



INVESTMENT/OWNER USER OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri



SALE PRICE: \$290,000 | 2,438 SF CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,173	55,405	126,100
Avg. Household Income	\$73,708	\$81,232	\$77,191

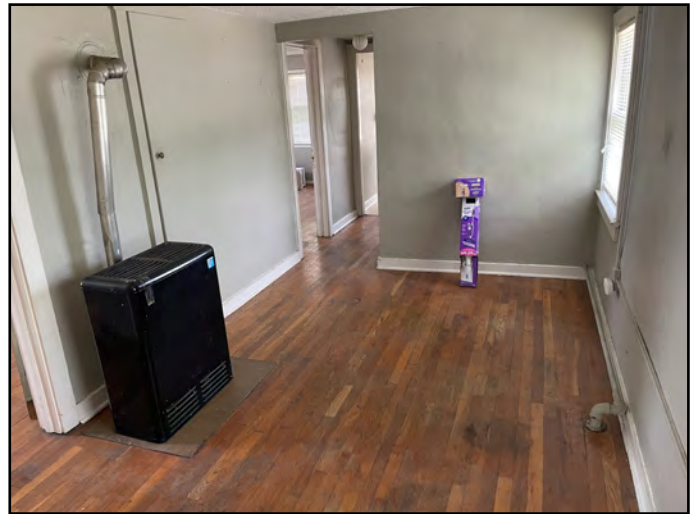
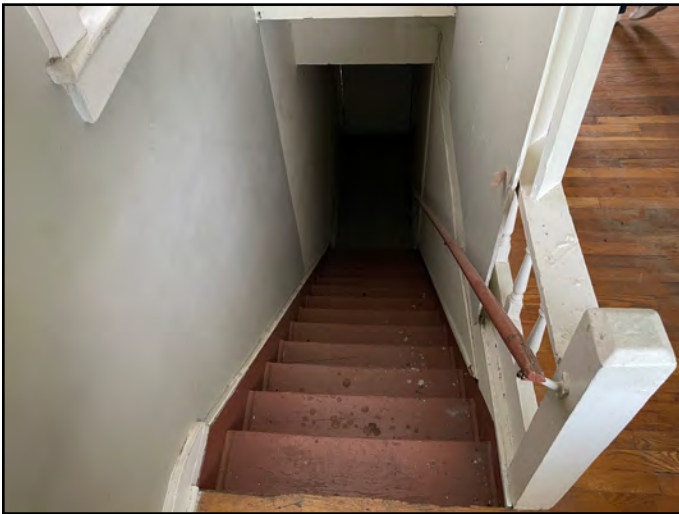
- Excellent frontage on 350 Highway
- Three small retail spaces with a 2 bed one bath apartment upstairs
- Value Add Opportunity with a low entry cost
- Located in an opportunity zone
- Two MTM Leases Currently in place
- Zoned Commercial on a .4 Acre Lot

