



Second Generation Restaurant Available

Interstate 70 & Interstate 470 | 19700 E. Valley View Parkway
Independence, Missouri | A Greater Kansas City Suburb



Sale Price: \$1,350,000 | Lease Rate: \$75,000 Year NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,349	47,344	126,276
Avg. Household Income	\$65,106	\$108,511	\$107,701

- Turn-key second-generation restaurant: approximately 6,269 SF on 1.65 acres, all FF&E included, with hood, walk-in cooler, and grease trap in place.
- Full bar, fenced outdoor patio seating, and large parking lot
- Excellent I-70 visibility and signage at the I-70 & I-470 interchange, with some of the highest traffic counts in eastern Jackson County
- Across from Cable Dahmer Arena (formerly Independence Events Center), a regional draw, and minutes from Independence Center Mall and major shopping and dining destinations
- Surrounded by hotels, including Holiday Inn Express, Candlewood Suites, and Hilton Garden Inn, and near Centerpoint Medical Center, drawing steady hotel, event, and weekday lunch traffic
- Nearby national retailers including Bass Pro Shops, Costco, Lowe's, Walmart Supercenter, Target, Sam's Club, Best Buy, Menards, Dillard's, Hobby Lobby, CarMax, AMC Theatres, and more
- Established trade area with strong demographics, solid household incomes, and a dense residential and daytime population



