



# PAD SITE AVAILABLE FOR SALE

800-802 E. 23rd Street, Independence, MO



## SALE PRICE: \$125,000 | 14,800 SF LOT AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,299	77,728	144,700
Avg. Household Income	\$73,040	\$77,118	\$82,667

- Corner lot with good access
- Existing sign board income
- Great for Drive-thru Coffee Shop
- Build-to-suit possible
- Over 28,200 cars per day



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | [bjael@blockandco.com](mailto:bjael@blockandco.com)

Exclusive Agent



## PHOTOS



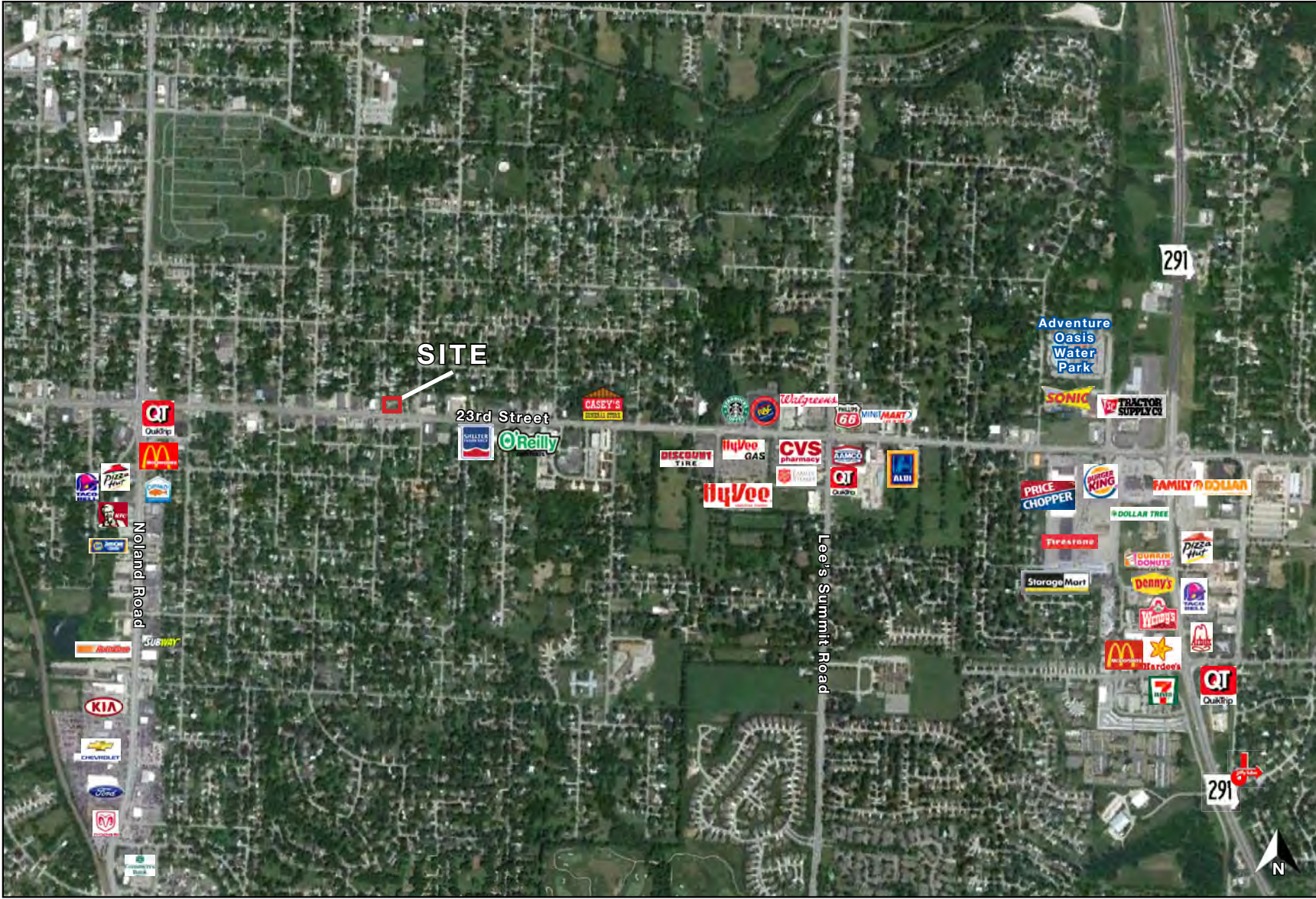




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AERIAL





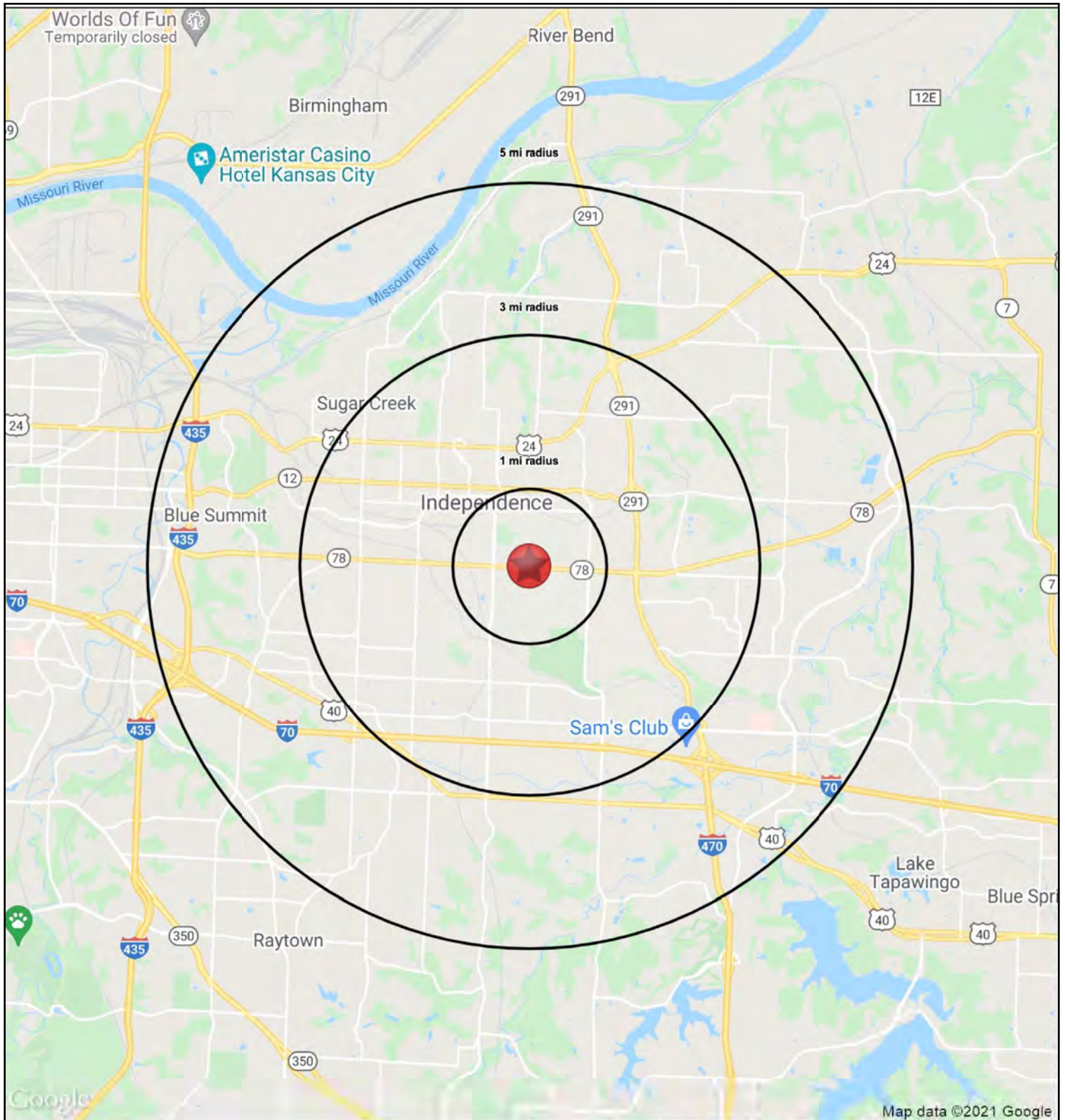


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## 800-802 E. 23rd Street, Independence, MO

800-802 E, 23rd Street Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,299	77,728	144,700
2029 Projected Population	9,118	75,564	141,778
2020 Census Population	9,577	79,715	148,442
2010 Census Population	9,449	76,861	141,938
Projected Annual Growth 2024 to 2029	-0.4%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.1%
2024 Median Age	39.8	39.8	39.4
<b>Households</b>			
2024 Estimated Households	3,893	33,229	60,899
2029 Projected Households	3,808	32,372	59,784
2020 Census Households	3,938	33,693	61,667
