



CAREER TRAINING ACADEMY NNN INVESTMENT

9808 E. 66th Terr. & 9817 E. 66th St., Raytown, MO



SALE PRICE: \$3,100,000 | CAP RATE: 9%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,120	55,205	127,544
Avg. Household Income	\$78,443	\$83,244	\$80,870

- Two buildings totaling 35,000 SF
- 1.45 acre lot
- Built in 1999 on four parcels
- Ample parking with exterior lighting
- Zoned Neighborhood Commercial
- Federal Opportunity Zone



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

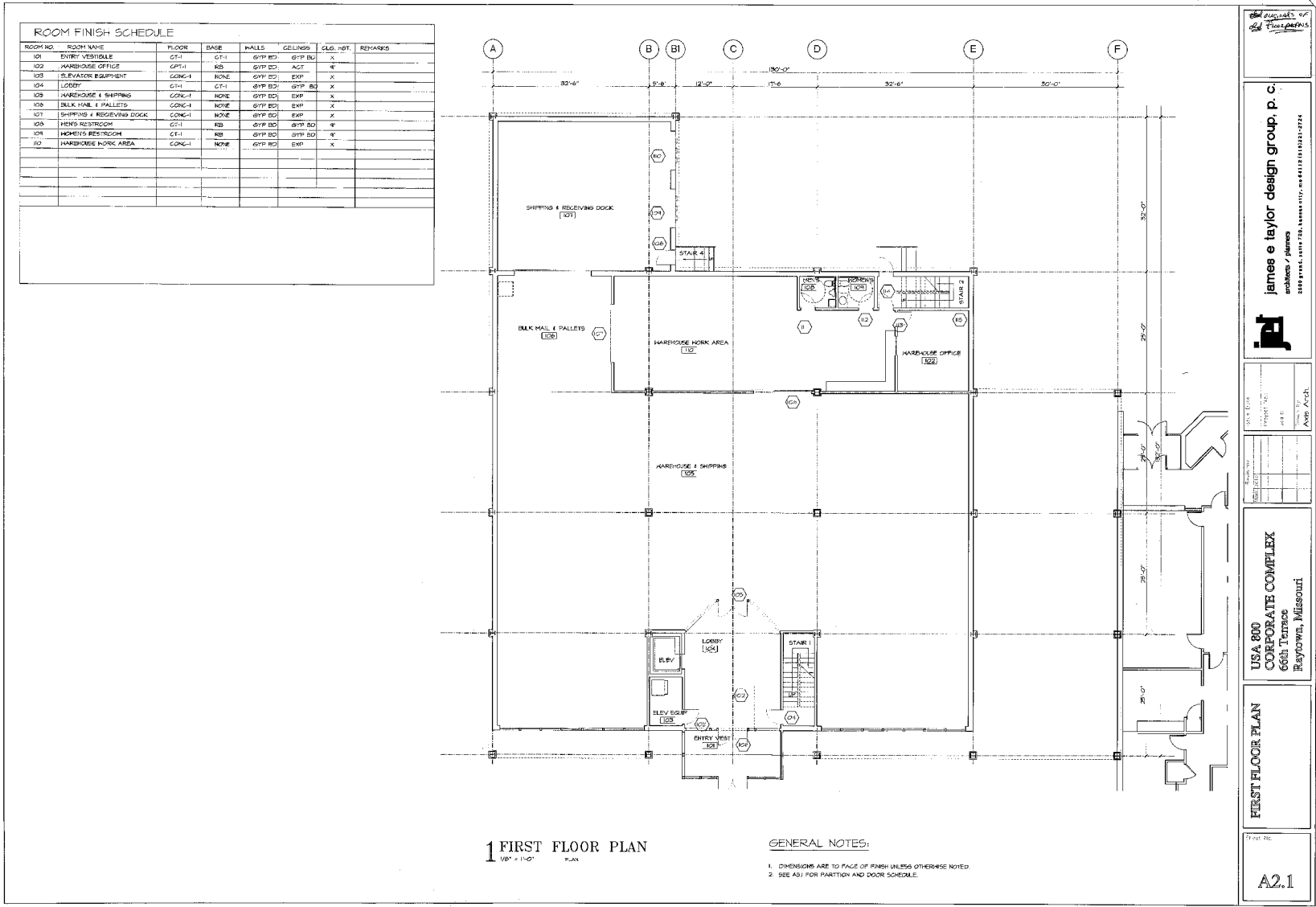
Exclusive Agent



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FLOOR PLAN

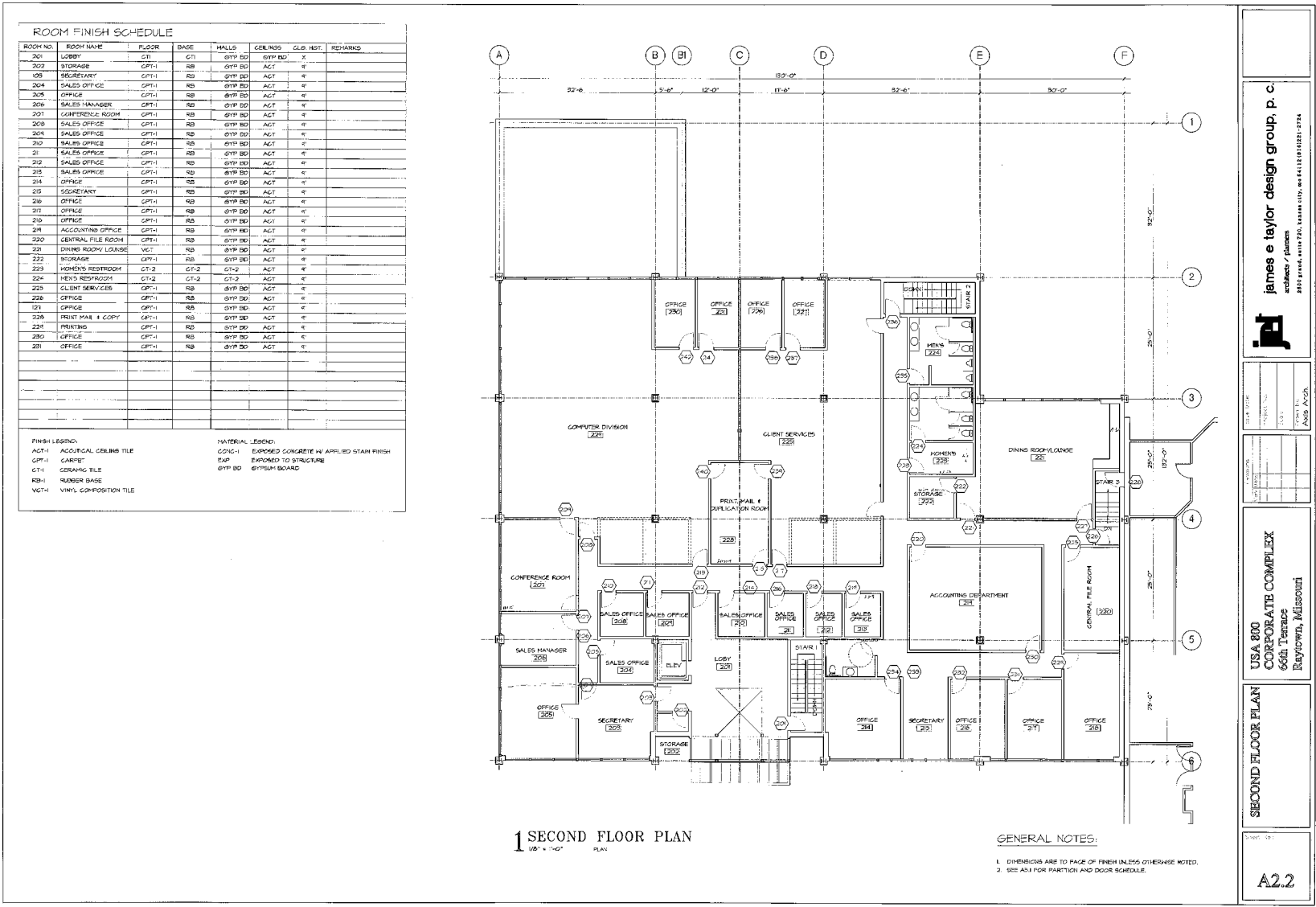




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FLOOR PLAN



1 SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

2. SEE ALSO FOR PARTITION AND DOOR SCHEDULE.

james e taylor design group, p.c.