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com



PHOTOS



PHOTOS

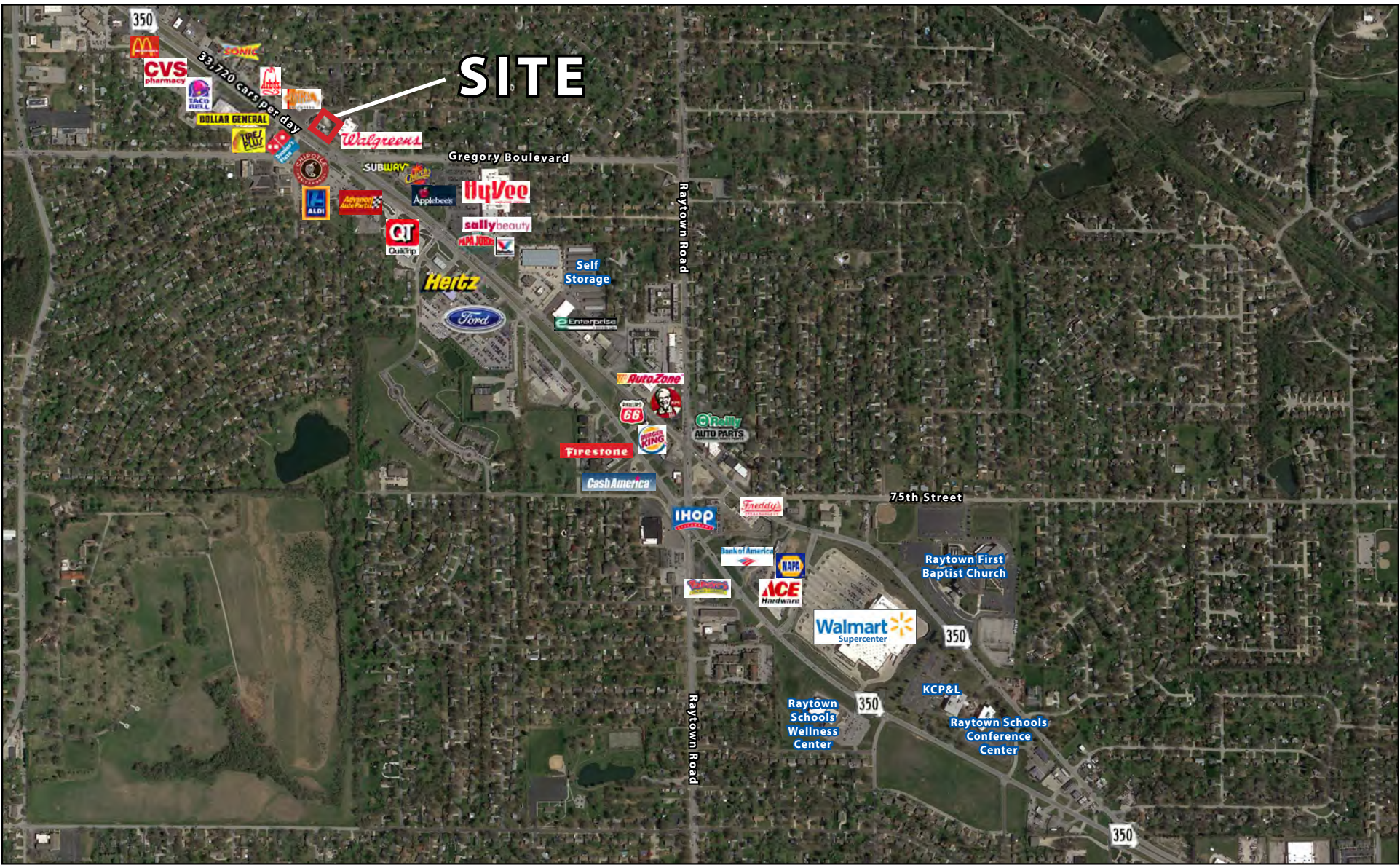




INVESTMENT/OWNER USER OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri

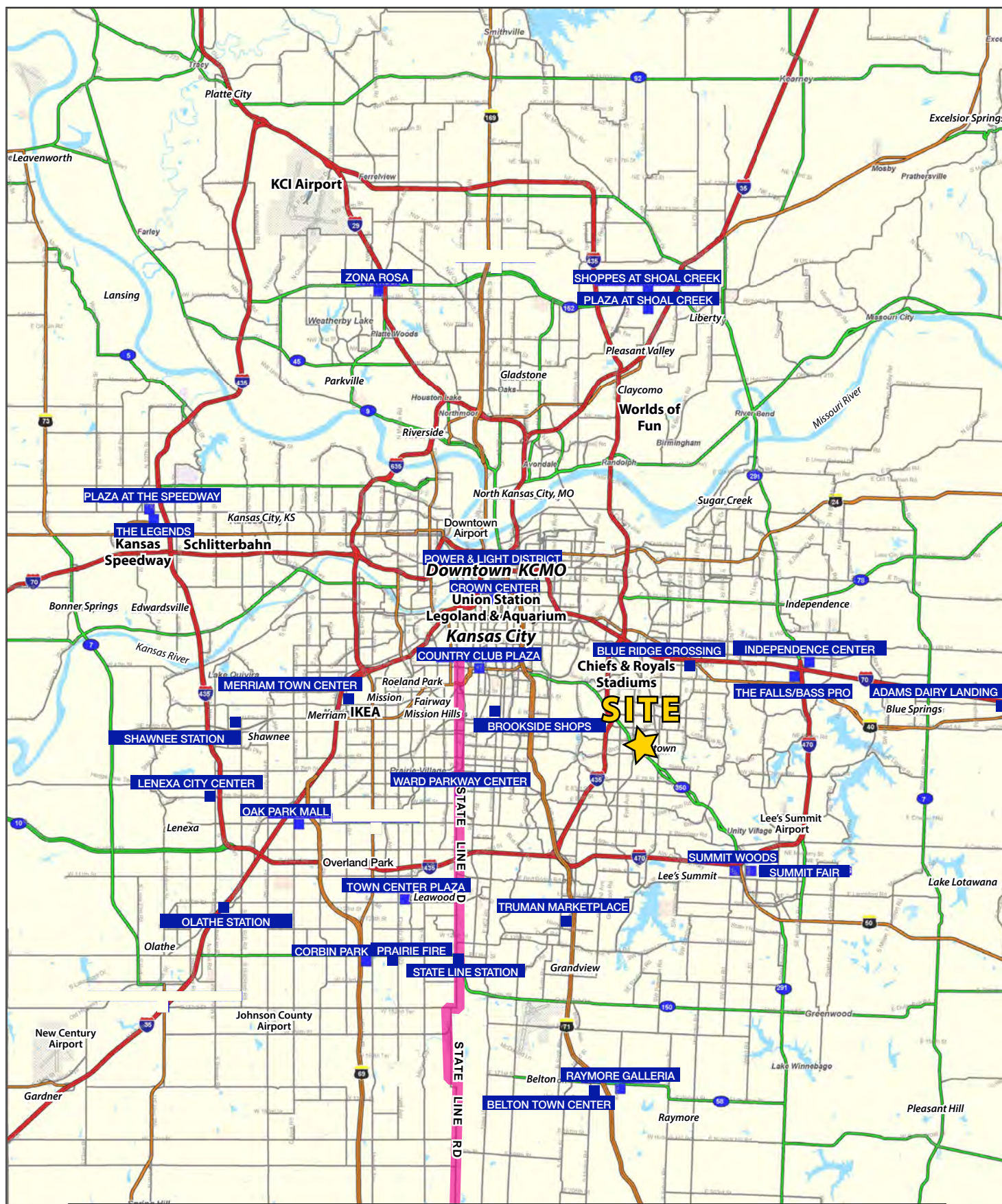
AERIAL

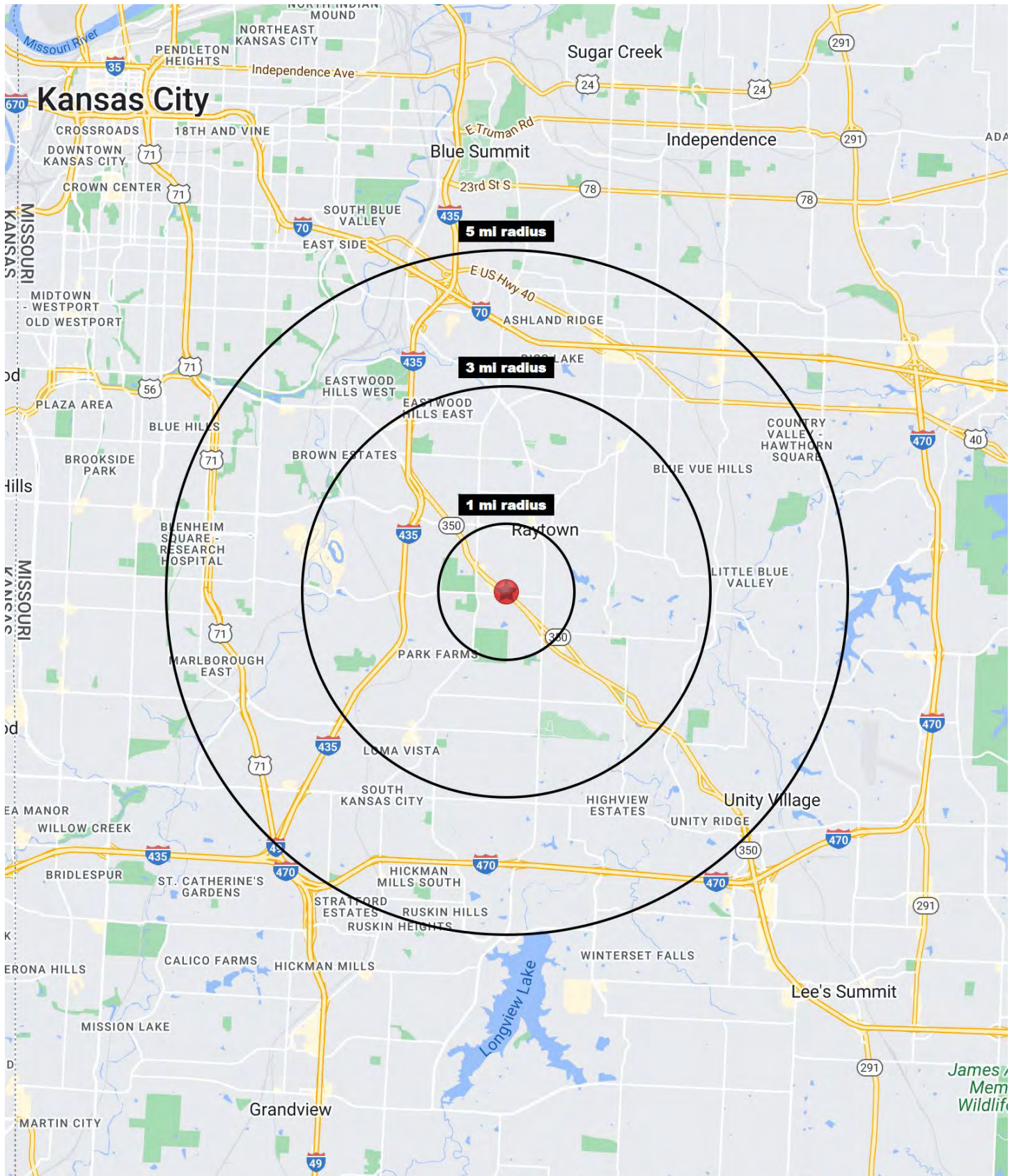




INVESTMENT/OWNER USER OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri







INVESTMENT/OWNER USER OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri

9206-9214 E. 350 Highway Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,173	55,405	126,100
2029 Projected Population	7,273	55,449	125,454
2020 Census Population	7,068	56,234	126,673
2010 Census Population	7,128	55,431	123,922
Projected Annual Growth 2024 to 2029	0.3%	-	-0.1%
