



SALON BUILDING AVAILABLE

6310 Ash Avenue, Raytown, Missouri



FOR SALE OR LEASE | CONTACT AGENT FOR DETAILS

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,686	55,757	132,151
Avg. Household Income	\$83,576	\$82,666	\$83,264

- 850 SF house and 800 SF garage on 9,251 SF lot
- Ideal for a salon, dog grooming, general office, or other small business
- Easy access to Raytown Trafficway and 350 Highway
- Located across from multifamily & near Raytown Animal Hospital and USPS
- Close to Raytown High School and neighboring residential properties
- Private parking with additional garage/shed for storage



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

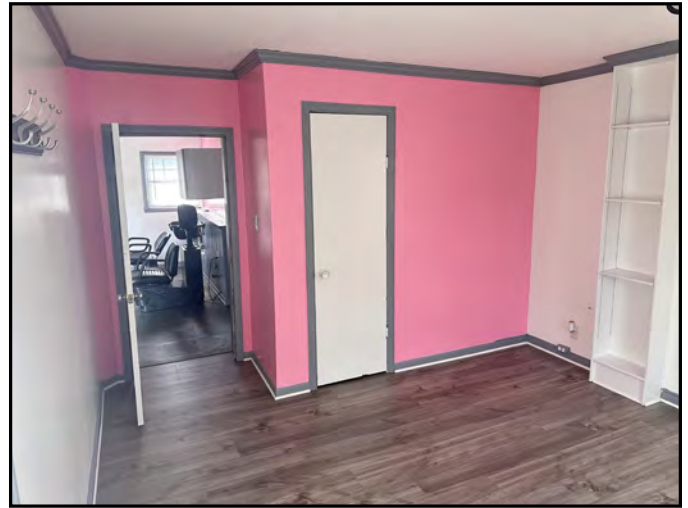
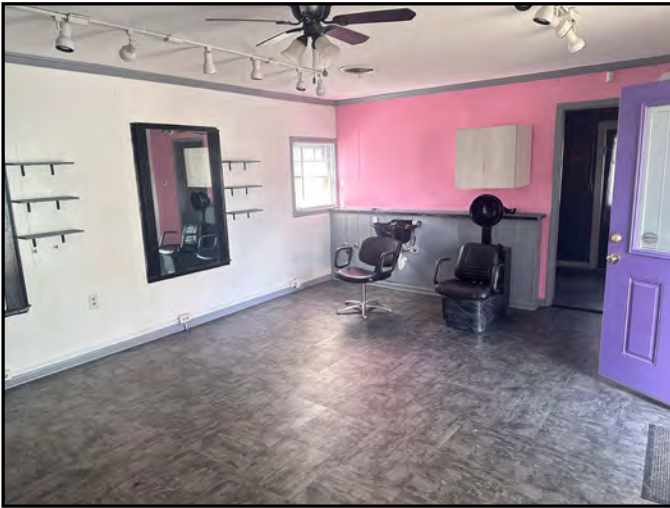
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent