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



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PHOTOS

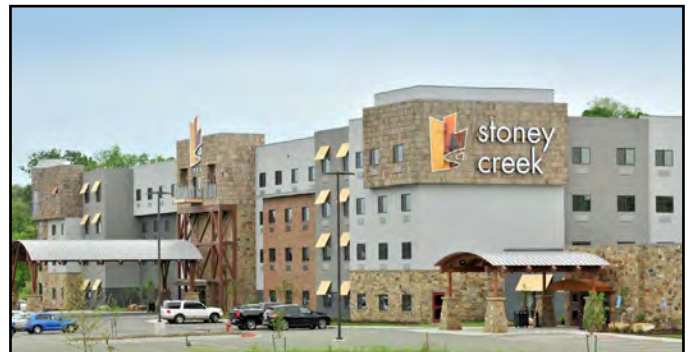




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SURROUNDING TENANTS



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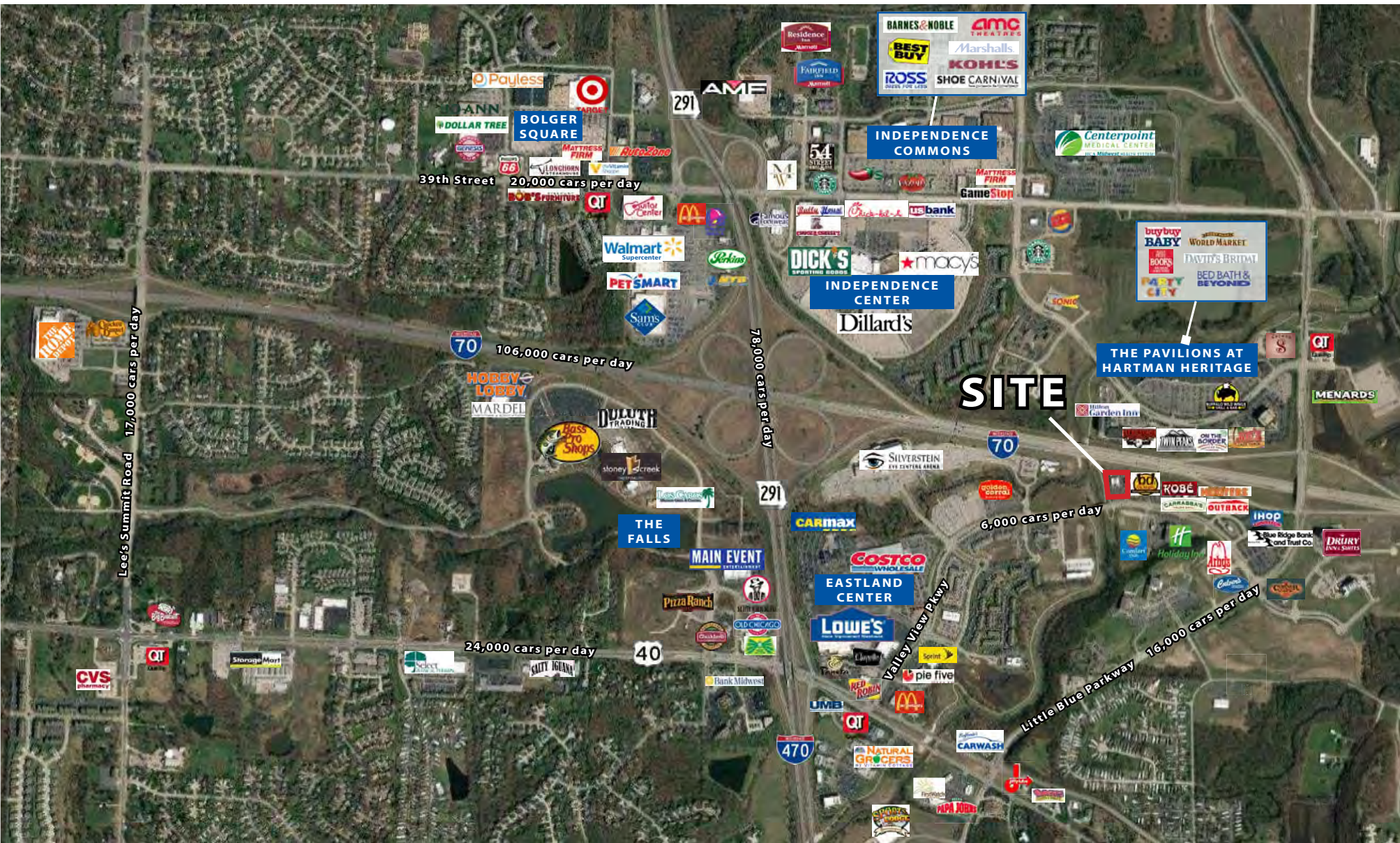




