



# PRIME MIXED-USE DEVELOPMENT OPPORTUNITY

## 12 Acres Shadow Anchored by Walmart Supercenter

### 350 Hwy between Hardy & Hedges Ave, Raytown, MO



## SALE PRICE: \$4.50/SF | 12 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,098	49,974	114,981
Avg. Household Income	\$86,881	\$83,118	\$86,759
Drive Time	5 min	10 min	15 min
Estimated Population	20,524	69,667	213,840
Avg. Household Income	\$83,063	\$85,511	\$81,554

- TIF project approved, presently zoned for retail
- Dynamic location surrounded by essential amenities and 350 Highway carrying 32,704 cars per day
- Situated in a well established residential community
- Great connectivity to all parts of the Kansas City Metropolitan area

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

For More Information Contact: *Exclusive Agent*  
 MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)



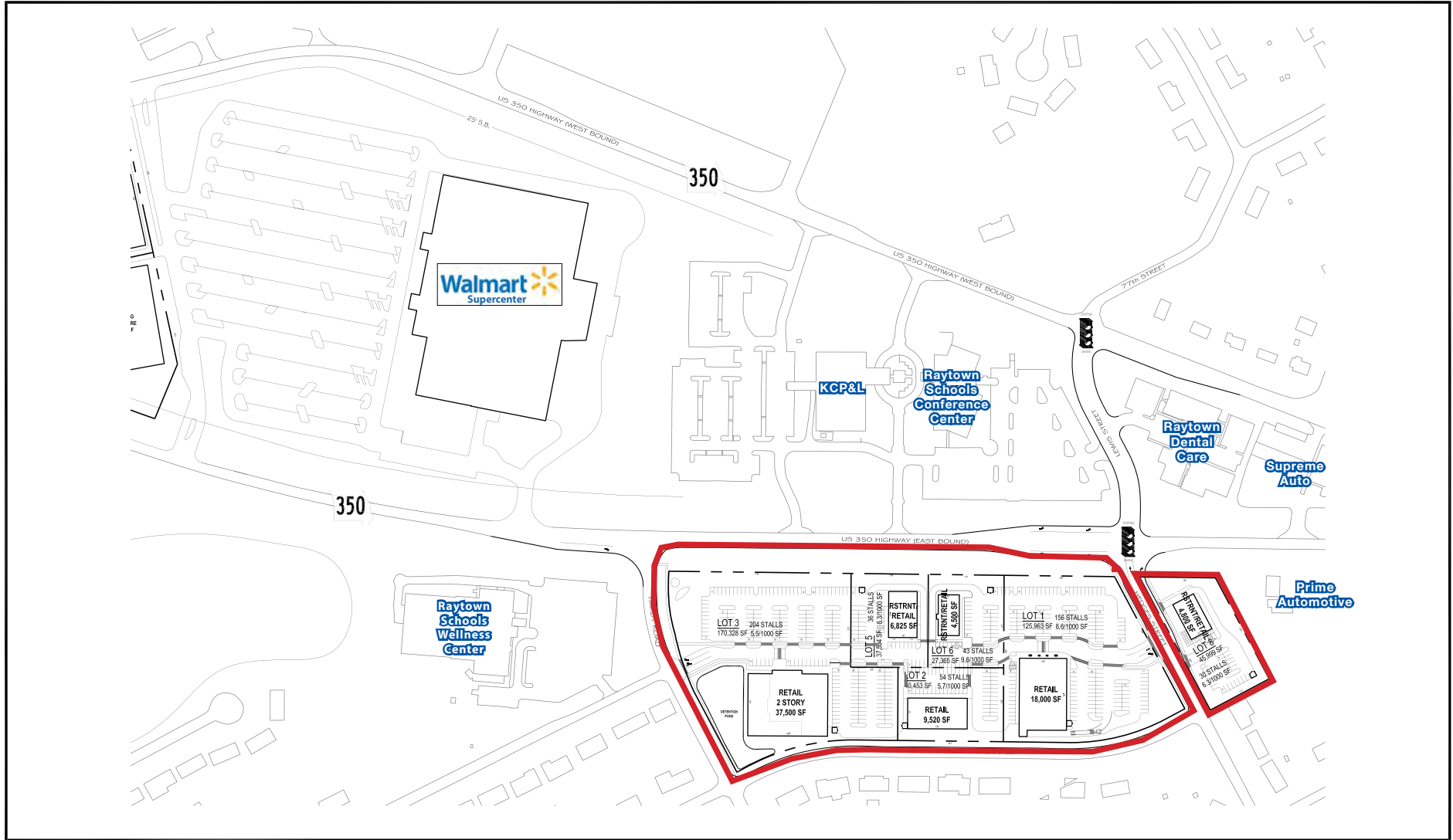


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## Shadow Anchored by Walmart Supercenter