PHOTOS



PHOTOS

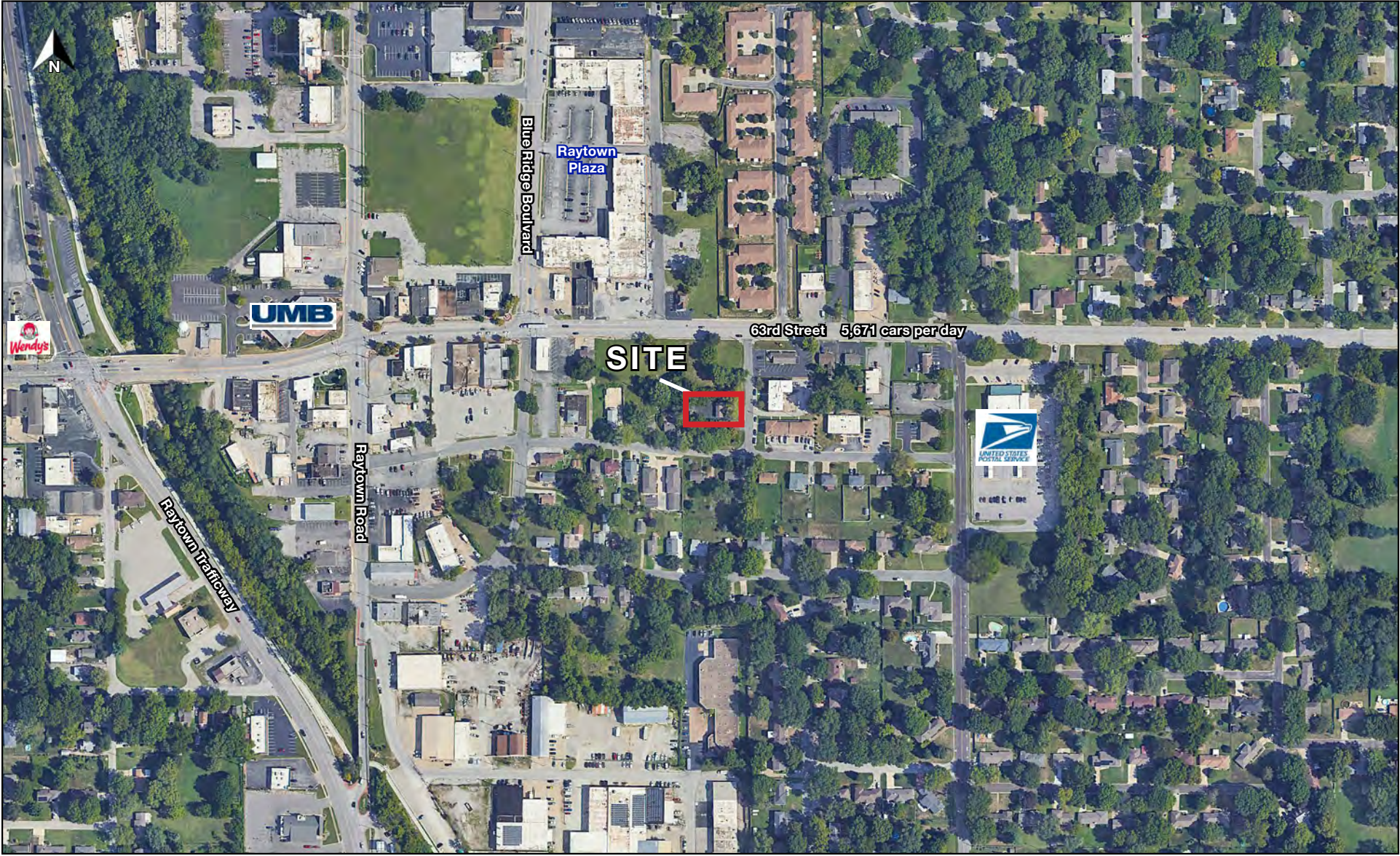




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