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	39.7	39.2	38.0
Households			
2024 Estimated Households	3,221	23,468	53,164
2029 Projected Households	3,253	23,415	52,739
2020 Census Households	3,116	23,474	52,592
2010 Census Households	3,083	22,580	50,699
Projected Annual Growth 2024 to 2029	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	60.6%	50.6%	45.2%
2024 Estimated Black or African American	28.6%	39.1%	44.3%
2024 Estimated Asian or Pacific Islander	1.5%	1.5%	1.5%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	8.9%	8.4%	8.6%
2024 Estimated Hispanic	7.6%	7.4%	7.8%
Income			
2024 Estimated Average Household Income	\$73,708	\$81,232	\$77,191
2024 Estimated Median Household Income	\$61,343	\$65,252	\$61,444
2024 Estimated Per Capita Income	\$33,137	\$34,474	\$32,616
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.5%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.9%	4.9%	5.8%
2024 Estimated High School Graduate	36.9%	33.2%	33.6%
2024 Estimated Some College	23.1%	26.7%	25.7%
2024 Estimated Associates Degree Only	8.6%	9.3%	8.9%
2024 Estimated Bachelors Degree Only	17.0%	16.5%	15.7%
2024 Estimated Graduate Degree	6.9%	7.8%	7.8%
Business			
2024 Estimated Total Businesses	375	1,596	3,956
2024 Estimated Total Employees	3,707	13,873	40,650
2024 Estimated Employee Population per Business	9.9	8.7	10.3
2024 Estimated Residential Population per Business	19.1	34.7	31.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