### 350 Hwy between Hardy & Hedges Ave, Raytown, MO

#### PROPOSED SITE PLAN



**BLOCK & COMPANY, INC.**  
**RETAIL TEAM**

For Leasing Information Contact:  
 David Block or Becky Goodman  
 605 W. 47th Street, Suite 200  
 Kansas City, Missouri 64112  
 816.753.6000 www.blockandco.com

PROPOSED NEW SHOPPING CENTER  
**RAYTOWN 350 SOUTH**  
 HWY 350 AND HEDGES STREET  
 RAYTOWN, MISSOURI  
 (SUBJECT TO CHANGE)

JOB #06148.001  
 08/20/07 V34

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

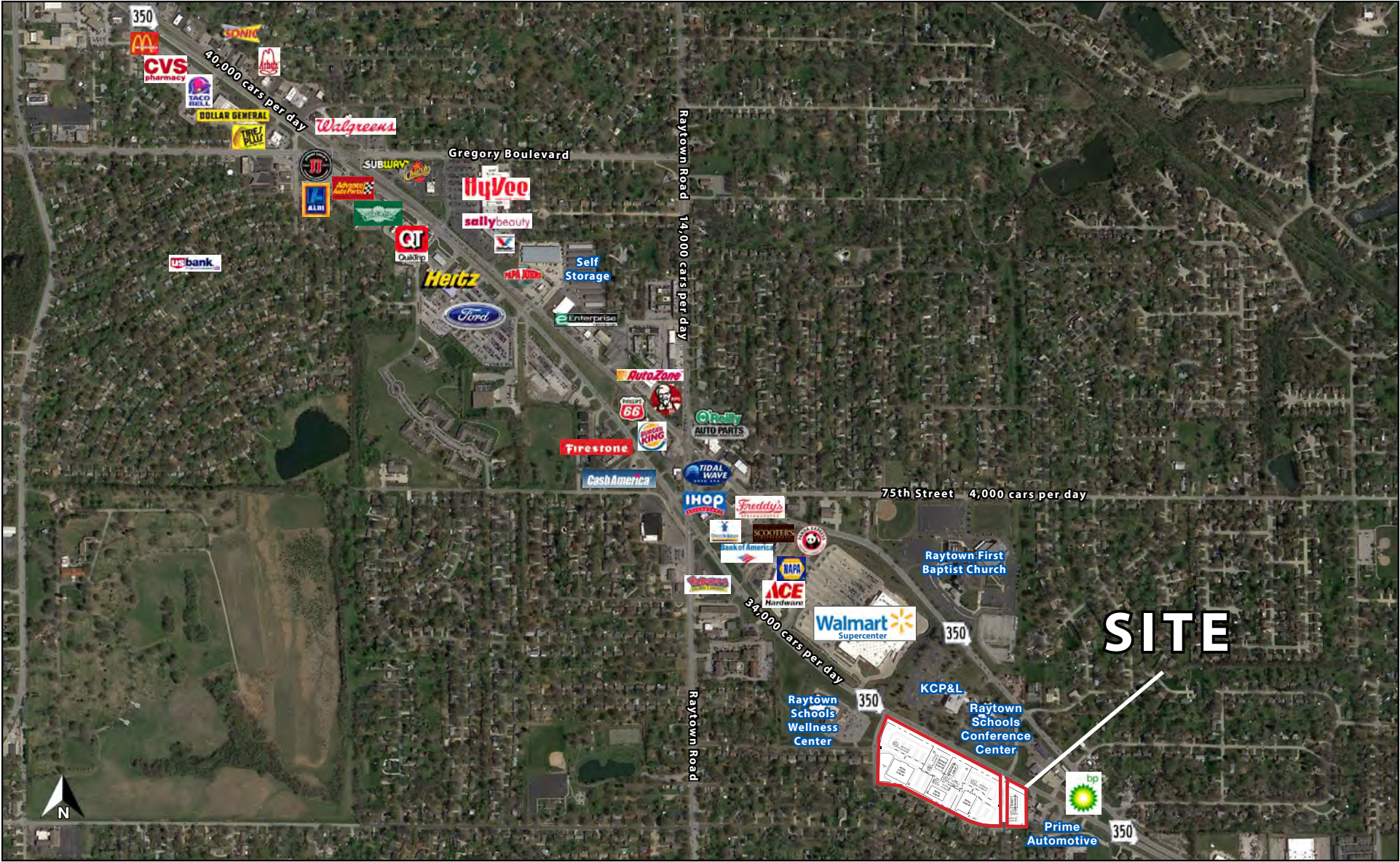


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350 Hwy between Hardy & Hedges Ave, Raytown, MO

