

# PRICE CHOPPER ANCHORED PAD SITES

Commercial Street & Sam Street, Harrisonville, MO



## SALE PRICE: \$8-\$12/SF | 0.75 TO 2.64 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,424	11,698	14,284
Avg. Household Income	\$83,956	\$92,251	\$96,803

- Four Proposed Pad Sites For Sale
- Anchored by Price Chopper, Phillips 66, Burger King, and many more
- Excellent visibility on S. Commercial Street
- Great for service & retail
- Zoned Commercial



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*



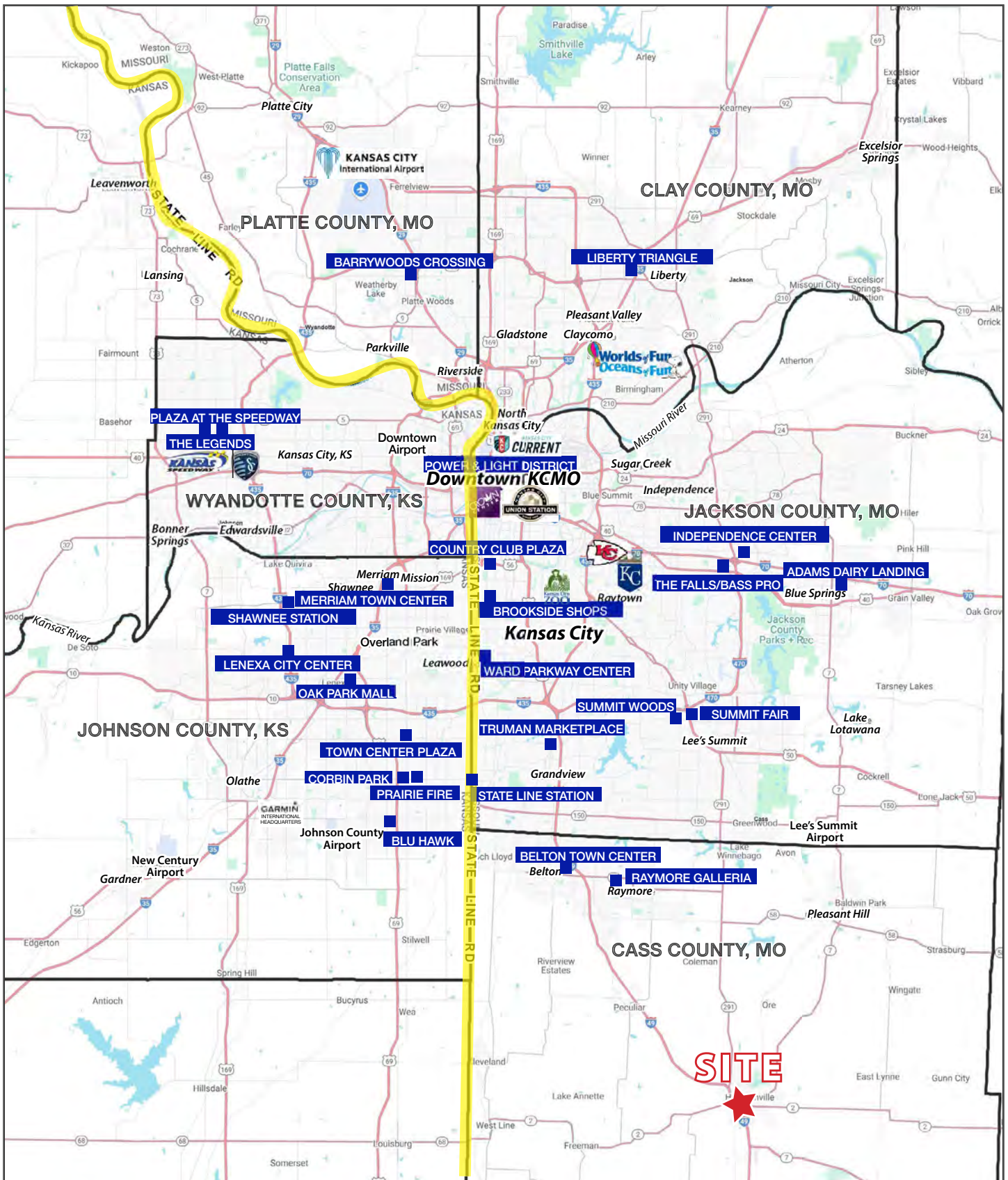
## AERIAL





# PRICE CHOPPER ANCHORED PAD SITES

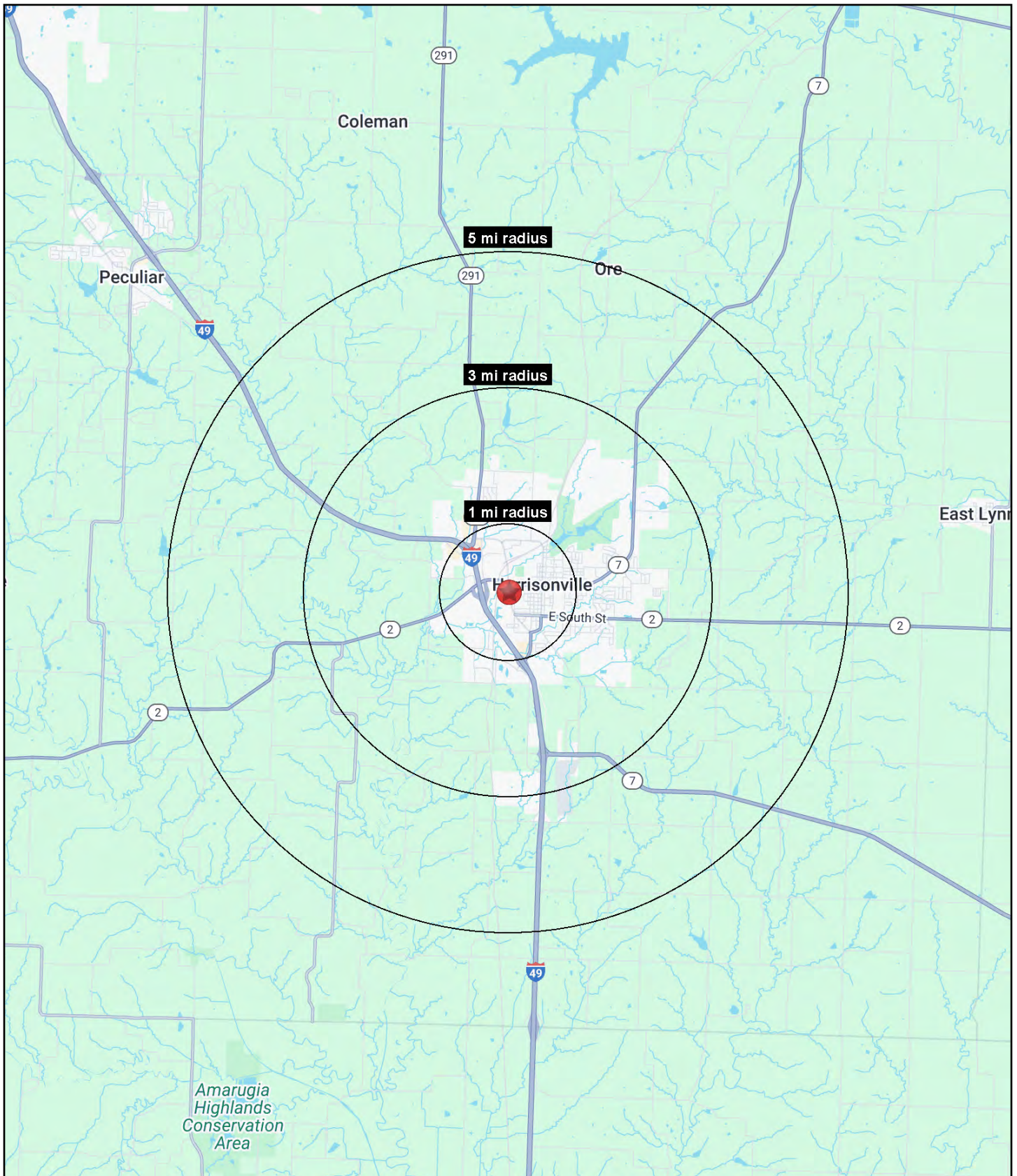
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## Commercial Street & Sam Street, Harrisonville, MO

S. Commercial Street & Sam Street Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	4,424	11,698	14,284
2030 Projected Population	4,714	12,530	15,375
2020 Census Population	4,288	11,345	13,850
2010 Census Population	4,280	11,189	13,652
Projected Annual Growth 2025 to 2030	1.3%	1.4%	1.5%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.3%
2025 Median Age	34.1	39.0	40.2
<b>Households</b>			
2025 Estimated Households	1,744	4,641	5,637
2030 Projected Households	1,867	4,989	6,086
