



BIG BOX AVAILABLE FOR SALE OR LEASE

350 Highway & Raytown Road, Raytown, Missouri



31,000 SF BUILDING + PAD SITES AVAILABLE

SALE PRICE: \$2,250,000 | LEASE RATE: \$14/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,901	51,474	116,965
Avg. Household Income	\$89,801	\$90,945	\$88,477

- Located in Raytown’s main retail corridor on 350 Highway
- Great visibility to 350 Highway, carrying traffic averaging over 40,000 cars per day
- Pad Sites Ready - Pad 1: .95 +/- acres | Pad 2: 1.37 +/- acres - call for ground lease pricing
- Surrounding tenants include Walmart Dutch Bros. Coffee, Freddy’s Panda Express, Tidal Wave, and many more

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

For More Information Contact: *Exclusive Agents*
KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



DRONE AERIALS





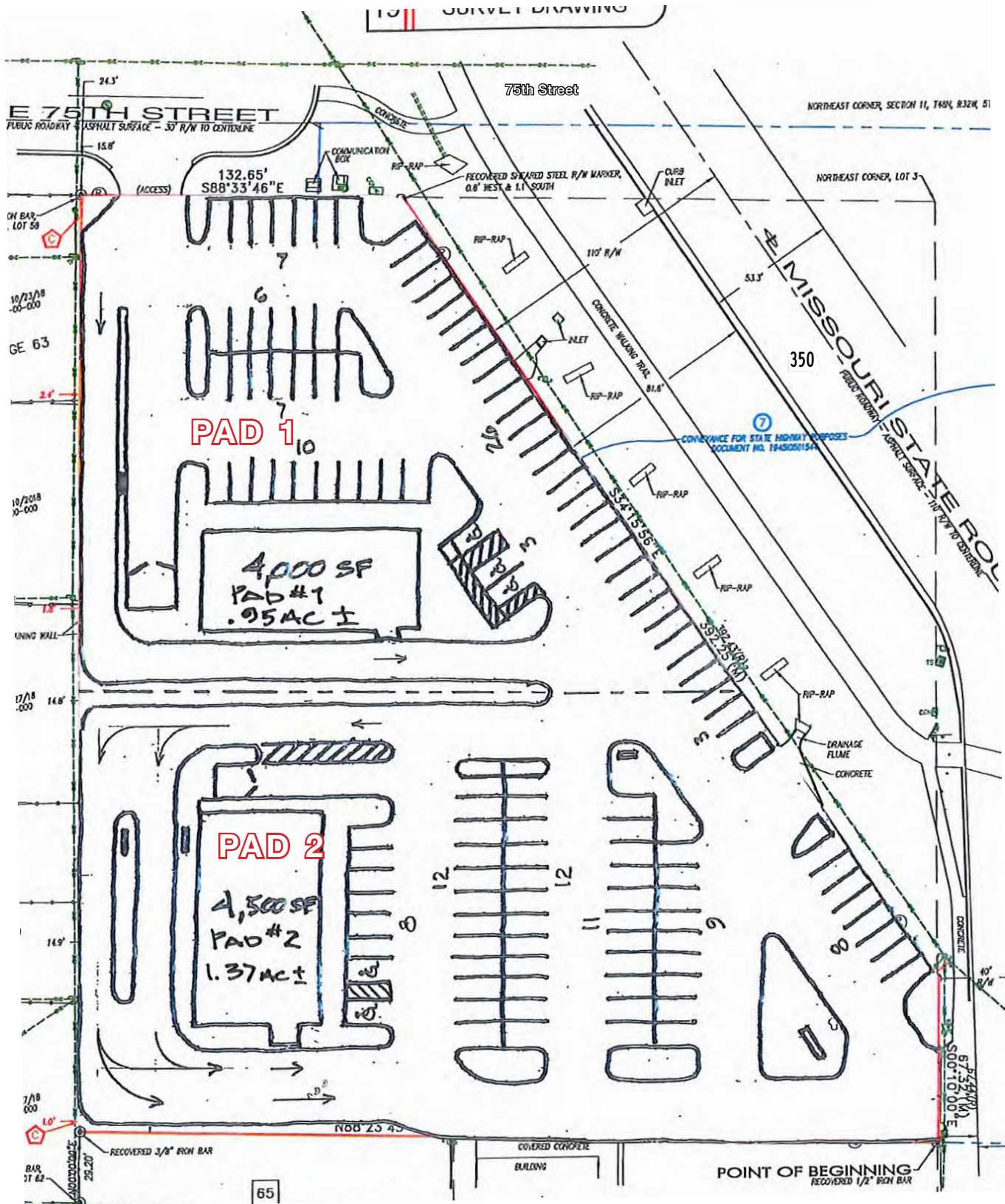
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PHOTOS