AERIAL



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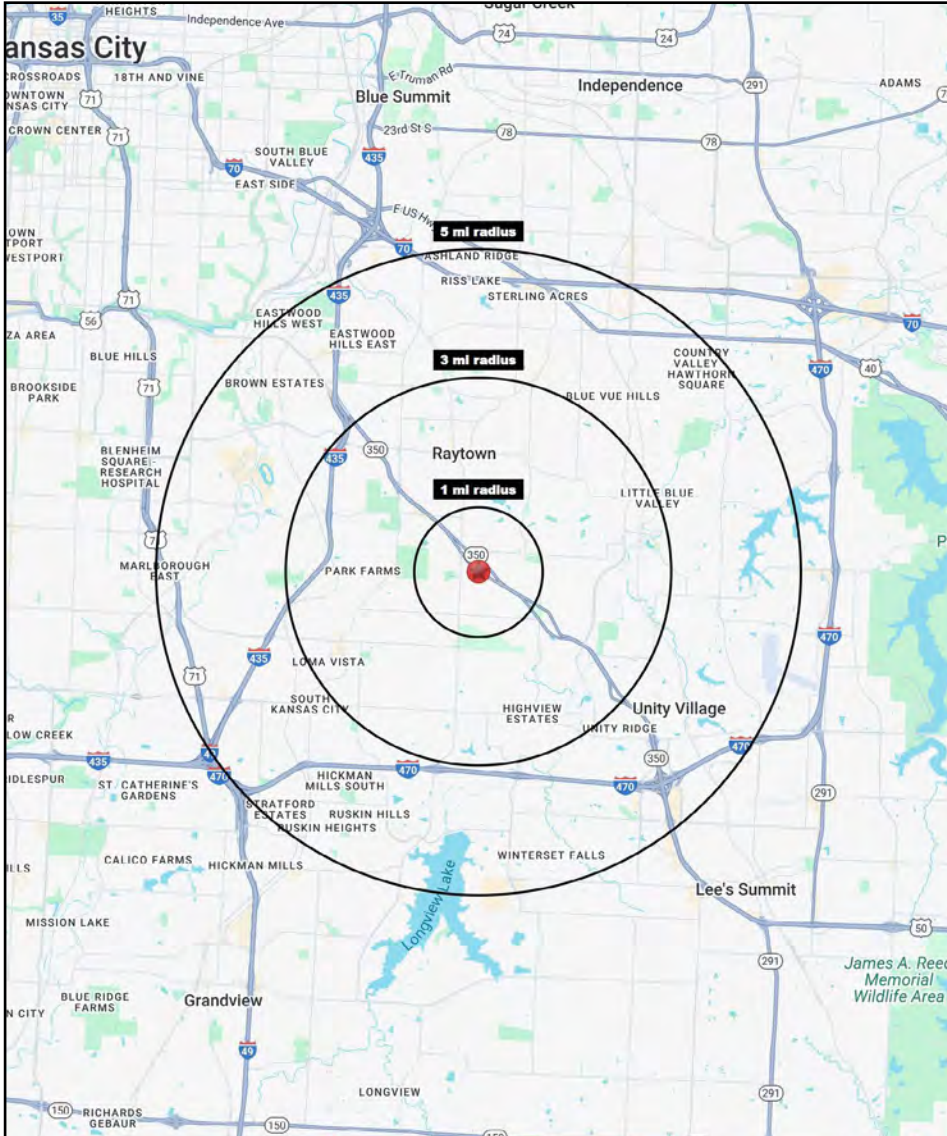