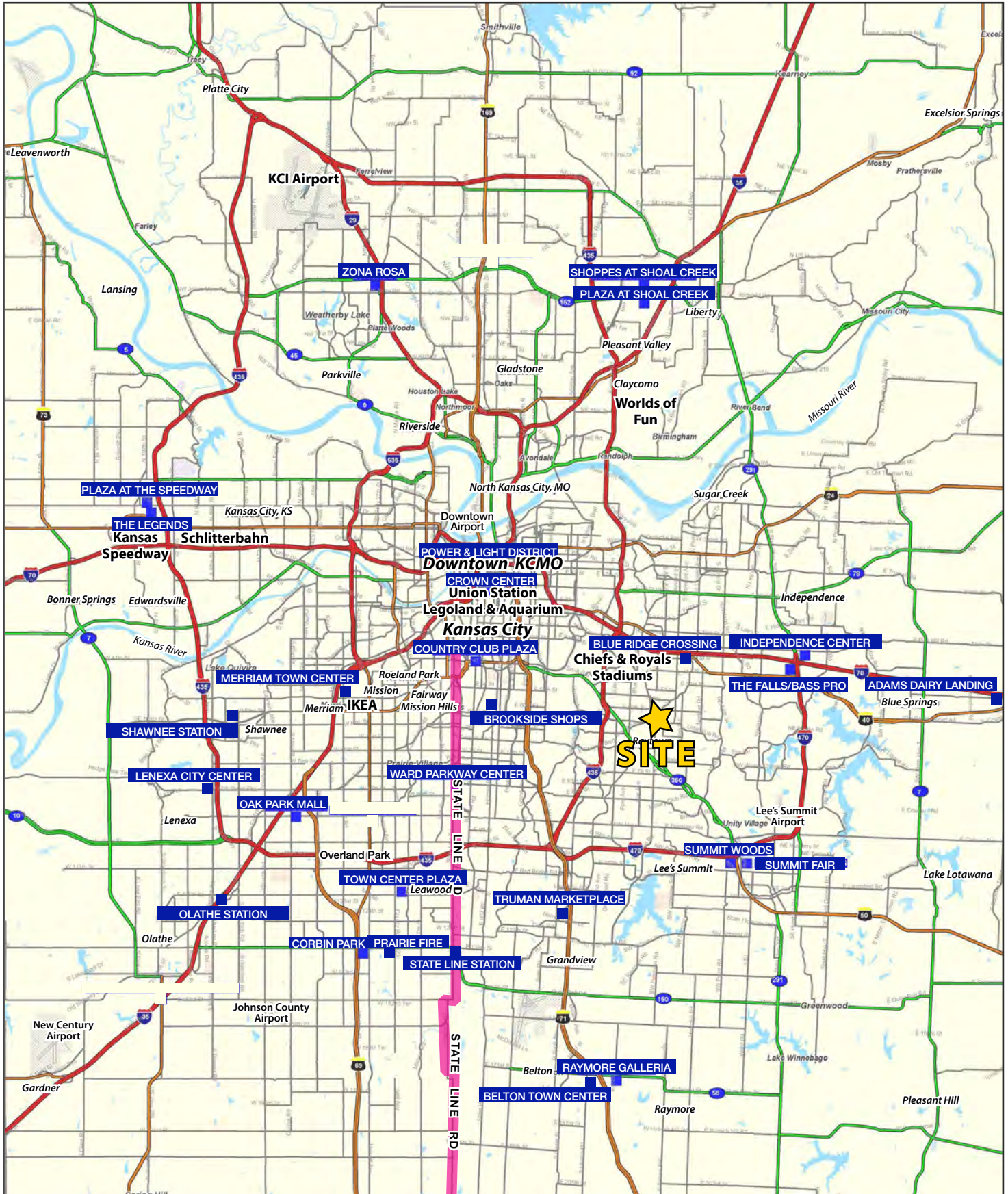
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AERIAL



