



INVESTMENT PROPERTY

1001 SE Salem Street, Oak Grove, Missouri



SALE PRICE: \$595,000 | 6,000 SF BUILDING ON 0.68 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,264	11,903	24,918
Avg. Household Income	\$95,961	\$102,764	\$105,943

- 6,000 SF building on 29,621 SF lot
- Currently operating as a dance studio
- Three year lease with one three year option
- Building is in great condition with newer AC units
- Located two blocks north of Oak Grove High School
- Please do not disturb tenant



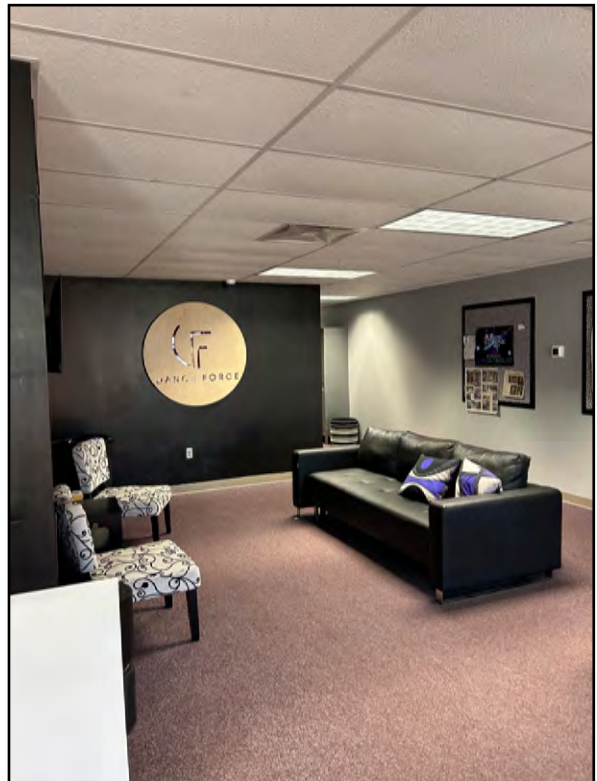
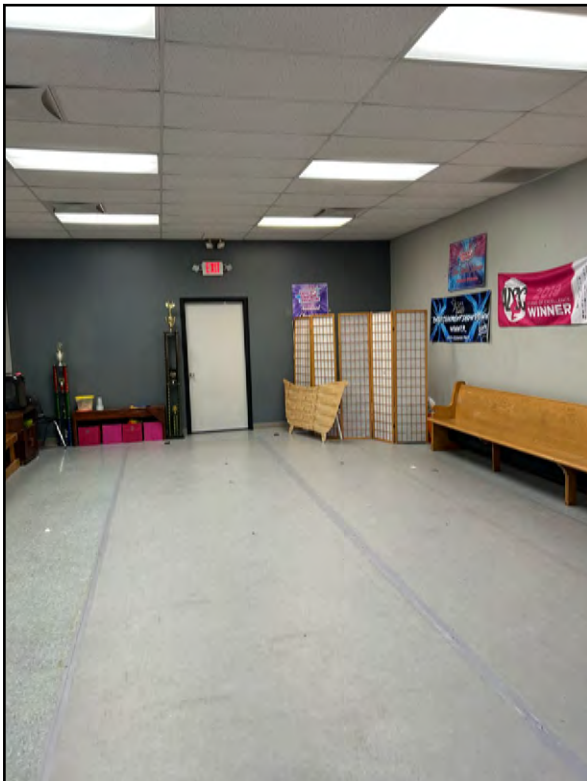
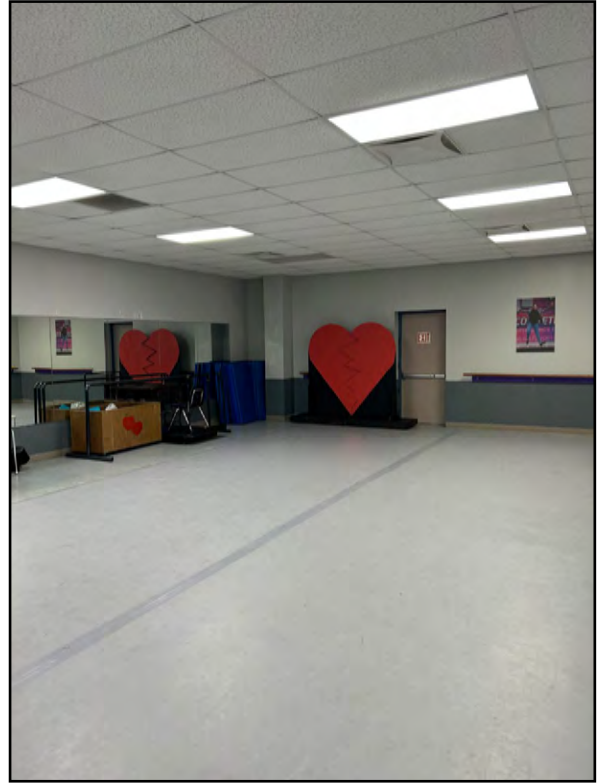
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LISTING INFORMATION

