



COMMERCIAL KITCHEN/RESTAURANT

5902 Blue Ridge Boulevard, Raytown, Missouri



SALE PRICE: \$350,000 | LEASE RATE: \$3,000/MONTH NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,558	56,100	140,164
Avg. Household Income	\$84,964	\$85,070	\$84,232

- Former Bakery and Coffee Shop
- Complete rehab in 2022
- 2,200 SF building of 1.8 acre corner lot
- Lighted intersection
- Full commercial kitchen



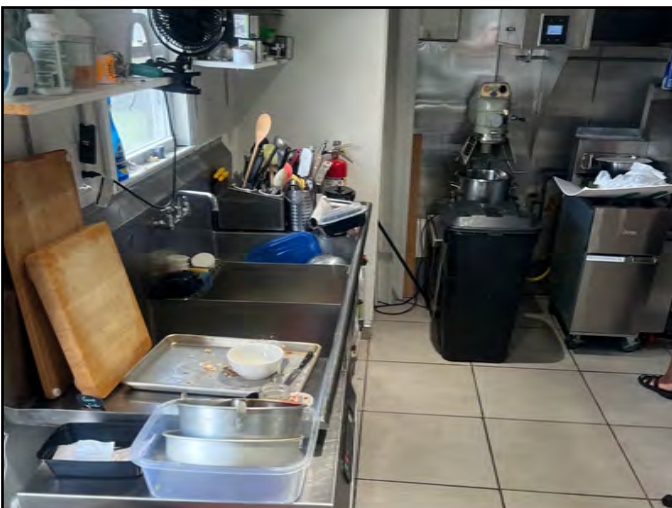
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

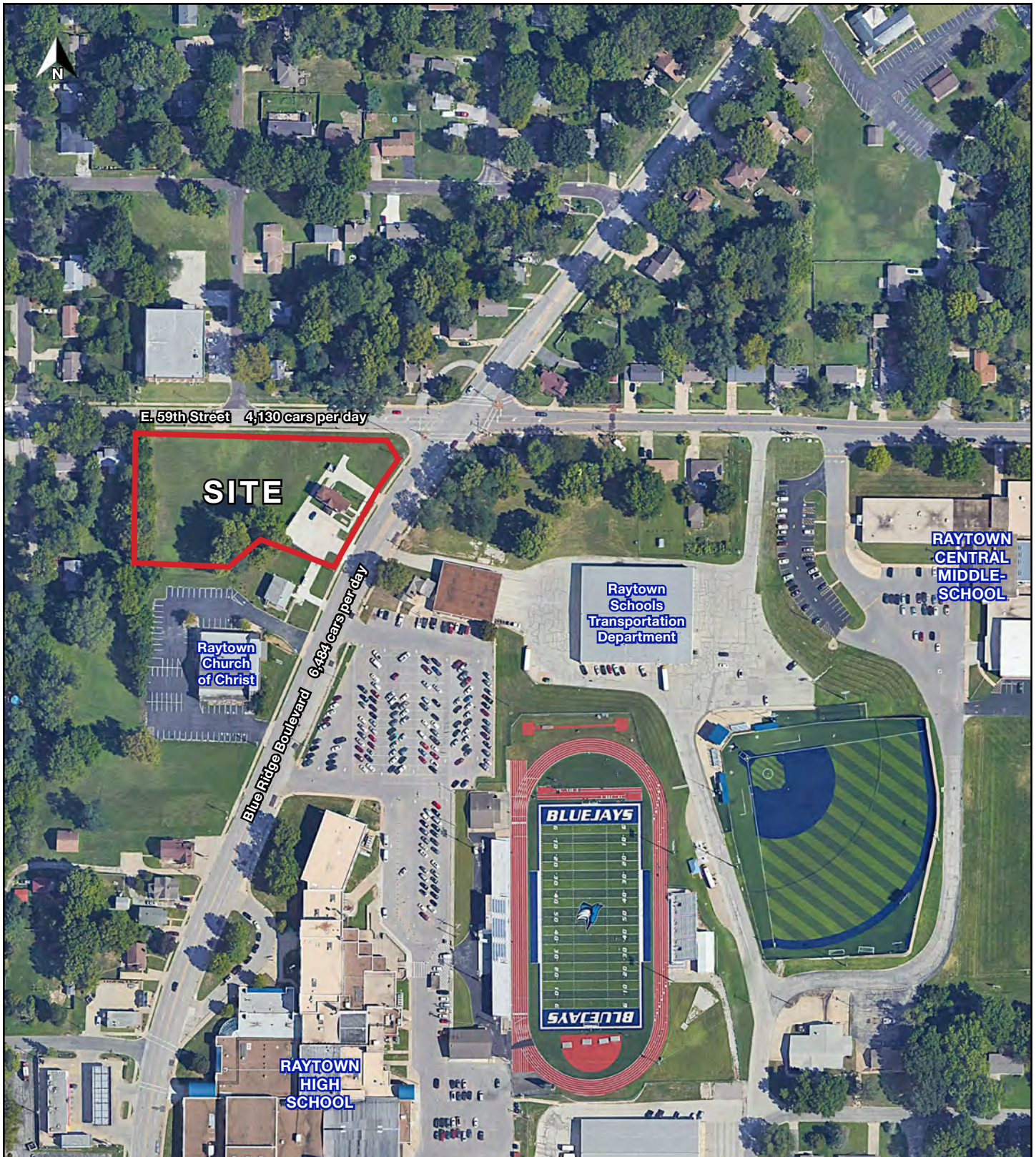
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

