



# I-70 INDUSTRIAL BUILDING WITH LAND

401 E. South Outer Belt Road, Grain Valley, MO



**Sale Price: \$3,650,000 | 25,000 SF Building on 12.51 Acres**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,006	22,695	65,065
Avg. Household Income	\$90,040	\$122,597	\$113,260

- Great Interstate 70 visibility
- Kansas City Southern Railroad Spur on the south end of the property
- Zoned M1 - Light Industrial
- Industrial-flex-distribution users
- Currently operates as an entertainment venue

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

For More Information Contact: *Exclusive Agent*  
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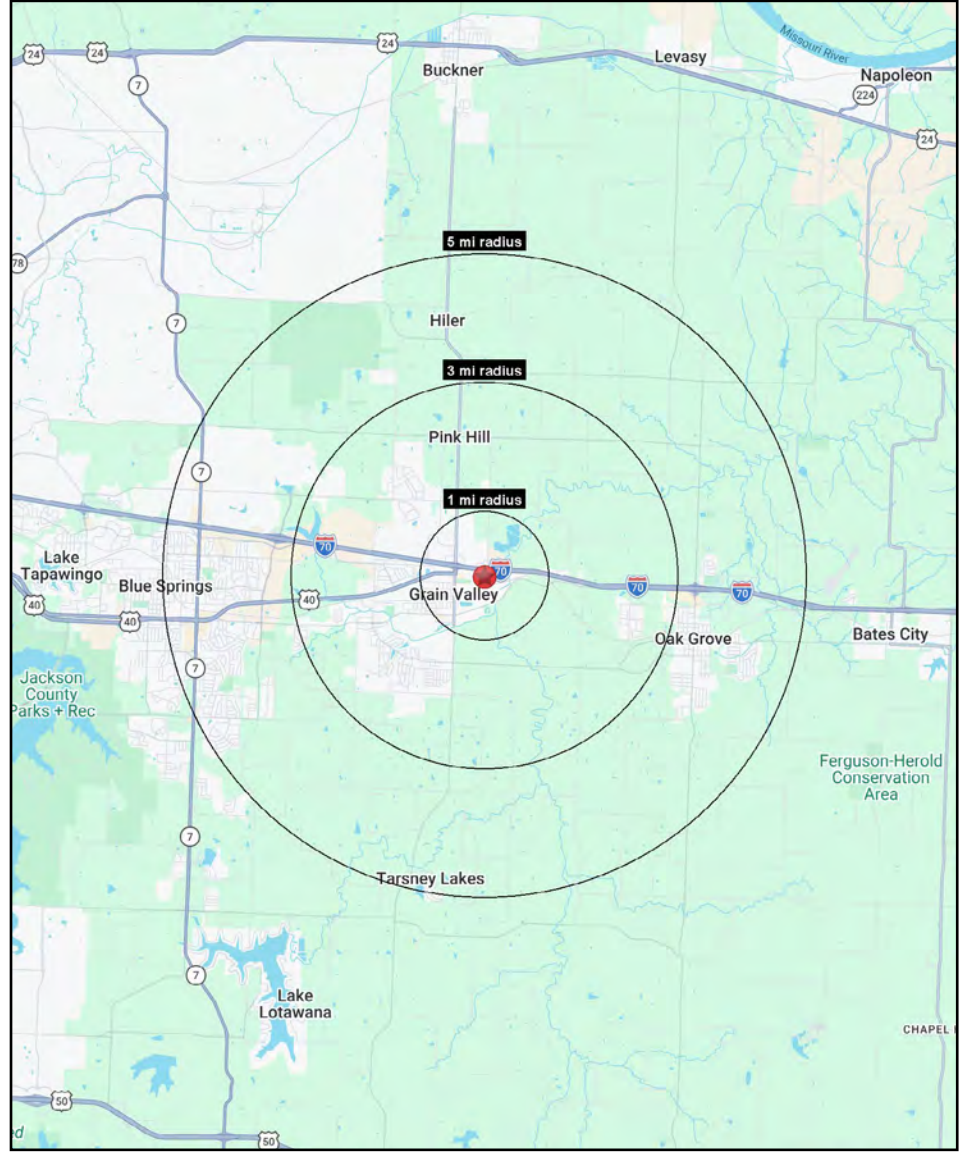
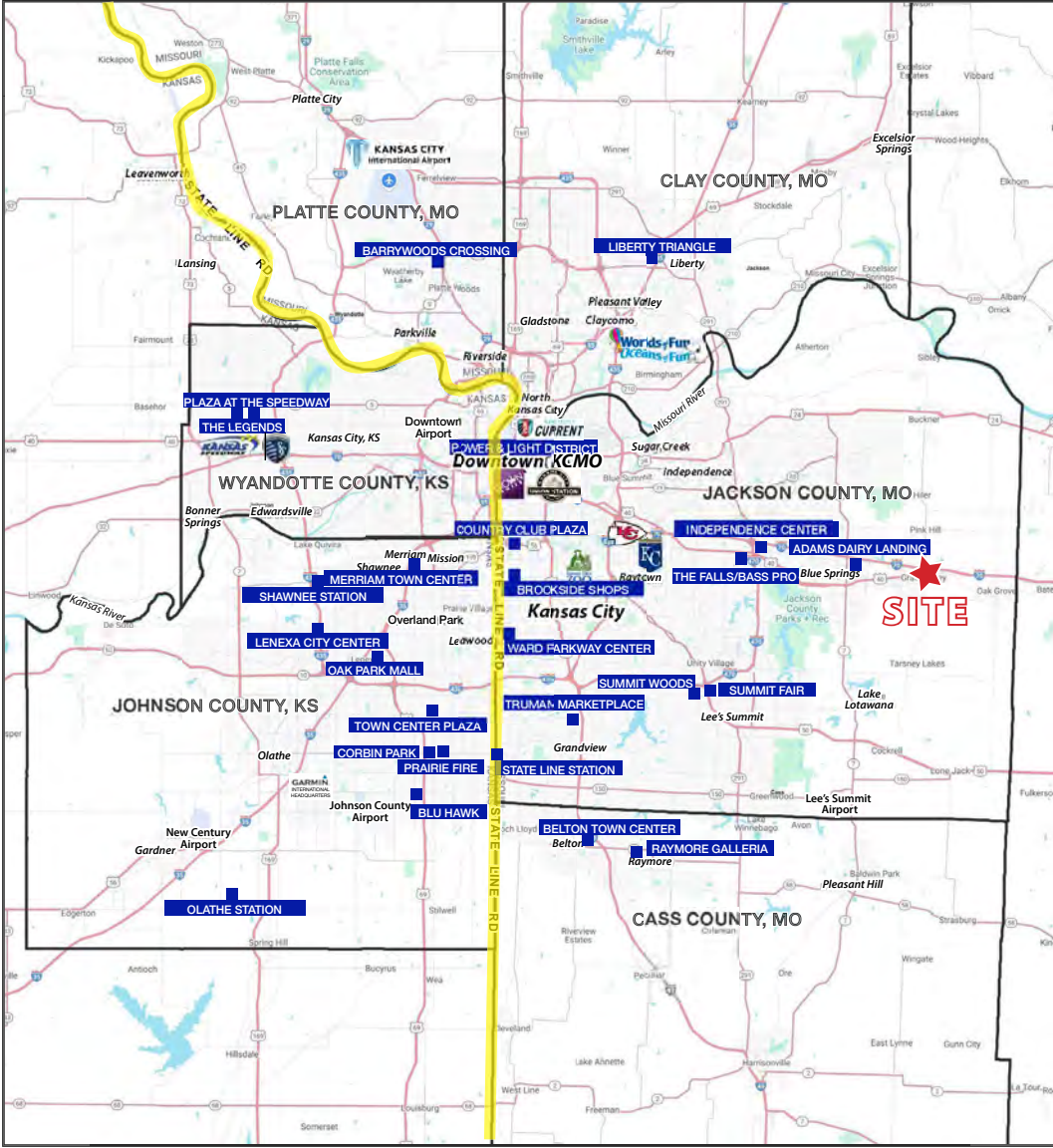


