

1603 S. Broadway, Oak Grove, Missouri



LEASE RATE: \$1,000/MONTH & \$3,250/MONTH

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,989	11,384	26,998
Ava Household Income	\$96 872	\$102 610	\$106.837

- 1,200 SF Office/Warehouse/Retail building \$1,000/Month + Utilities
- 3,600 SF Warehouse/Body Shop building \$3,250/Month + Utilities
- 1,200 SF former gas station with three bays and an office area
- 3,600 SF body shop and warehouse with14' overhead doors and a paint booth



For More Information Contact: Exclusive Agent BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com







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3,600 SF BUILDING PHOTOS =











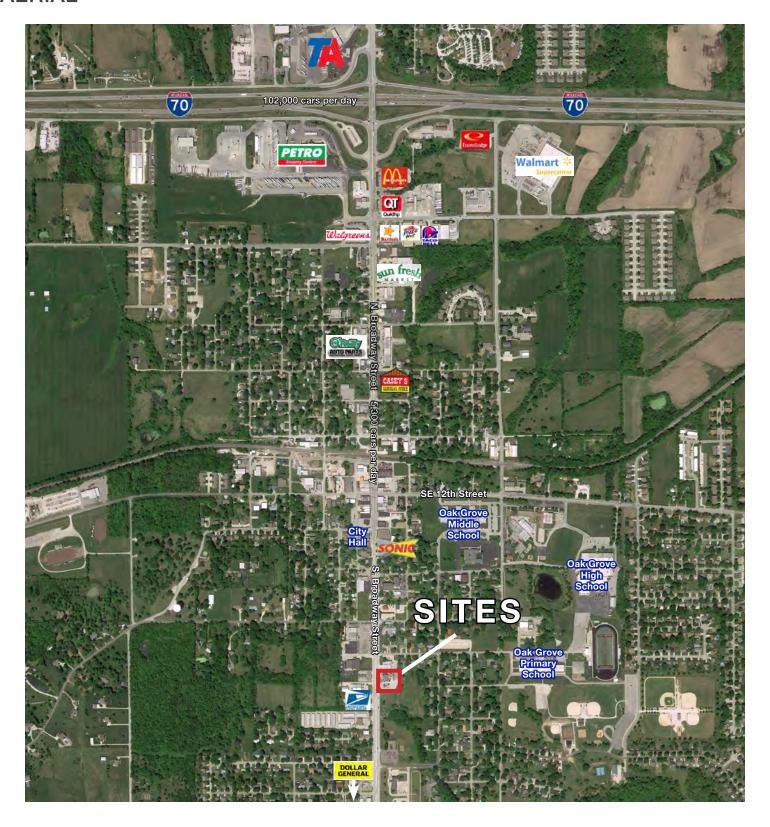






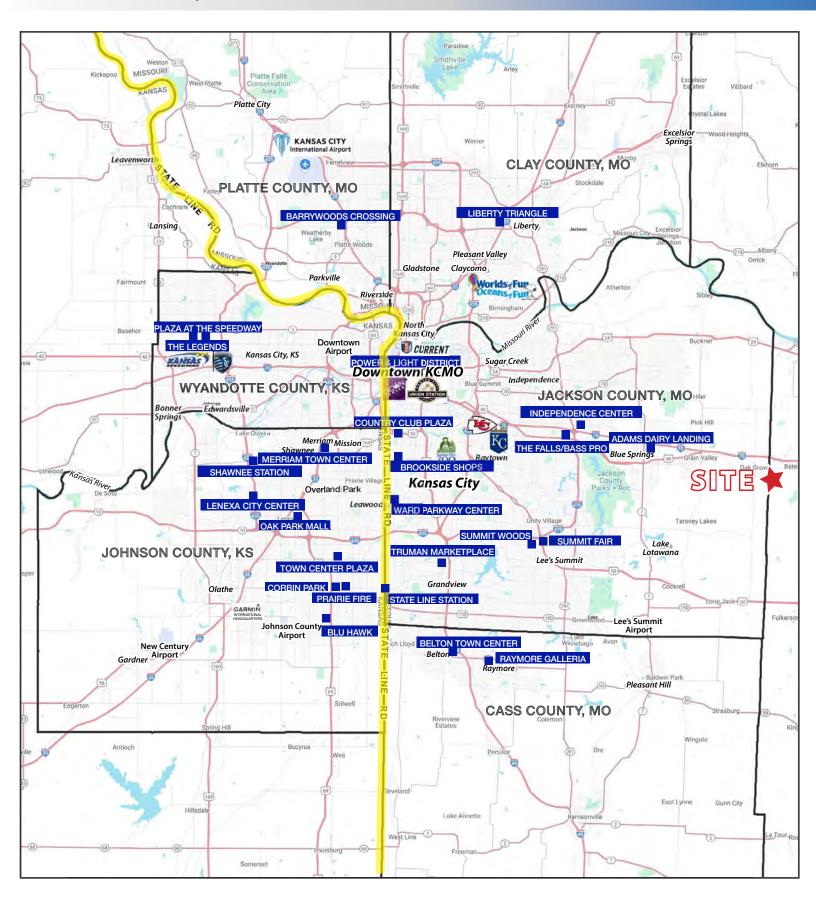
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AERIAL



