



GAS STATION INVESTMENT PROPERTY

21406 E. 275th Street, Harrisonville, Missouri



SALE PRICE: \$3,500,000 | 7% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	227	9,974	13,678
Avg. Household Income	\$123,105	\$93,436	\$97,018

- 2,610 SF building on .93 acres
- Brand new 10 year lease (10% increase in 5 years)
- Strong personal guarantee
- 100% bonus depreciation (contact accountant)
- Located on the northwest corner of I-49 & 275th Street which carries over 52,600 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

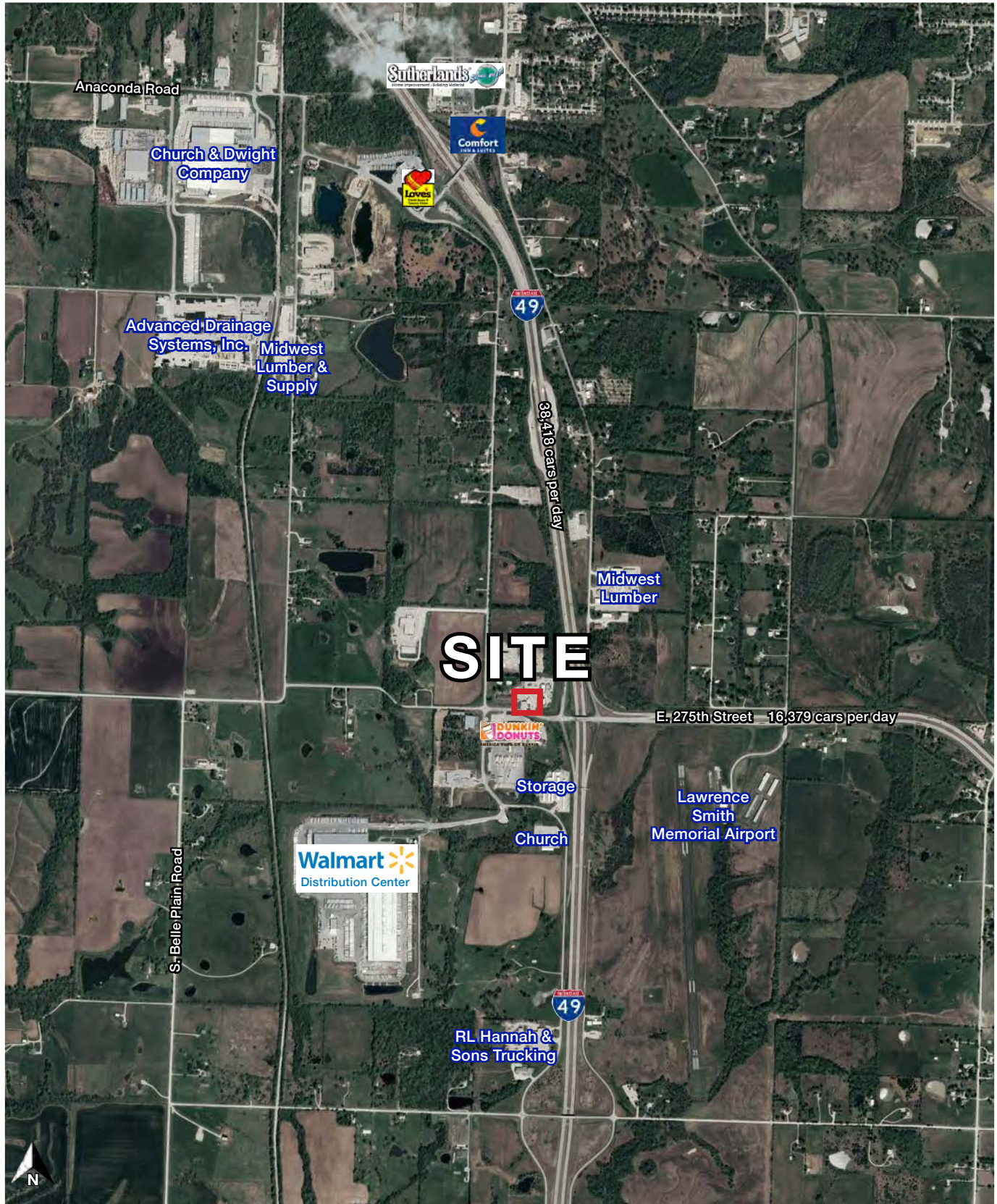
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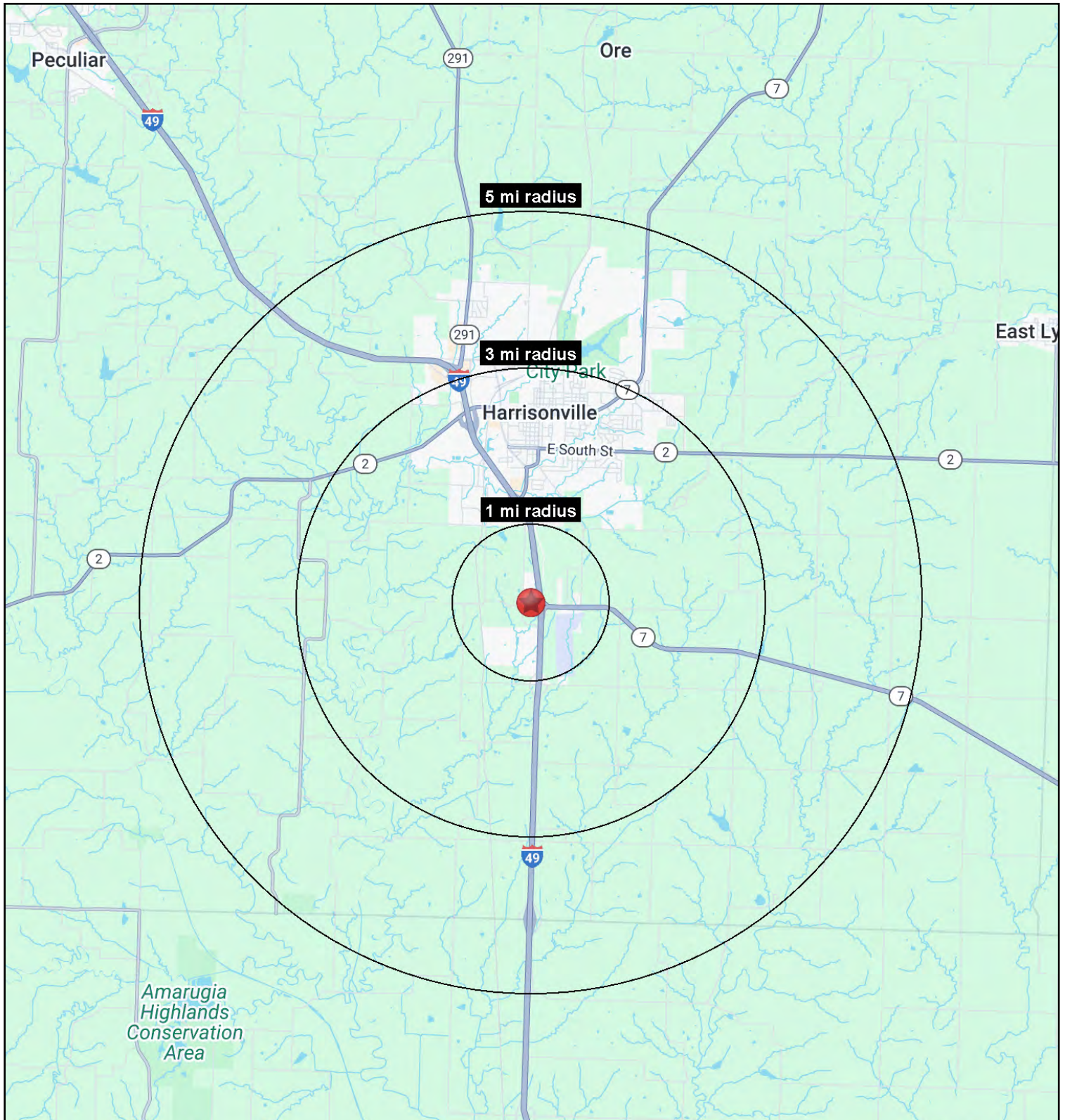
Exclusive Agent