# MIXED-USE DEVELOPMENT OPPORTUNITY

## Shadow Anchored by Walmart Supercenter

### 350 Hwy between Hardy & Hedges Ave, Raytown, MO

### 1-3-5 MILE RADIUS RING MAP & DEMOS



350 Highway & Hardy Avenue Raytown, MO 64138	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,098	49,974	114,981
2029 Projected Population	9,119	50,063	116,182
2020 Census Population	9,244	50,621	114,999
2010 Census Population	9,454	49,836	111,327
Projected Annual Growth 2024 to 2029	-	-	0.2%
Historical Annual Growth 2010 to 2024	-0.3%	-	0.2%
2024 Median Age	40.7	39.2	38.9
<b>Households</b>			
2024 Estimated Households	3,833	21,116	48,033
2029 Projected Households	3,827	21,081	48,321
2020 Census Households	3,873	21,042	47,193
2010 Census Households	3,853	20,279	44,942
Projected Annual Growth 2024 to 2029	-	-	0.1%
Historical Annual Growth 2010 to 2024	-	0.3%	0.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	58.8%	51.2%	51.5%
2024 Estimated Black or African American	32.9%	38.7%	38.3%
2024 Estimated Asian or Pacific Islander	1.1%	1.8%	1.7%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2024 Estimated Other Races	7.0%	8.0%	8.2%
2024 Estimated Hispanic	5.6%	6.9%	7.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$86,881	\$83,118	\$86,759
2024 Estimated Median Household Income	\$68,298	\$66,323	\$67,696
2024 Estimated Per Capita Income	\$36,640	\$35,186	\$36,317
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	5.1%	4.7%
2024 Estimated High School Graduate	30.9%	32.1%	31.1%
2024 Estimated Some College	27.2%	26.7%	25.1%
2024 Estimated Associates Degree Only	10.3%	9.1%	9.1%
2024 Estimated Bachelors Degree Only	16.8%	17.5%	18.2%
2024 Estimated Graduate Degree	8.8%	8.0%	9.7%
<b>Business</b>			
2024 Estimated Total Businesses	300	1,532	3,569
2024 Estimated Total Employees	2,685	13,187	35,172
2024 Estimated Employee Population per Business	8.9	8.6	9.9
2024 Estimated Residential Population per Business	30.3	32.6	32.2

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



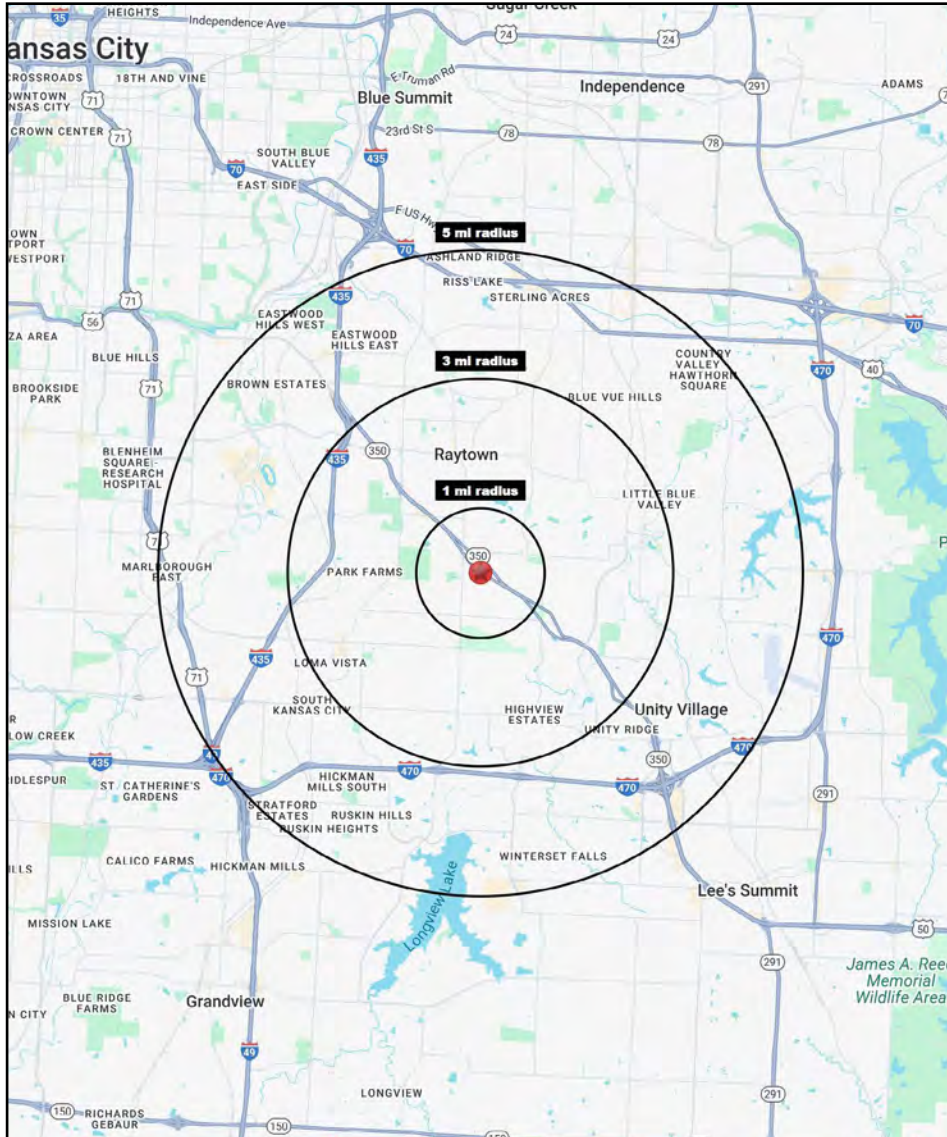


# MIXED-USE DEVELOPMENT OPPORTUNITY

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#### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



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