2010 Census Households	3,947	32,669	58,960
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-	0.1%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	76.7%	74.6%	72.1%
2024 Estimated Black or African American	8.8%	10.5%	13.2%
2024 Estimated Asian or Pacific Islander	1.4%	1.6%	1.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.5%
2024 Estimated Other Races	12.4%	12.8%	12.5%
2024 Estimated Hispanic	12.5%	12.8%	12.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$73,040	\$77,118	\$82,667
2024 Estimated Median Household Income	\$56,073	\$60,963	\$64,744
2024 Estimated Per Capita Income	\$30,698	\$33,056	\$34,871
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.9%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	6.1%	6.1%	6.5%
2024 Estimated High School Graduate	35.0%	36.2%	34.8%
2024 Estimated Some College	27.9%	24.5%	24.2%
2024 Estimated Associates Degree Only	8.4%	9.1%	8.9%
2024 Estimated Bachelors Degree Only	12.3%	13.3%	14.8%
2024 Estimated Graduate Degree	7.8%	7.9%	8.0%
<b>Business</b>			
2024 Estimated Total Businesses	326	2,326	4,214
2024 Estimated Total Employees	2,335	19,535	40,485
2024 Estimated Employee Population per Business	7.2	8.4	9.6
2024 Estimated Residential Population per Business	28.5	33.4	34.3

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