PHOTOS



AERIAL







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21406 E. 275th Street Harrisonville, MO 64701	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	227	9,974	13,678
2030 Projected Population	250	10,703	14,716
2020 Census Population	212	9,679	13,115
2010 Census Population	208	9,579	12,925
Projected Annual Growth 2025 to 2030	2.0%	1.5%	1.5%
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.4%
2025 Median Age	44.6	37.9	39.8
Households			
2025 Estimated Households	85	3,888	5,382
2030 Projected Households	94	4,181	5,805
2020 Census Households	79	3,724	5,052
2010 Census Households	77	3,641	4,918
Projected Annual Growth 2025 to 2030	2.0%	1.5%	1.6%
Historical Annual Growth 2010 to 2025	0.8%	0.5%	0.6%
Race and Ethnicity			
2025 Estimated White	93.7%	91.8%	91.8%
2025 Estimated Black or African American	1.0%	1.9%	1.8%
2025 Estimated Asian or Pacific Islander	0.5%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	4.4%	5.2%	5.3%
2025 Estimated Hispanic	3.4%	3.8%	3.7%
Income			
2025 Estimated Average Household Income	\$123,105	\$93,436	\$97,018
2025 Estimated Median Household Income	\$93,056	\$77,887	\$81,142
2025 Estimated Per Capita Income	\$46,321	\$36,564	\$38,333
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.4%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	6.8%	7.2%	7.2%
2025 Estimated High School Graduate	27.3%	36.5%	36.2%
2025 Estimated Some College	32.3%	25.0%	25.5%
2025 Estimated Associates Degree Only	10.8%	9.8%	9.8%
2025 Estimated Bachelors Degree Only	16.4%	11.2%	11.5%
2025 Estimated Graduate Degree	4.7%	7.9%	7.3%
Business			
2025 Estimated Total Businesses	15	493	679
2025 Estimated Total Employees	126	2,681	4,683
2025 Estimated Employee Population per Business	8.6	5.4	6.9
2025 Estimated Residential Population per Business	15.5	20.2	20.1

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