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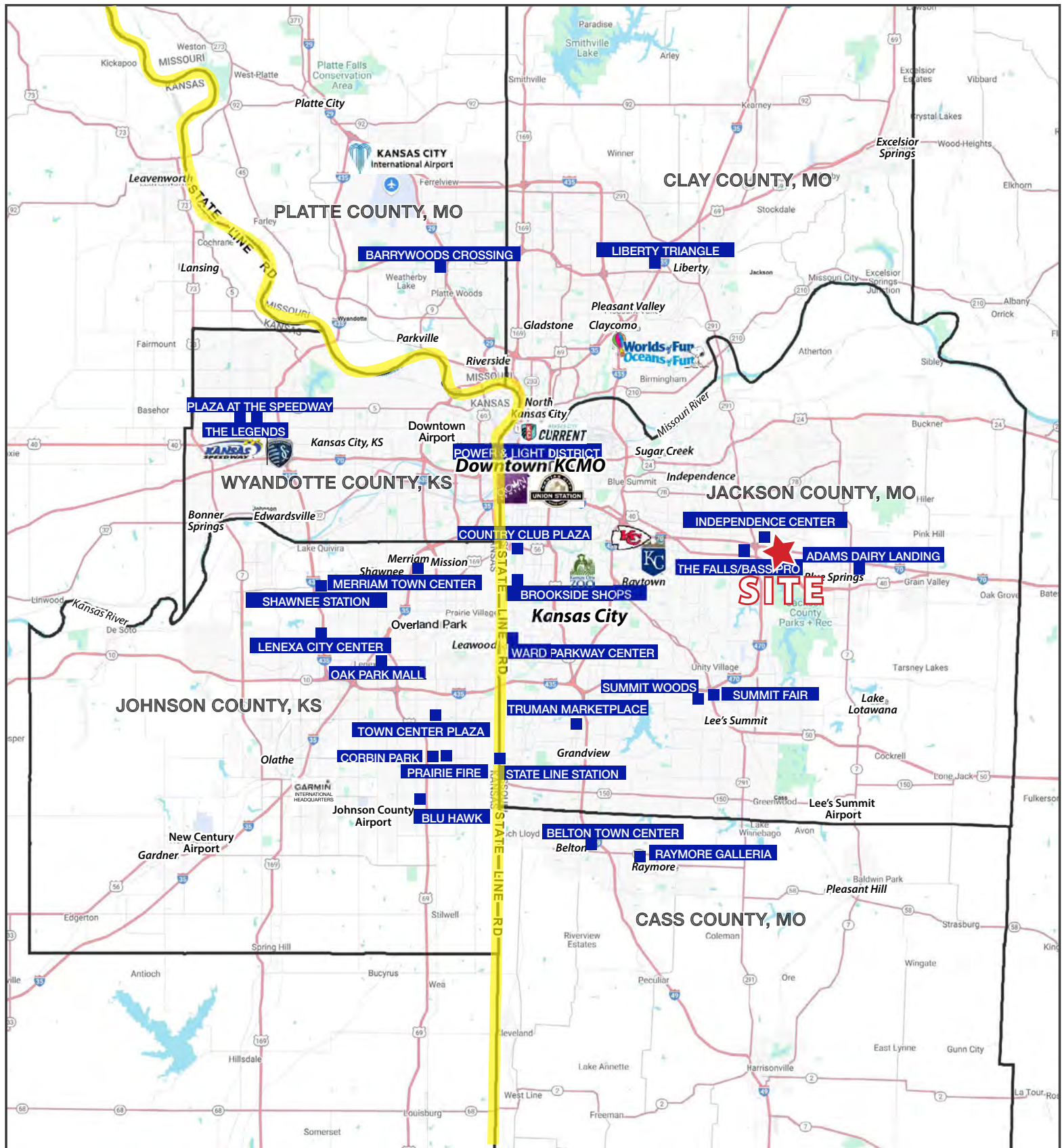
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AERIAL