PAD SITE PLAN





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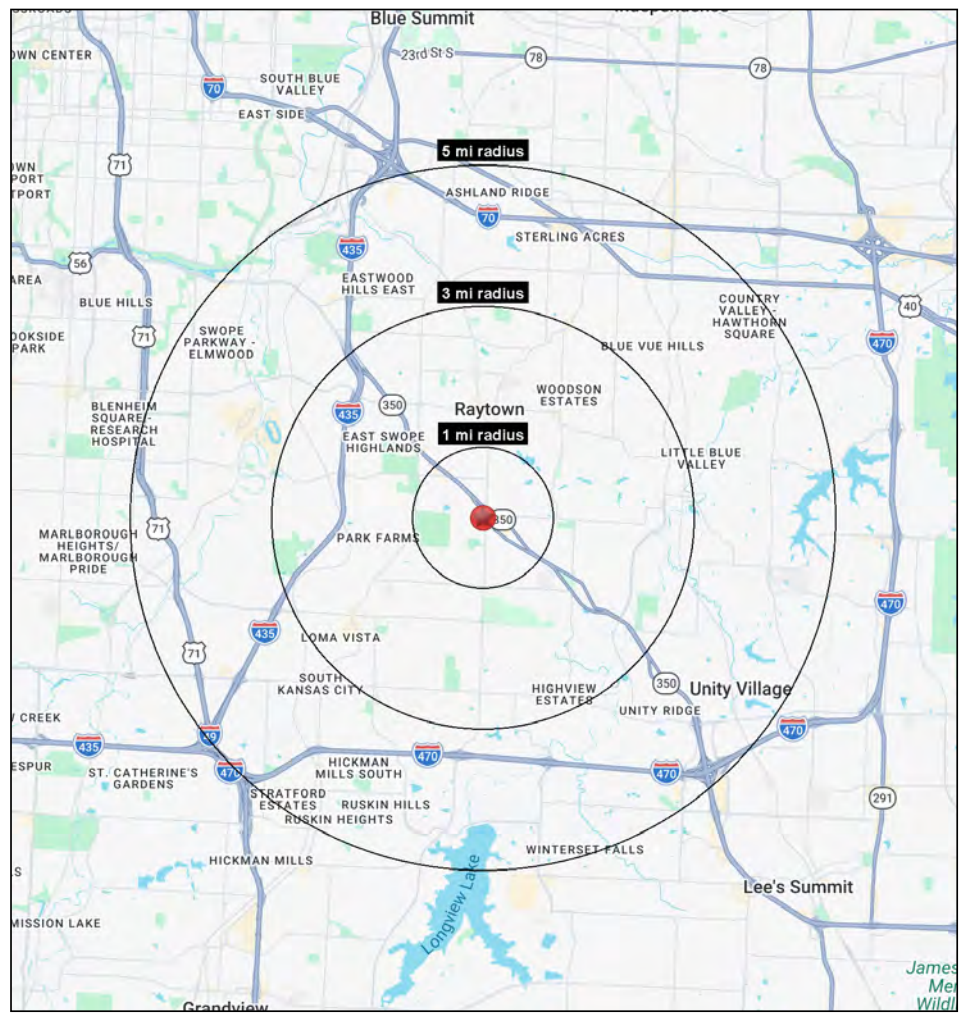
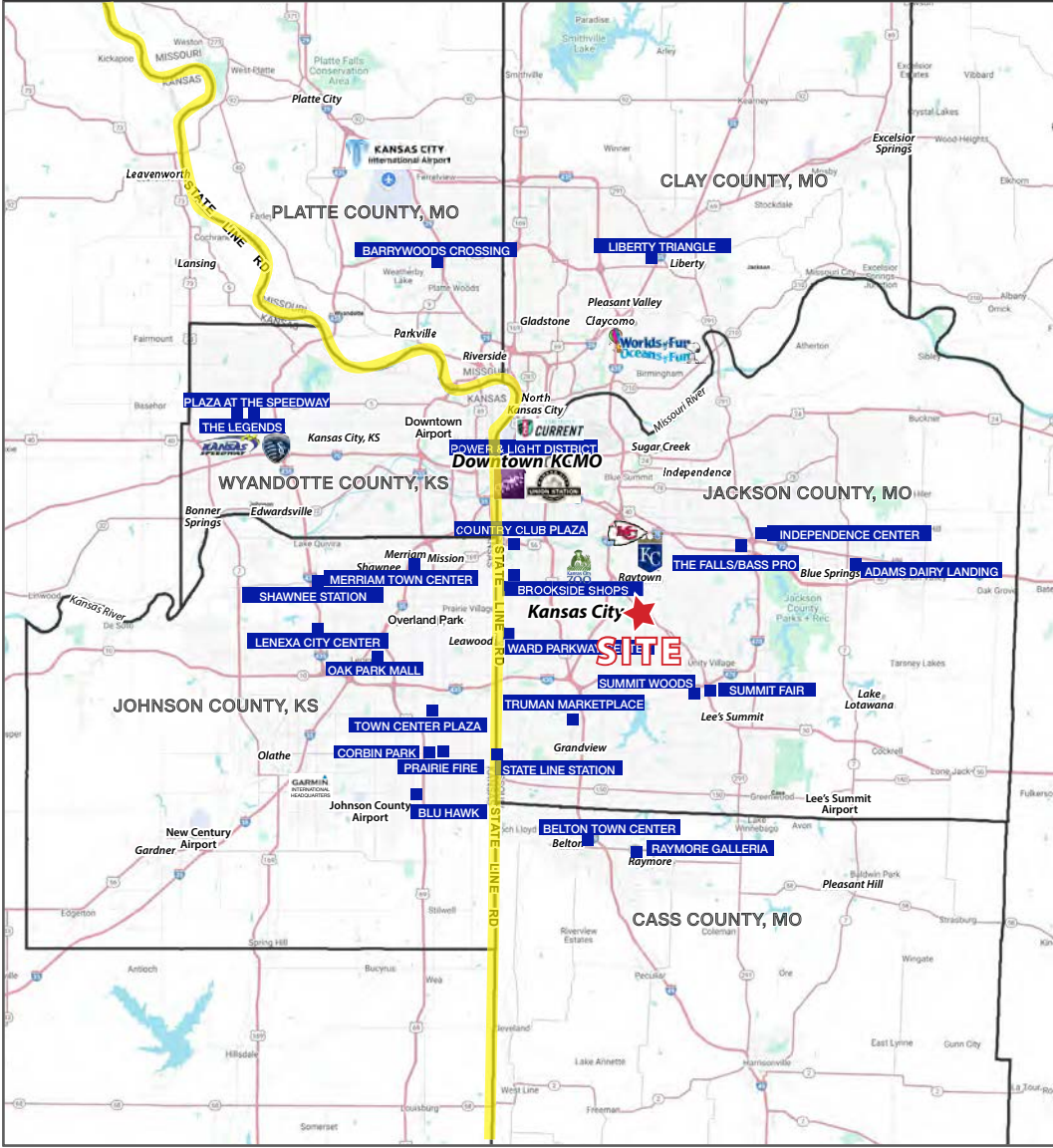
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7506 Raytown Rd Raytown, MO 64138	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	8,901	51,474	116,965
2031 Projected Population	8,813	50,845	116,964
2020 Census Population	9,190	53,220	117,643
2010 Census Population	9,319	52,118	114,467
Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2026	-0.3%	-	0.1%
2026 Median Age	39.9	39.0	38.2
Households			
2026 Estimated Households	3,866	21,765	48,649
2031 Projected Households	3,813	21,416	48,406
2020 Census Households	3,945	22,123	48,349
2010 Census Households	3,879	21,173	46,284
Projected Annual Growth 2026 to 2031	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2026	-	0.2%	0.3%
Race and Ethnicity			
2026 Estimated White	59.6%	50.3%	48.6%
2026 Estimated Black or African American	30.7%	38.4%	39.9%
2026 Estimated Asian or Pacific Islander	1.2%	1.8%	1.7%
2026 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2026 Estimated Other Races	8.1%	9.1%	9.4%
2026 Estimated Hispanic	7.3%	8.5%	9.0%
Income			
2026 Estimated Average Household Income	\$89,801	\$90,945	\$88,477
2026 Estimated Median Household Income	\$70,796	\$69,888	\$68,818
2026 Estimated Per Capita Income	\$39,016	\$38,528	\$36,885
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	2.7%
2026 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.1%	5.6%
2026 Estimated High School Graduate	36.3%	33.0%	32.2%
2026 Estimated Some College	22.6%	26.9%	25.5%
2026 Estimated Associates Degree Only	10.0%	8.9%	9.0%
2026 Estimated Bachelors Degree Only	14.5%	15.8%	16.4%
2026 Estimated Graduate Degree	8.6%	7.5%	8.6%
Business			
2026 Estimated Total Businesses	236	1,552	3,645
2026 Estimated Total Employees	1,776	13,852	37,403
2026 Estimated Employee Population per Business	7.5	8.9	10.3
2026 Estimated Residential Population per Business	37.7	33.2	32.1

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