



QUIKTRIP EXCESS GROUND FOR SALE

2304 S. 291 Highway, Independence, Missouri



SALE PRICE: \$22/SF | 36,921 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,882	63,394	145,753
Avg. Household Income	\$66,437	\$81,457	\$85,043

- Great corner pad site on 291 Highway & 23rd Street
- Adjacent to new QuikTrip
- Strong traffic counts
- Surrounding tenants include: Price Chopper, QuikTrip, 7 Brew, Planet Fitness, and many more



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

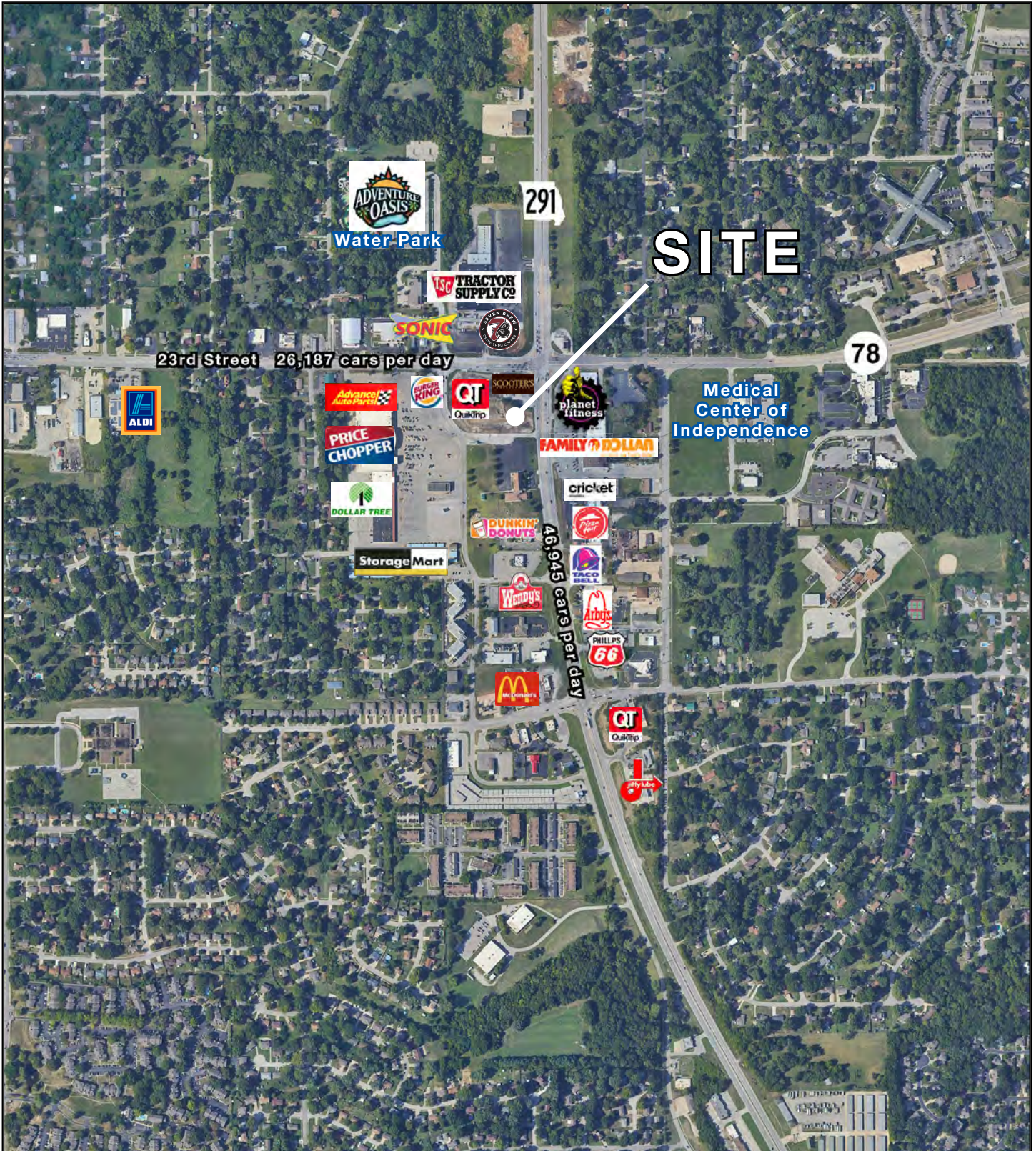
Exclusive Agents

PHIL PECK | 816.412.7364 | ppeck@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