architect / interior

2000 STATE AVENUE 750, KANSAS CITY, MO 64113-0001-2714

USA 800 CORPORATE COMPLEX

66th Terrace

Raytown, Missouri

SECOND FLOOR PLAN

Sheet 181

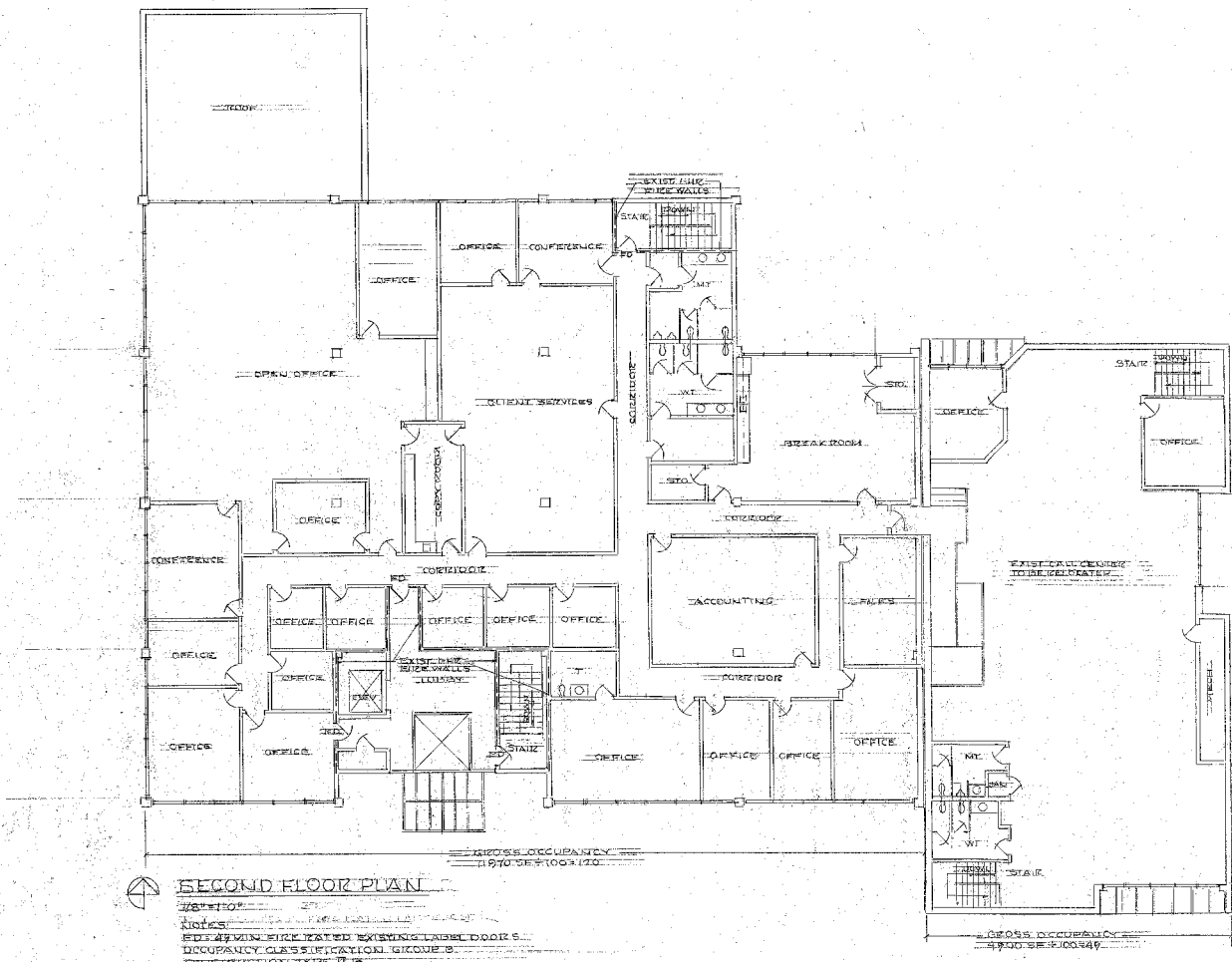
A2.2



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FLOOR PLAN

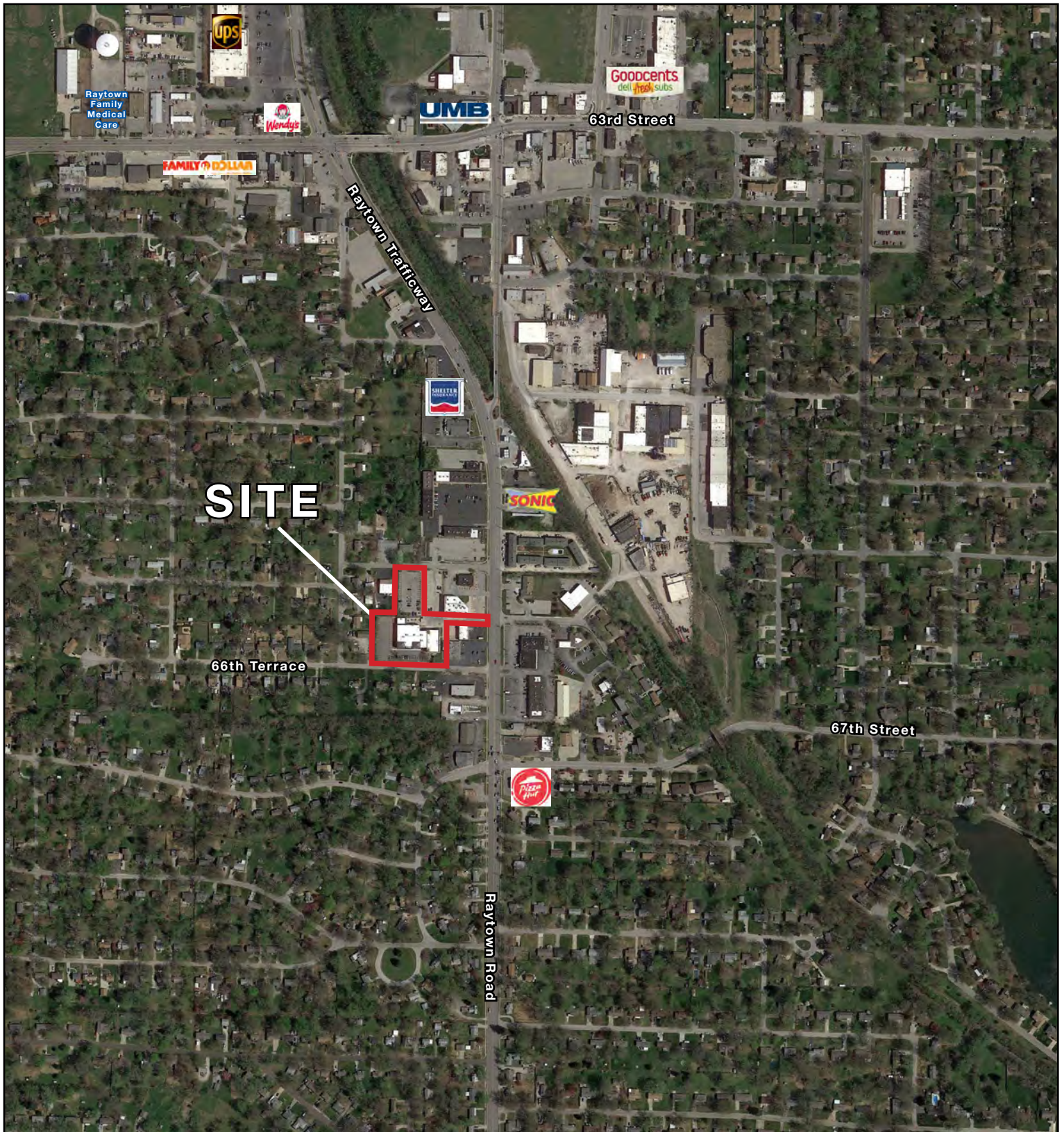


SECOND FLOOR PLAN
NOTES:
1. ALL ROOMS ARE TO BE FURNISHED.
2. ALL ROOMS ARE TO BE EQUIPPED WITH FURNITURE.