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## 401 E. South Outer Belt Road, Grain Valley, MO

401 E. South Outer Road Grain Valley, MO 64029	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	3,006	22,695	65,065
2030 Projected Population	3,172	24,185	68,248
2020 Census Population	2,521	21,262	63,318
2010 Census Population	2,102	17,867	56,076
Projected Annual Growth 2025 to 2030	1.1%	1.3%	1.0%
Historical Annual Growth 2010 to 2025	2.9%	1.8%	1.1%
2025 Median Age	33.0	36.4	36.9
<b>Households</b>			
2025 Estimated Households	1,182	8,207	24,356
2030 Projected Households	1,252	8,793	25,762
2020 Census Households	959	7,627	23,312
2010 Census Households	794	6,378	20,500
Projected Annual Growth 2025 to 2030	1.2%	1.4%	1.2%
Historical Annual Growth 2010 to 2025	3.3%	1.9%	1.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	82.8%	85.3%	82.9%
2025 Estimated Black or African American	6.5%	5.5%	7.5%
2025 Estimated Asian or Pacific Islander	1.3%	1.1%	1.3%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	8.9%	7.7%	7.9%
2025 Estimated Hispanic	9.1%	7.4%	7.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$90,040	\$122,597	\$113,260
2025 Estimated Median Household Income	\$80,890	\$94,062	\$86,792
2025 Estimated Per Capita Income	\$35,413	\$44,363	\$42,437
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.0%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	3.3%	4.4%
2025 Estimated High School Graduate	38.1%	34.0%	29.9%
2025 Estimated Some College	24.9%	20.8%	23.6%
2025 Estimated Associates Degree Only	5.7%	10.2%	9.4%
2025 Estimated Bachelors Degree Only	17.4%	19.3%	20.4%
2025 Estimated Graduate Degree	6.7%	10.4%	10.7%
<b>Business</b>			
2025 Estimated Total Businesses	136	445	2,043
2025 Estimated Total Employees	794	3,211	17,733
2025 Estimated Employee Population per Business	5.8	7.2	8.7
2025 Estimated Residential Population per Business	22.1	51.0	31.9

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