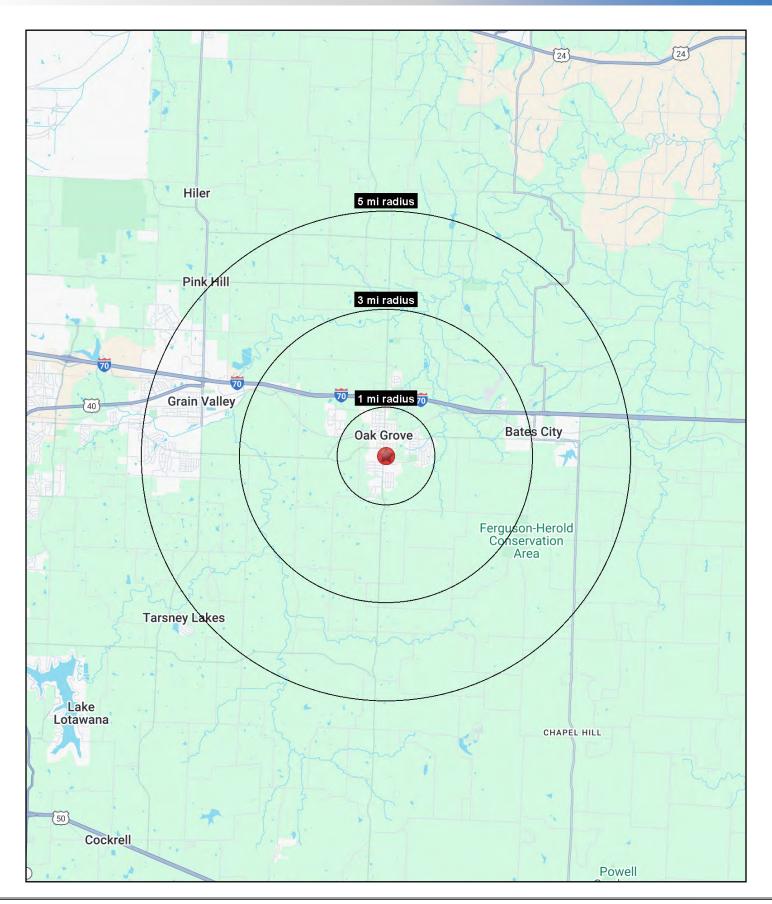


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1603 S. Broadway Oak Grove, MO 64075	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,989	11,384	26,998
2030 Projected Population	6,421	12,508	29,152
2020 Census Population	5,691	10,275	24,707
2010 Census Population	5,515	10,035	22,881
Projected Annual Growth 2025 to 2030	1.4%	2.0%	1.6%
Historical Annual Growth 2010 to 2025	0.6%	0.9%	1.2%
2025 Median Age	36.1	37.7	37.4
Households			0711
2025 Estimated Households	2,231	4,275	10,015
2030 Projected Households	2,415	4,742	10,887
2020 Census Households	2,084	3,818	9,100
2010 Census Households	1,938	3,609	8,258
Projected Annual Growth 2025 to 2030	1.7%	2.2%	1.7%
Historical Annual Growth 2010 to 2025	1.0%	1.2%	1.4%
Race and Ethnicity	1.070	1.2 /0	1.470
2025 Estimated White	90.3%	90.4%	88.7%
2025 Estimated Black or African American	2.3%	2.6%	3.4%
2025 Estimated Asian or Pacific Islander	0.5%	0.6%	0.8%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	6.5%	6.1%	6.7%
2025 Estimated Hispanic	4.9%	4.6%	5.7%
Income	4.5 70	4.070	3.7 70
2025 Estimated Average Household Income	\$96,872	\$102,610	\$106,837
2025 Estimated Median Household Income	\$83,804	\$86,041	\$85,538
2025 Estimated Median Household Income	\$36,145	\$38,591	\$39,661
Education (Age 25+)	750,145	750,551	\$33,001
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	8.2%	7.8%	6.1%
2025 Estimated High School Graduate	35.0%	34.0%	35.4%
2025 Estimated Some College	26.0%	24.5%	22.7%
2025 Estimated Associates Degree Only	12.0%	10.5%	9.5%
2025 Estimated Bachelors Degree Only	12.4%	15.0%	16.8%
2025 Estimated Bachelors Degree 2025 Estimated Graduate Degree	4.1%	5.2%	7.2%
Business	7.1 /0	5.2 /0	7.270
2025 Estimated Total Businesses	156	297	601
2025 Estimated Total Engloyees	1,197	2,318	4,368
2025 Estimated Total Employees 2025 Estimated Employee Population per Business	7.7	7.8	7.3
2025 Estimated Residential Population per Business	38.4	38.3	44.9
2025 Estimated Residential Population per Business ©2025 Sites USA Chandler Arizona 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025 TIGER Geography - RS1		50.5	44.3

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