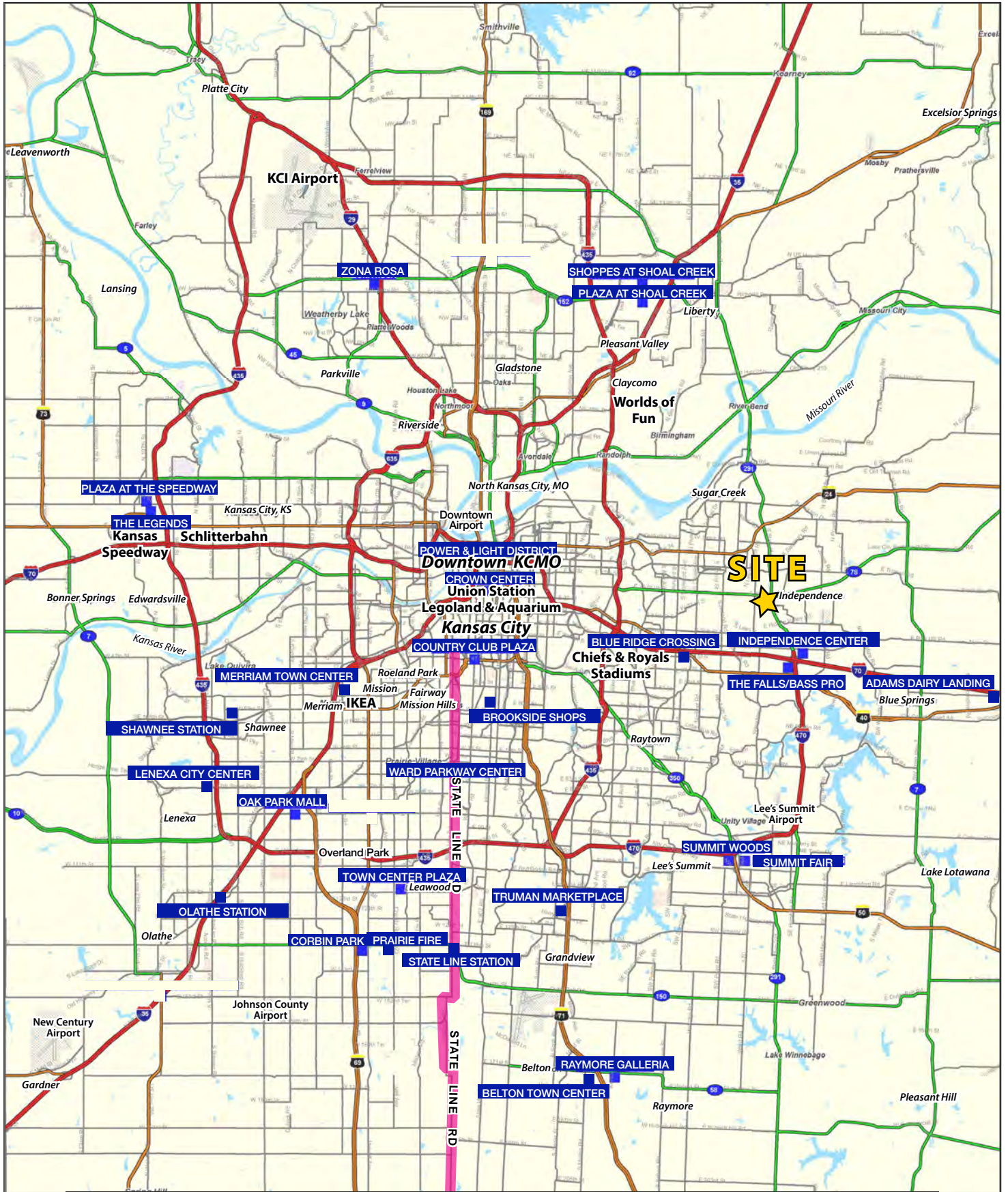
SITE PLAN





QUIKTRIP EXCESS GROUND FOR SALE

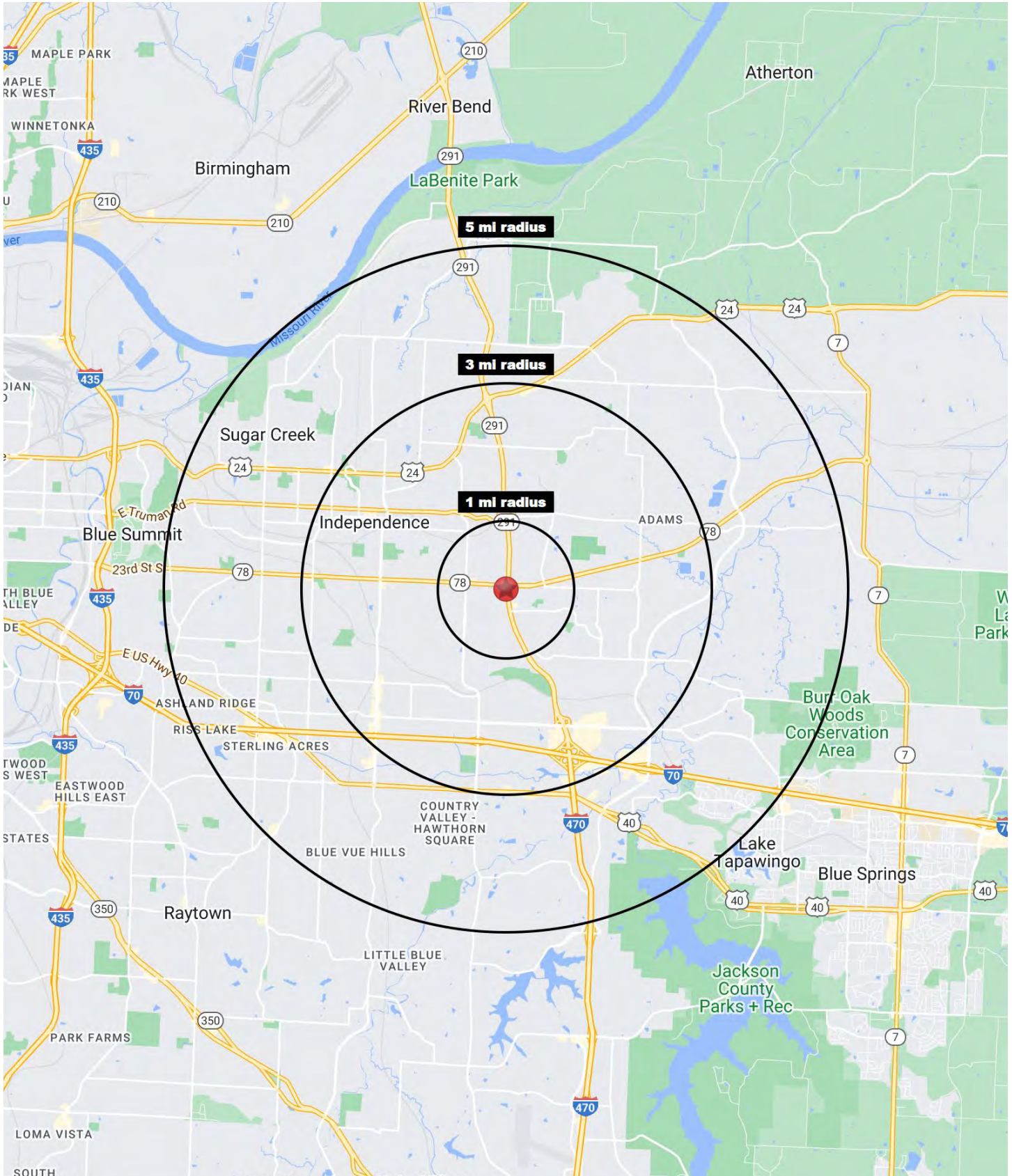
2304 S. 291 Highway, Independence, Missouri





QUIKTRIP EXCESS GROUND FOR SALE

2304 S. 291 Highway, Independence, Missouri





QUIKTRIP EXCESS GROUND FOR SALE

2304 S. 291 Highway, Independence, Missouri

2304 S. M-291 Highway Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,882	63,394	145,753
2029 Projected Population	9,799	62,032	143,415
2020 Census Population	10,313	65,761	148,970
2010 Census Population	9,738	62,915	141,526
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	-	0.2%
2024 Median Age	44.0	40.4	40.0
Households			
2024 Estimated Households	4,654	27,506	61,203
2029 Projected Households	4,594	26,802	59,927
2020 Census Households	4,709	27,642	61,490
2010 Census Households	4,371	26,514	58,382
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	76.9%	76.1%	74.7%
2024 Estimated Black or African American	11.9%	11.2%	12.4%
2024 Estimated Asian or Pacific Islander	1.6%	1.7%	1.7%
2024 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
2024 Estimated Other Races	9.3%	10.6%	10.8%
2024 Estimated Hispanic	8.6%	9.9%	10.2%
Income			
2024 Estimated Average Household Income	\$66,437	\$81,457	\$85,043
2024 Estimated Median Household Income	\$53,945	\$63,941	\$67,226
2024 Estimated Per Capita Income	\$31,384	\$35,417	\$35,785
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.2%	6.1%
2024 Estimated High School Graduate	39.5%	36.5%	34.7%
2024 Estimated Some College	18.7%	23.6%	24.0%
2024 Estimated Associates Degree Only	12.0%	10.0%	8.8%
2024 Estimated Bachelors Degree Only	14.4%	13.7%	15.5%
2024 Estimated Graduate Degree	8.3%	8.5%	8.1%
Business			
2024 Estimated Total Businesses	337	2,128	4,064
2024 Estimated Total Employees	4,581	20,739	36,950
2024 Estimated Employee Population per Business	13.6	9.7	9.1
2024 Estimated Residential Population per Business	29.3	29.8	35.9

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