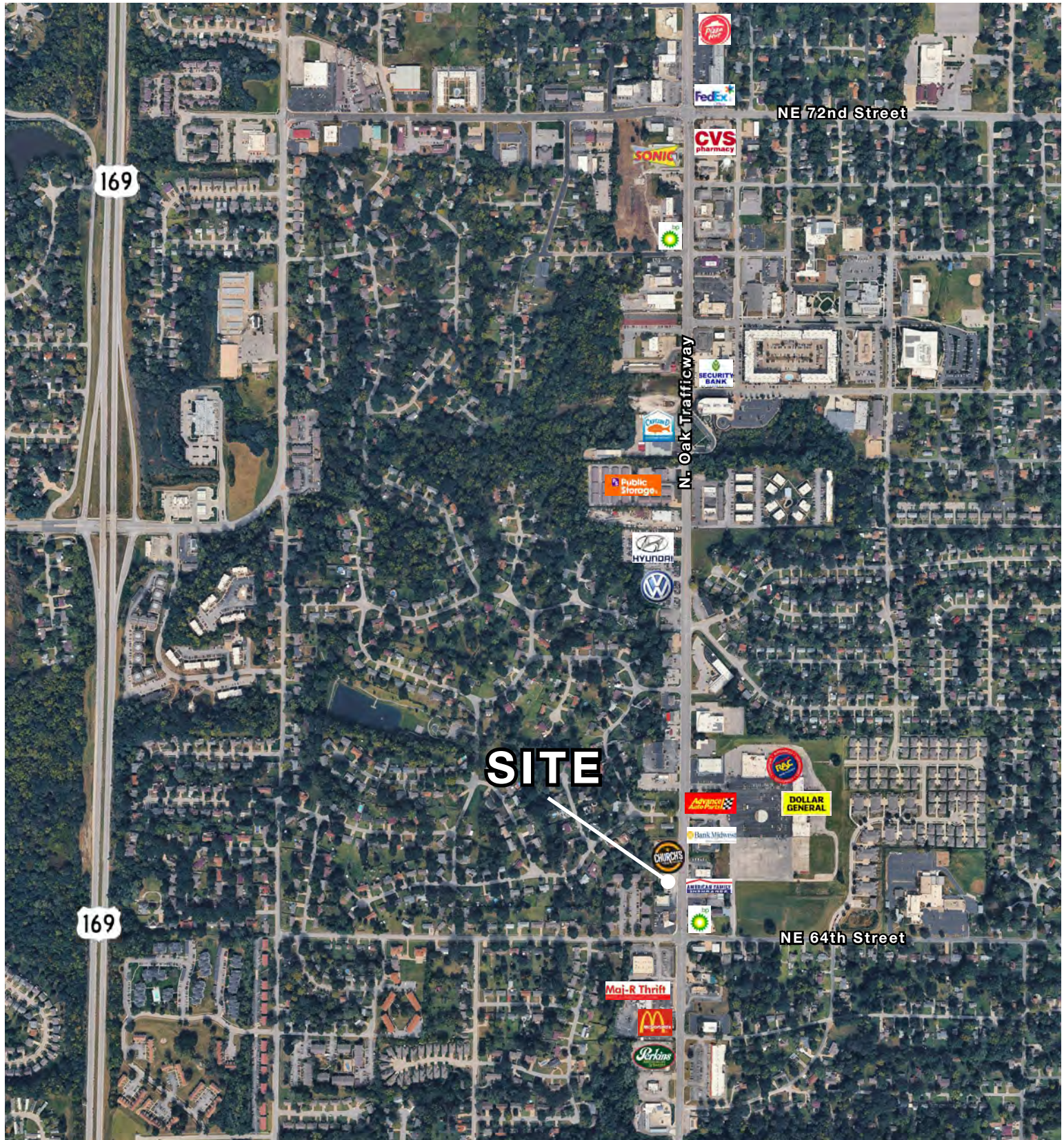
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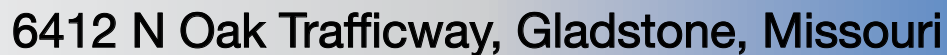
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Exclusive Agents

AERIAL









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6412 N Oak Trafficway, Gladstone, Missouri

6412 N. Oak Trafficway Gladstone, MO 64118	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,776	79,065	180,626
2031 Projected Population	11,858	79,215	184,890
2020 Census Population	12,196	78,447	175,486
2010 Census Population	11,038	71,598	152,683
Projected Annual Growth 2026 to 2031	0.1%	-	0.5%
Historical Annual Growth 2010 to 2026	0.4%	0.7%	1.1%
2026 Median Age	36.2	37.3	37.1
Households			
2026 Estimated Households	5,430	34,532	79,273
2031 Projected Households	5,537	35,104	82,676
2020 Census Households	5,351	33,348	73,532
2010 Census Households	4,873	30,578	64,429
Projected Annual Growth 2026 to 2031	0.4%	0.3%	0.9%
Historical Annual Growth 2010 to 2026	0.7%	0.8%	1.4%
Race and Ethnicity			
2026 Estimated White	74.5%	73.4%	73.7%
2026 Estimated Black or African American	11.4%	12.2%	12.2%
2026 Estimated Asian or Pacific Islander	2.8%	4.3%	4.2%
2026 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2026 Estimated Other Races	10.6%	9.7%	9.5%
2026 Estimated Hispanic	10.9%	9.8%	9.6%
Income			
2026 Estimated Average Household Income	\$80,207	\$103,472	\$109,539
2026 Estimated Median Household Income	\$61,360	\$84,440	\$89,313
2026 Estimated Per Capita Income	\$36,989	\$45,225	\$48,120
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.1%	1.9%
2026 Estimated Some High School (Grade Level 9 to 11)	6.6%	4.2%	3.7%
2026 Estimated High School Graduate	35.9%	29.5%	25.8%
2026 Estimated Some College	17.9%	20.7%	22.0%
2026 Estimated Associates Degree Only	9.1%	9.0%	8.7%
2026 Estimated Bachelors Degree Only	17.0%	21.8%	23.9%
2026 Estimated Graduate Degree	11.6%	12.7%	14.0%
Business			
2026 Estimated Total Businesses	376	2,269	5,268
2026 Estimated Total Employees	2,690	19,580	52,287
2026 Estimated Employee Population per Business	7.2	8.6	9.9
2026 Estimated Residential Population per Business	31.3	34.9	34.3

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