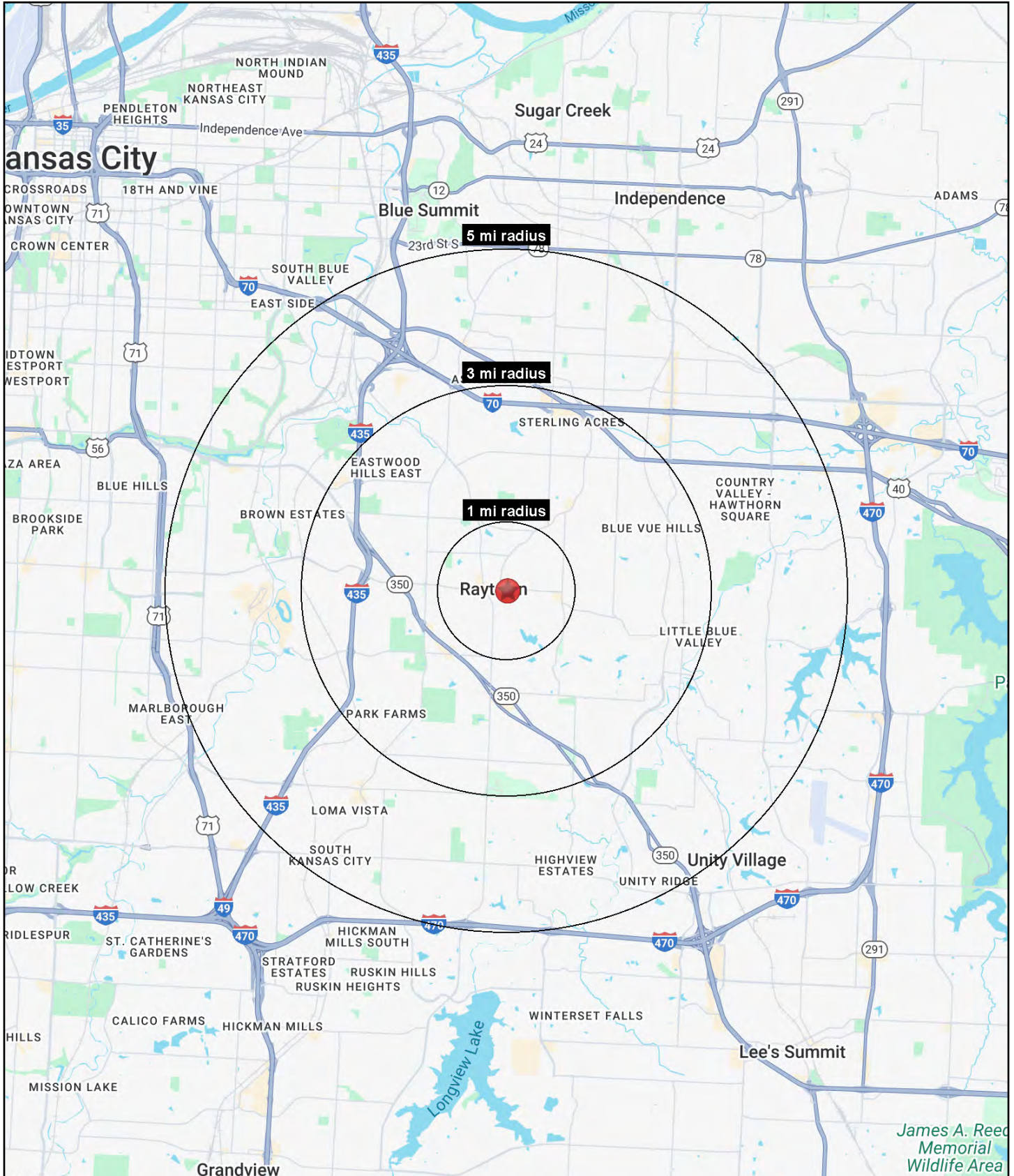
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6310 Ash Avenue Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,686	55,757	132,151
2029 Projected Population	8,521	55,128	129,901
2020 Census Population	8,670	57,028	134,407
2010 Census Population	8,743	55,979	130,297
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	41.4	39.2	39.3
Households			
2024 Estimated Households	3,820	23,721	55,785
2029 Projected Households	3,749	23,503	55,019
2020 Census Households	3,783	24,021	56,377
2010 Census Households	3,742	23,064	53,995
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.2%
Race and Ethnicity			
2024 Estimated White	60.7%	53.3%	52.8%
2024 Estimated Black or African American	28.5%	35.5%	35.1%
2024 Estimated Asian or Pacific Islander	1.2%	1.3%	1.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2024 Estimated Other Races	9.4%	9.5%	10.1%
2024 Estimated Hispanic	8.6%	9.1%	9.8%
Income			
2024 Estimated Average Household Income	\$83,576	\$82,666	\$83,264
2024 Estimated Median Household Income	\$66,869	\$65,880	\$65,830
2024 Estimated Per Capita Income	\$36,822	\$35,227	\$35,208
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.8%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	4.9%	5.6%
2024 Estimated High School Graduate	34.5%	32.4%	32.8%
2024 Estimated Some College	24.5%	26.1%	25.5%
2024 Estimated Associates Degree Only	7.1%	9.7%	9.1%
2024 Estimated Bachelors Degree Only	19.2%	16.8%	16.0%
2024 Estimated Graduate Degree	7.3%	8.4%	9.0%
Business			
2024 Estimated Total Businesses	401	1,757	3,873
2024 Estimated Total Employees	3,783	15,777	37,057
2024 Estimated Employee Population per Business	9.4	9.0	9.6
2024 Estimated Residential Population per Business	21.6	31.7	34.1

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