3. ALL ROOMS ARE TO BE EQUIPPED WITH APPLIANCES.
4. ALL ROOMS ARE TO BE EQUIPPED WITH FIXTURES.
5. ALL ROOMS ARE TO BE EQUIPPED WITH LIGHTING.
6. ALL ROOMS ARE TO BE EQUIPPED WITH HEATING.
7. ALL ROOMS ARE TO BE EQUIPPED WITH COOLING.
8. ALL ROOMS ARE TO BE EQUIPPED WITH SOUND.
9. ALL ROOMS ARE TO BE EQUIPPED WITH VENTILATION.
10. ALL ROOMS ARE TO BE EQUIPPED WITH SECURITY.
11. ALL ROOMS ARE TO BE EQUIPPED WITH ACCESSIBILITY.
12. ALL ROOMS ARE TO BE EQUIPPED WITH SAFETY.
13. ALL ROOMS ARE TO BE EQUIPPED WITH COMFORT.
14. ALL ROOMS ARE TO BE EQUIPPED WITH CONVENIENCE.
15. ALL ROOMS ARE TO BE EQUIPPED WITH EFFICIENCY.
16. ALL ROOMS ARE TO BE EQUIPPED WITH FUNCTIONALITY.
17. ALL ROOMS ARE TO BE EQUIPPED WITH AESTHETICS.
18. ALL ROOMS ARE TO BE EQUIPPED WITH DURABILITY.
19. ALL ROOMS ARE TO BE EQUIPPED WITH MAINTENANCE.
20. ALL ROOMS ARE TO BE EQUIPPED WITH CLEANLINESS.