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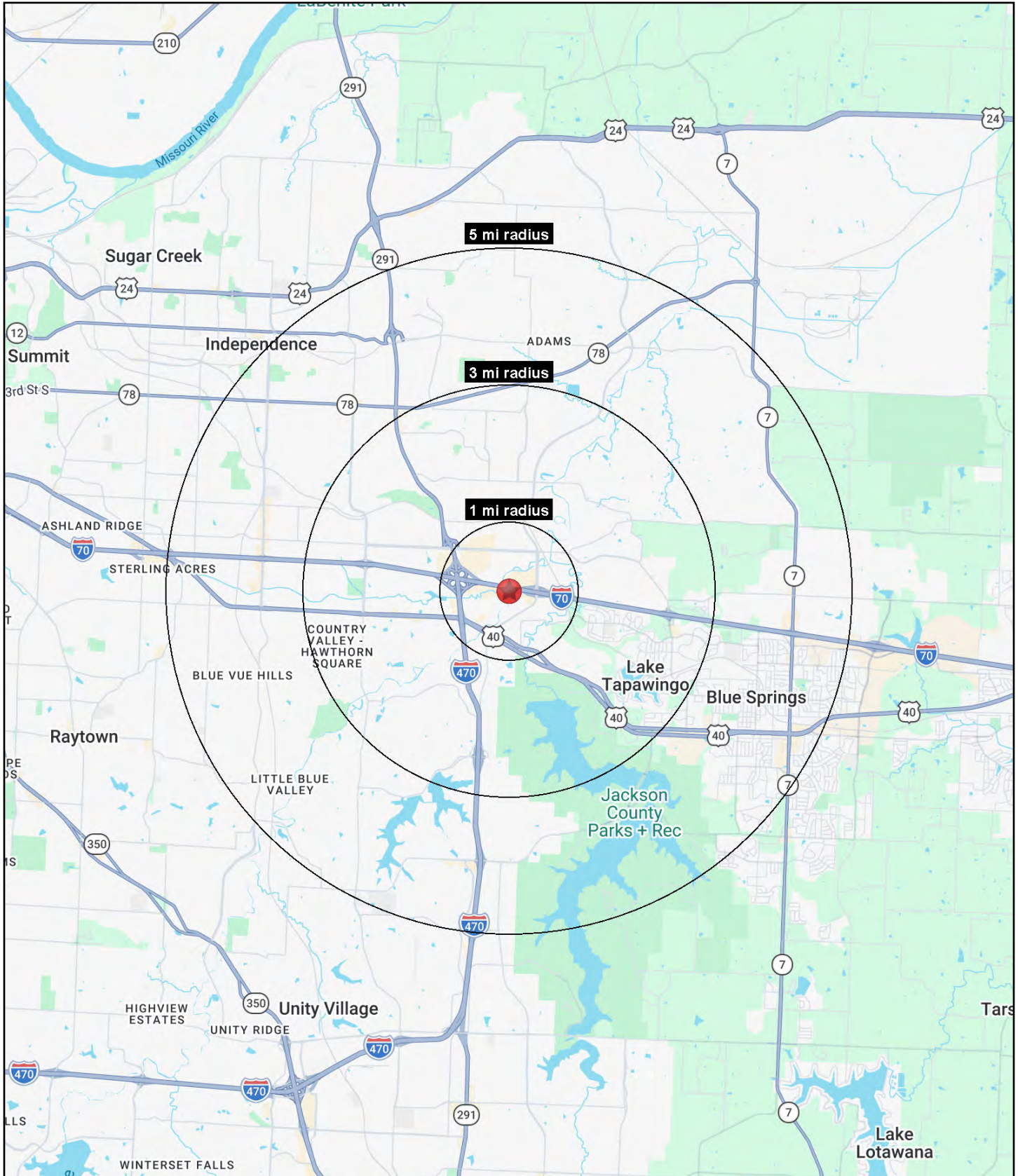
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19700 E. Valley View Parkway Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	3,349	47,344	126,276
2031 Projected Population	3,376	47,473	127,183
2020 Census Population	3,114	49,784	128,905
2010 Census Population	2,331	45,380	120,319
Projected Annual Growth 2026 to 2031	0.2%	-	0.1%
Historical Annual Growth 2010 to 2026	2.7%	0.3%	0.3%
2026 Median Age	48.4	42.4	40.9
Households			
2026 Estimated Households	1,845	20,327	52,560
2031 Projected Households	1,876	20,305	52,701
2020 Census Households	1,666	20,555	52,245
2010 Census Households	1,043	18,652	48,754
Projected Annual Growth 2026 to 2031	0.3%	-	-
Historical Annual Growth 2010 to 2026	4.8%	0.6%	0.5%
Race and Ethnicity			
2026 Estimated White	68.6%	76.0%	75.7%
2026 Estimated Black or African American	16.0%	11.8%	12.0%
2026 Estimated Asian or Pacific Islander	2.1%	2.4%	2.1%
2026 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2026 Estimated Other Races	12.9%	9.5%	9.8%
2026 Estimated Hispanic	11.7%	9.1%	9.4%
Income			
2026 Estimated Average Household Income	\$65,106	\$108,511	\$107,701
2026 Estimated Median Household Income	\$50,554	\$86,096	\$82,746
2026 Estimated Per Capita Income	\$36,369	\$46,644	\$44,896
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	6.6%	1.6%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	2.6%	3.6%	4.4%
2026 Estimated High School Graduate	36.1%	28.0%	29.4%
2026 Estimated Some College	20.1%	22.8%	22.5%
2026 Estimated Associates Degree Only	5.2%	9.4%	8.8%
2026 Estimated Bachelors Degree Only	21.6%	21.8%	20.8%
2026 Estimated Graduate Degree	7.8%	12.8%	12.3%
Business			
2026 Estimated Total Businesses	451	1,481	4,716
2026 Estimated Total Employees	7,116	14,781	40,960
2026 Estimated Employee Population per Business	15.8	10.0	8.7
2026 Estimated Residential Population per Business	7.4	32.0	26.8

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