2020 Census Households	1,678	4,396	5,349
2010 Census Households	1,635	4,278	5,193
Projected Annual Growth 2025 to 2030	1.4%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	90.4%	91.5%	91.9%
2025 Estimated Black or African American	2.4%	1.9%	1.8%
2025 Estimated Asian or Pacific Islander	0.8%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	6.0%	5.4%	5.2%
2025 Estimated Hispanic	4.3%	3.8%	3.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$83,956	\$92,251	\$96,803
2025 Estimated Median Household Income	\$68,853	\$78,450	\$82,159
2025 Estimated Per Capita Income	\$33,201	\$36,778	\$38,365
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.7%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	8.0%	7.3%	6.8%
2025 Estimated High School Graduate	44.5%	37.3%	35.9%
2025 Estimated Some College	21.5%	24.6%	25.6%
2025 Estimated Associates Degree Only	9.3%	9.5%	9.8%
2025 Estimated Bachelors Degree Only	8.3%	10.8%	11.7%
2025 Estimated Graduate Degree	6.2%	7.7%	7.6%
<b>Business</b>			
2025 Estimated Total Businesses	402	629	709
2025 Estimated Total Employees	1,930	4,422	5,488
2025 Estimated Employee Population per Business	4.8	7.0	7.7
2025 Estimated Residential Population per Business	11.0	18.6	20.2

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