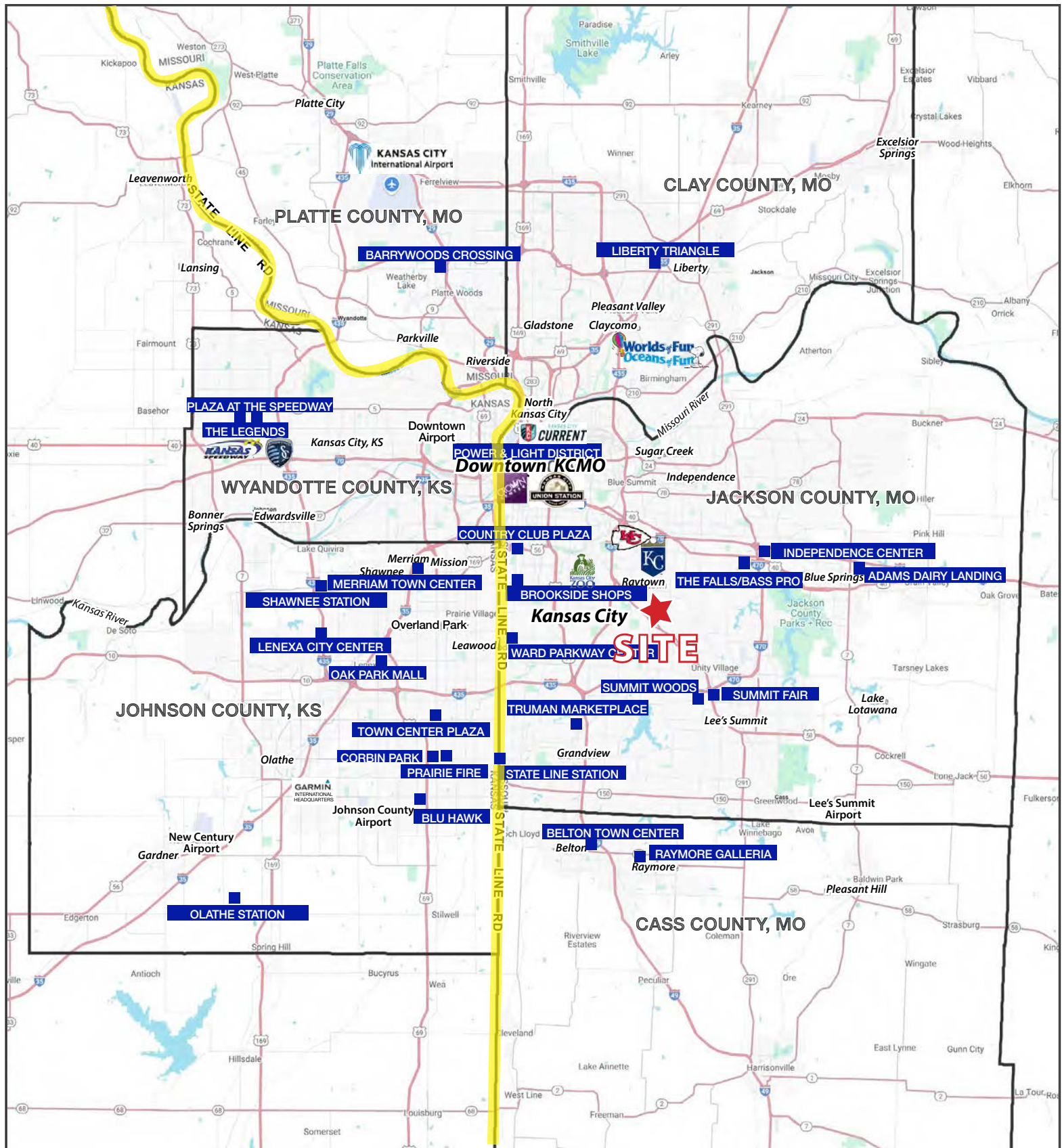
KEY CODE LINE FOR: 05A 303
9808 EAST 66TH TERRACE
RAYTOWN, MISSOURI
EDWARD RICHMOND ARCHITECT
1719 MAY WOOD
RAYTOWN, MISSOURI 64133 SHEET A2