For More Information Contact:

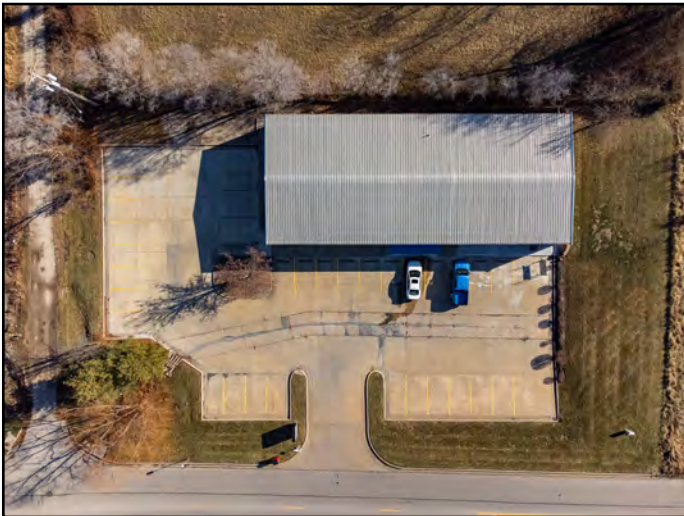
BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

Exclusive Agent

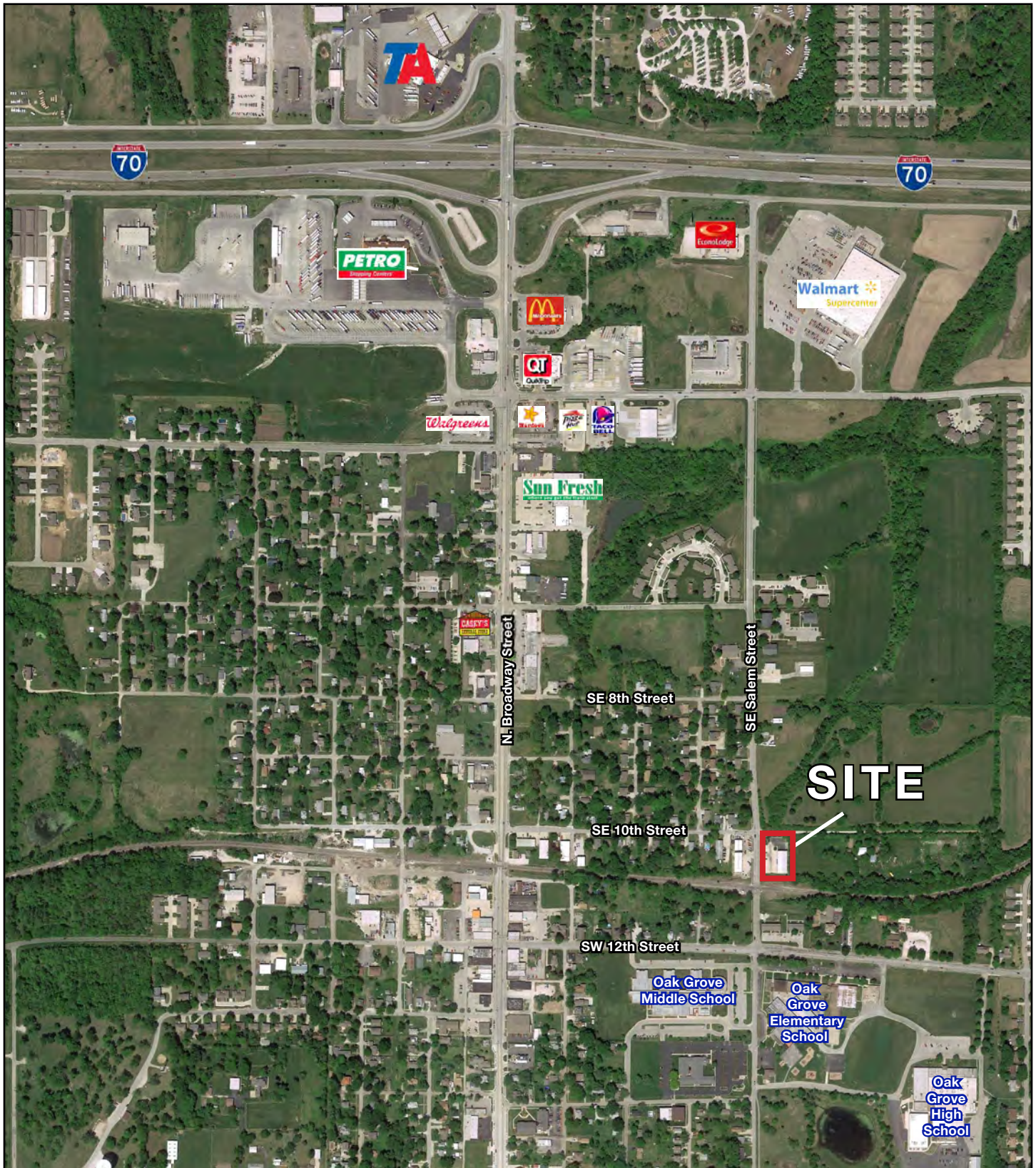
INTERIOR PHOTOS



DRONE PHOTOS

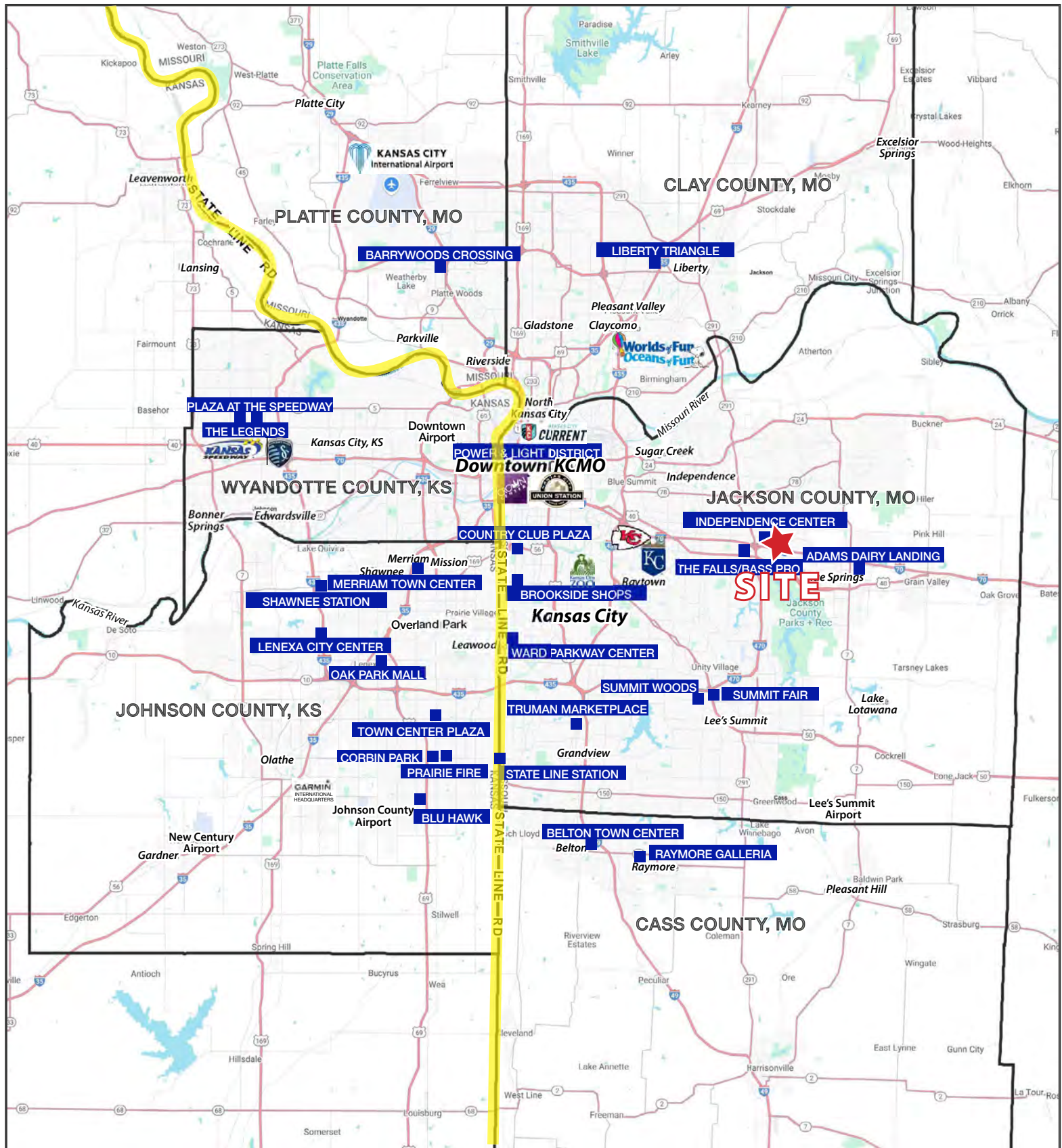


AERIAL



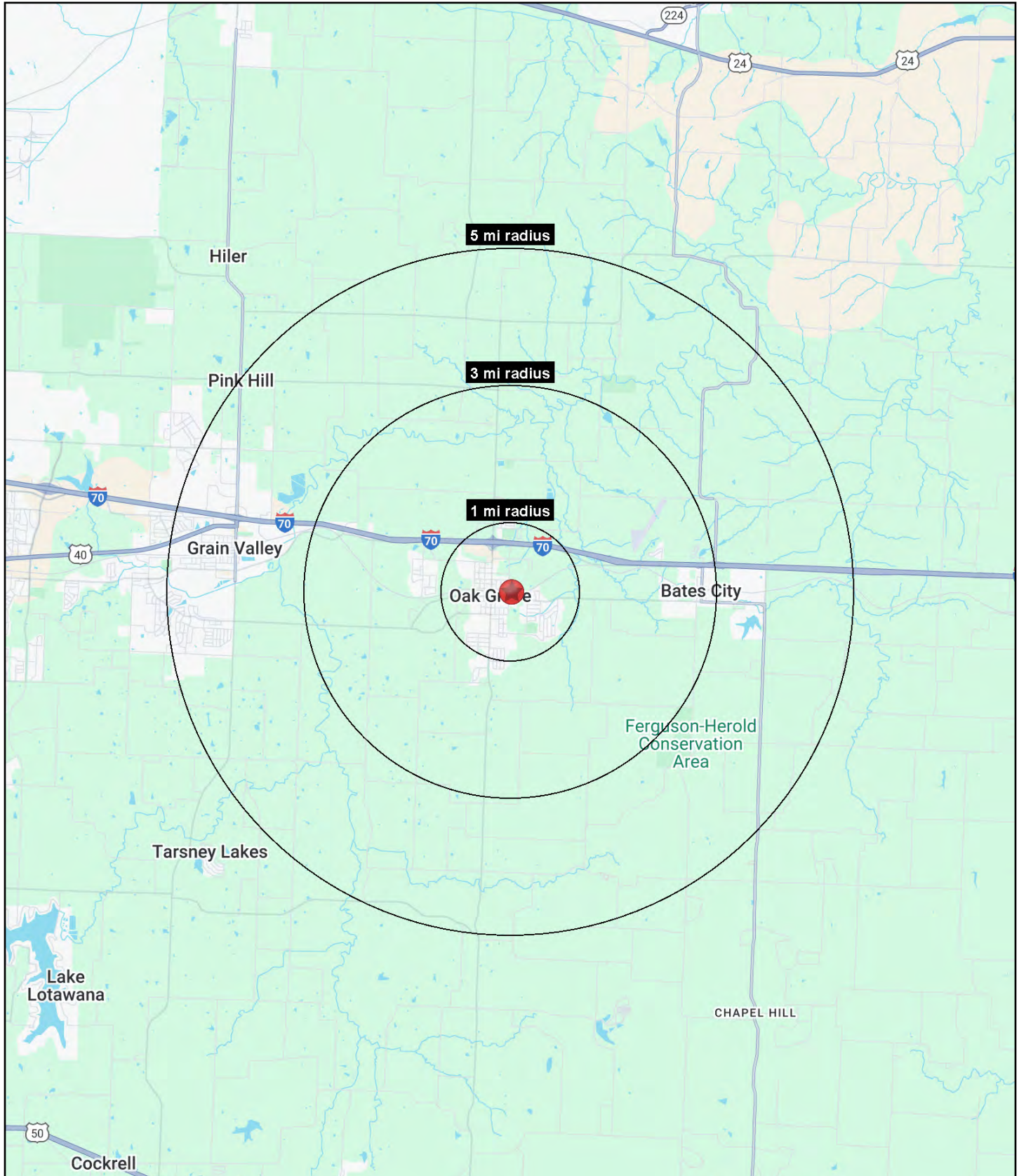
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1001 SE Salem Street Oak Grove, MO 64075	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,264	11,903	24,918
2030 Projected Population	6,793	13,022	26,874