PHOTOS

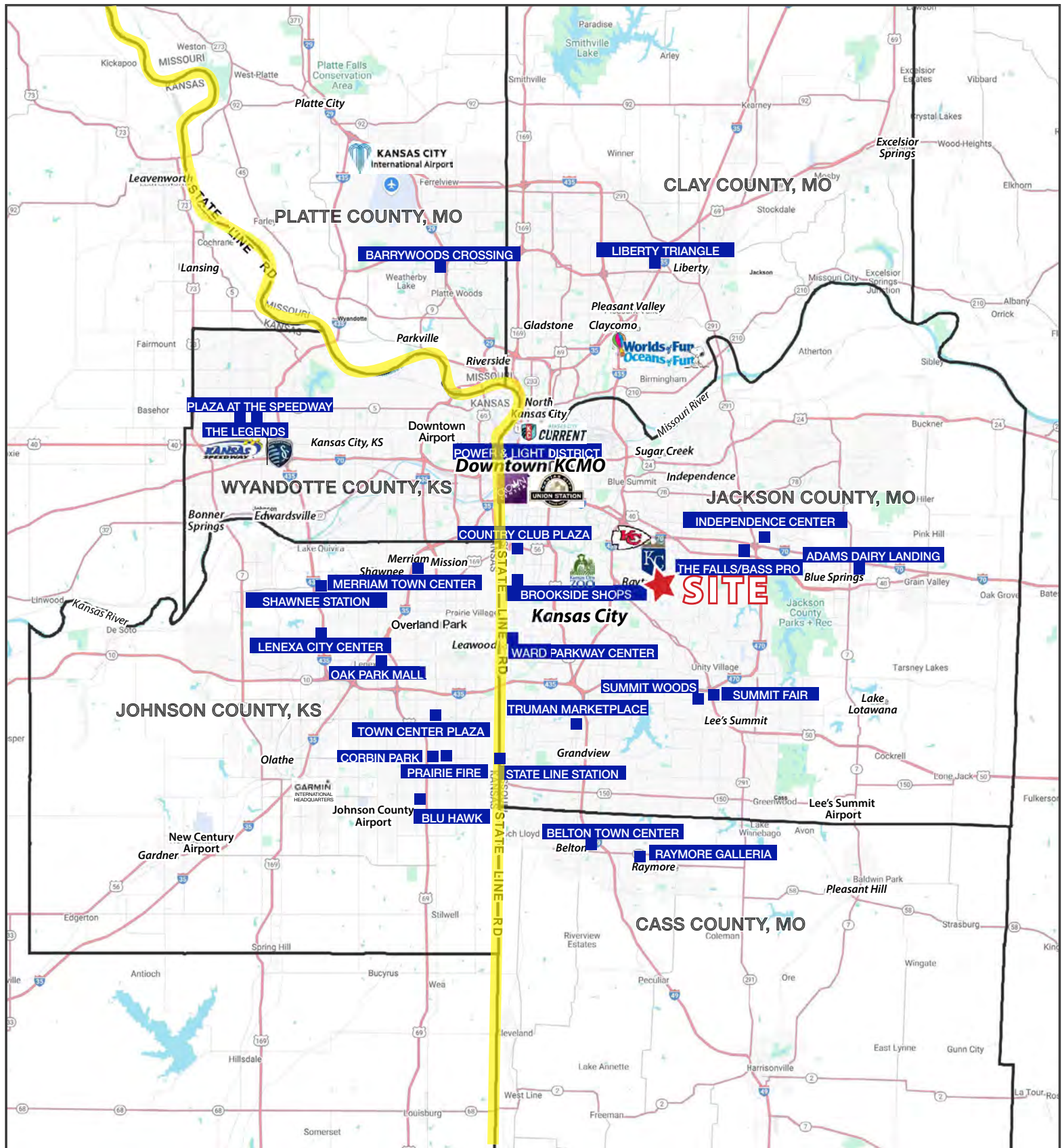


AERIAL



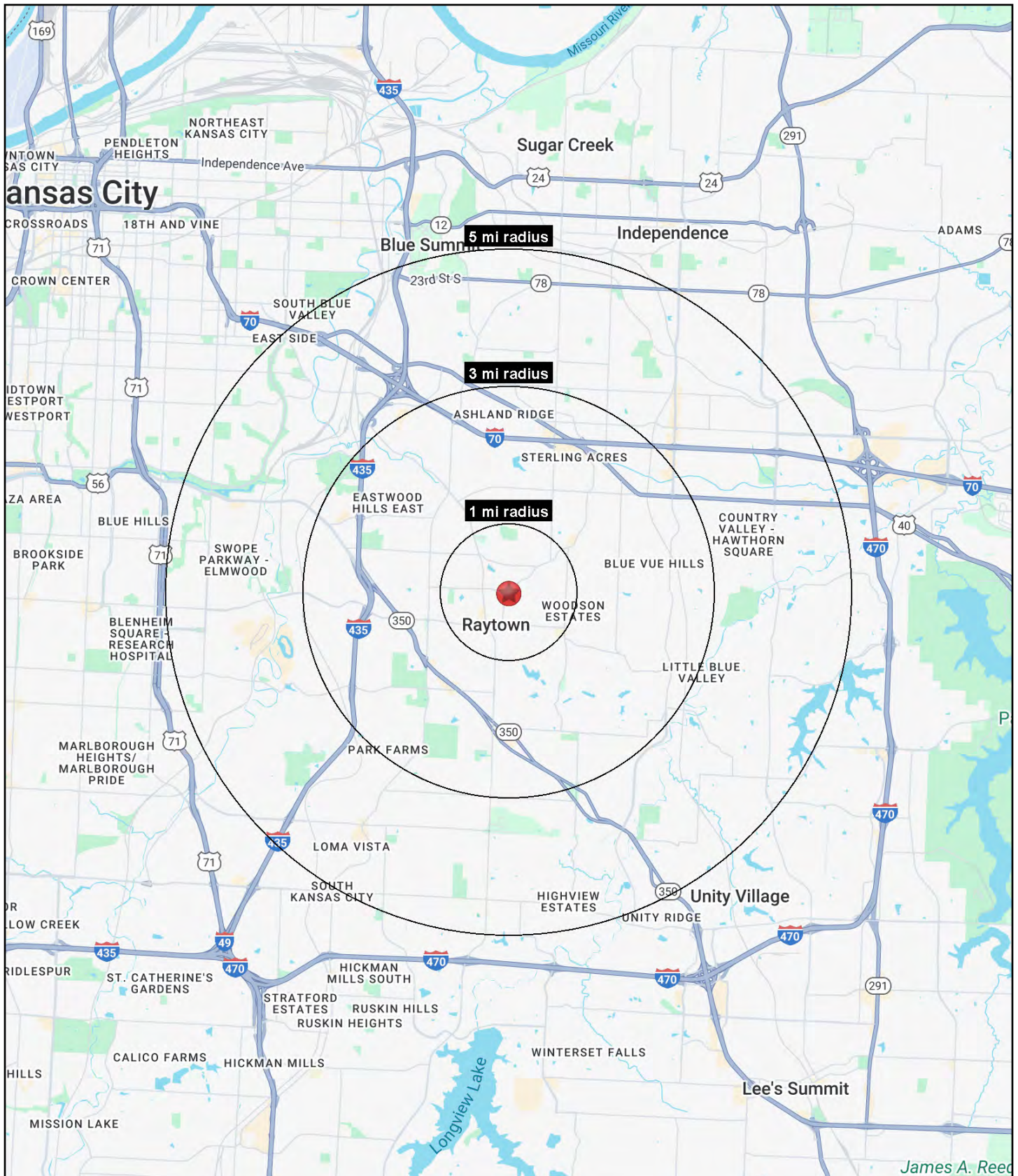
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5902 Blue Ridge Boulevard Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,558	56,100	140,164
2030 Projected Population	8,288	55,516	138,155
2020 Census Population	8,694	57,060	142,242
2010 Census Population	8,459	56,012	138,440
Projected Annual Growth 2025 to 2030	-0.6%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	41.0	39.2	39.2
Households			
2025 Estimated Households	3,648	23,765	58,788
2030 Projected Households	3,556	23,693	58,403
2020 Census Households	3,703	24,272	59,857
2010 Census Households	3,544	23,329	57,596
Projected Annual Growth 2025 to 2030	-0.5%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.1%
Race and Ethnicity			
2025 Estimated White	58.5%	55.1%	53.7%
2025 Estimated Black or African American	29.9%	32.7%	33.3%
2025 Estimated Asian or Pacific Islander	1.2%	1.4%	1.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	10.0%	10.4%	10.9%
2025 Estimated Hispanic	9.5%	10.2%	10.8%
Income			
2025 Estimated Average Household Income	\$84,964	\$85,070	\$84,232
2025 Estimated Median Household Income	\$66,423	\$65,943	\$65,407
2025 Estimated Per Capita Income	\$36,373	\$36,122	\$35,413
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.2%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.1%	5.7%
2025 Estimated High School Graduate	35.3%	34.2%	34.2%
2025 Estimated Some College	25.3%	25.1%	25.5%
2025 Estimated Associates Degree Only	6.8%	10.2%	9.2%
2025 Estimated Bachelors Degree Only	16.7%	15.2%	14.8%
2025 Estimated Graduate Degree	8.3%	8.1%	8.4%
Business			
2025 Estimated Total Businesses	436	1,839	4,198
2025 Estimated Total Employees	4,166	16,670	38,876
2025 Estimated Employee Population per Business	9.6	9.1	9.3
2025 Estimated Residential Population per Business	19.6	30.5	33.4

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