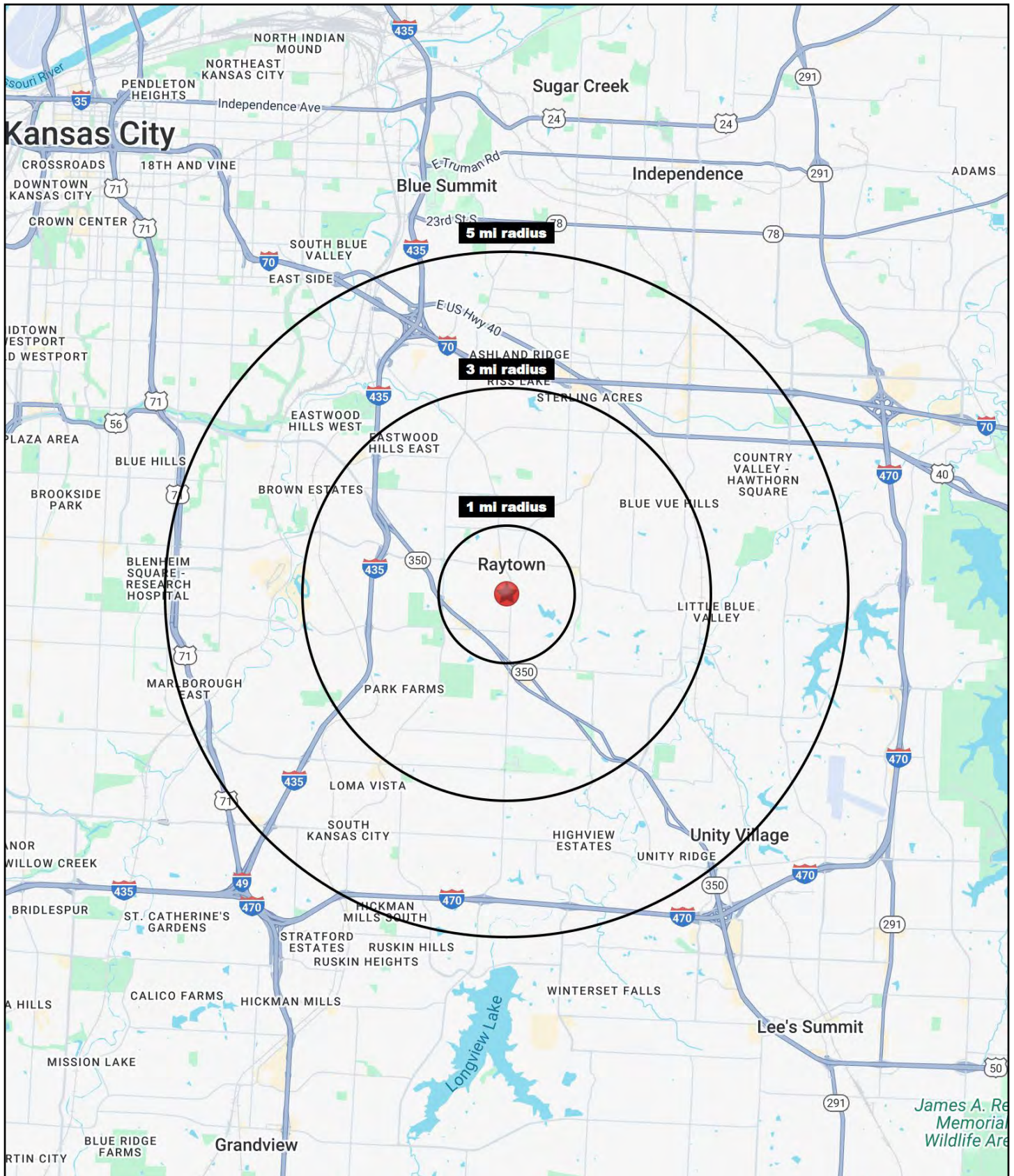


AERIAL



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9808 E. 66th Terrace Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	9,120	55,205	127,544
2029 Projected Population	9,065	55,125	126,536
2020 Census Population	8,938	56,148	128,247
2010 Census Population	9,045	55,222	125,050
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	41.1	39.4	39.0
Households			
2024 Estimated Households	4,074	23,430	53,890
2029 Projected Households	4,030	23,329	53,300
2020 Census Households	3,931	23,512	53,654
2010 Census Households	3,904	22,549	51,548
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	61.2%	53.2%	50.6%
2024 Estimated Black or African American	28.5%	36.5%	38.4%
2024 Estimated Asian or Pacific Islander	1.3%	1.3%	1.6%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	8.8%	8.6%	9.0%
2024 Estimated Hispanic	7.4%	7.7%	8.3%
Income			
2024 Estimated Average Household Income	\$78,443	\$83,244	\$80,870
2024 Estimated Median Household Income	\$62,698	\$67,011	\$64,225
2024 Estimated Per Capita Income	\$35,104	\$35,382	\$34,233
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	6.5%	4.8%	5.6%
2024 Estimated High School Graduate	36.6%	32.5%	33.4%
2024 Estimated Some College	23.5%	26.4%	25.4%
2024 Estimated Associates Degree Only	6.5%	9.6%	9.0%
2024 Estimated Bachelors Degree Only	19.3%	16.9%	16.0%
2024 Estimated Graduate Degree	6.0%	8.3%	8.4%
Business			
2024 Estimated Total Businesses	522	1,554	3,782
2024 Estimated Total Employees	5,294	13,722	36,632
2024 Estimated Employee Population per Business	10.1	8.8	9.7
2024 Estimated Residential Population per Business	17.5	35.5	33.7

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