2020 Census Population	6,070	10,306	22,377
2010 Census Population	5,930	10,102	20,819
Projected Annual Growth 2025 to 2030	1.7%	1.9%	1.6%
Historical Annual Growth 2010 to 2025	0.4%	1.2%	1.3%
2025 Median Age	36.1	37.9	37.4
Households			
2025 Estimated Households	2,352	4,442	9,241
2030 Projected Households	2,580	4,909	10,033
2020 Census Households	2,251	3,829	8,267
2010 Census Households	2,115	3,631	7,522
Projected Annual Growth 2025 to 2030	1.9%	2.1%	1.7%
Historical Annual Growth 2010 to 2025	0.7%	1.5%	1.5%
Race and Ethnicity			
2025 Estimated White	89.3%	89.9%	88.0%
2025 Estimated Black or African American	2.8%	2.8%	3.8%
2025 Estimated Asian or Pacific Islander	0.7%	0.7%	0.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	6.9%	6.3%	7.0%
2025 Estimated Hispanic	5.6%	5.0%	6.2%
Income			
2025 Estimated Average Household Income	\$95,961	\$102,764	\$105,943
2025 Estimated Median Household Income	\$82,471	\$84,372	\$85,112
2025 Estimated Per Capita Income	\$36,098	\$38,406	\$39,324
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.7%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	8.9%	8.5%	6.3%
2025 Estimated High School Graduate	34.4%	34.8%	35.4%
2025 Estimated Some College	25.5%	24.1%	23.1%
2025 Estimated Associates Degree Only	11.3%	10.1%	9.4%
2025 Estimated Bachelors Degree Only	13.1%	14.8%	16.5%
2025 Estimated Graduate Degree	3.9%	4.8%	6.9%
Business			
2025 Estimated Total Businesses	237	300	577
2025 Estimated Total Employees	1,942	2,333	4,244
2025 Estimated Employee Population per Business	8.2	7.8	7.4
2025 Estimated Residential Population per Business	26.4	39.6	43.2

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