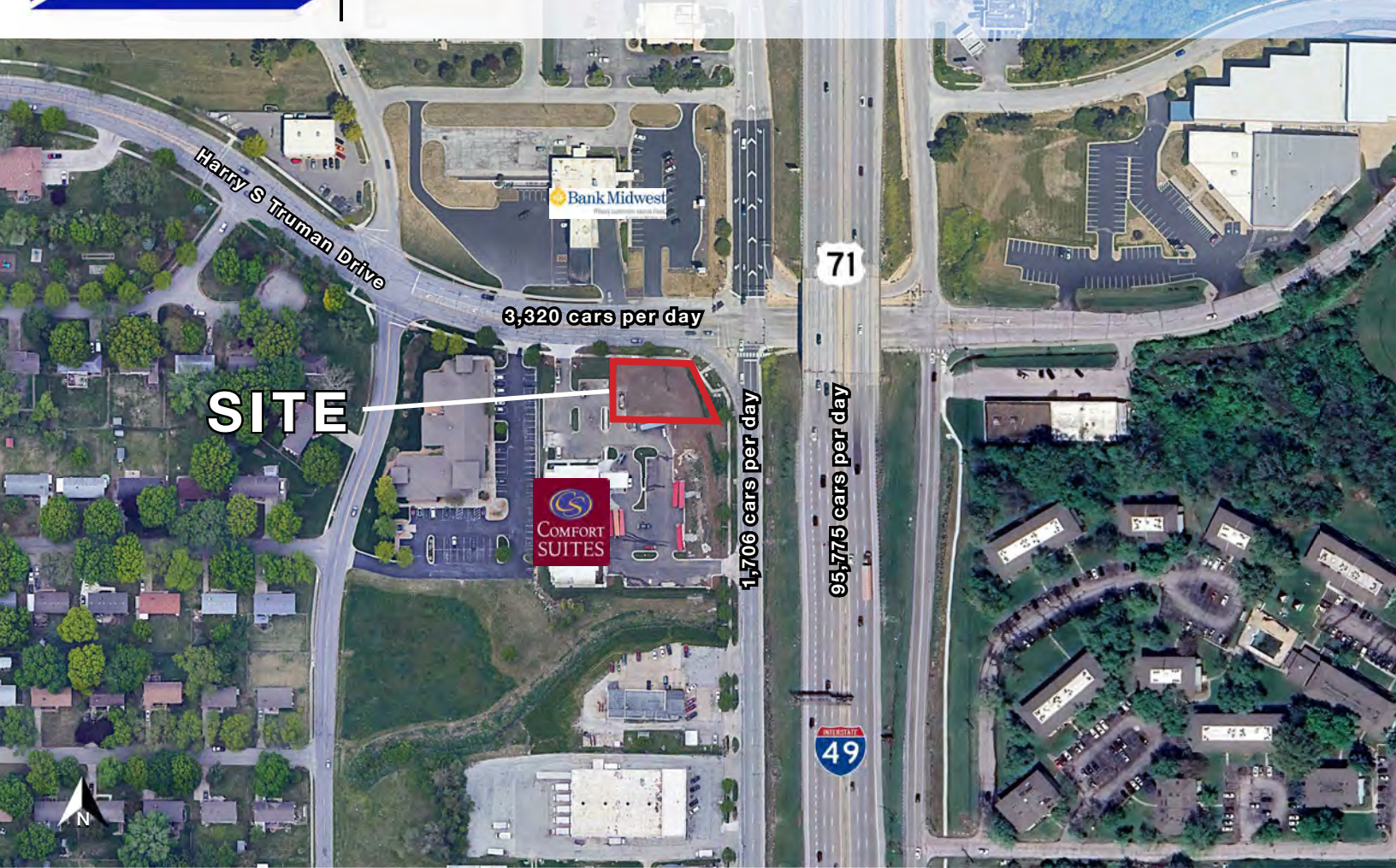


# COMFORT SUITES OUTPARCEL

US 71 Highway & Harry S Truman Drive (SWC) Grandview, MO



## SALE PRICE: \$750,000 | LEASE RATE \$75,000/YEAR

- Excellent highway visibility - the location offers strong ROI potential for retail, dining, office space, or service based enterprises. Traffic counts over 100,000 cars daily.
- Grandview is experiencing a steady rise in property values and new development projects. Part of a revitalized and business-friendly district, with the City of Grandview actively investing in local infrastructure.
- Site is surrounded by a growing hub of restaurants, retail, and services. Adjacent to Truman's Marketplace, a premier shopping center with 3,000,000 annual visits.
- Easy access to I-49/US-71 Highway, providing quick connectivity to Downtown Kansas City (15-20 min), Overland Park, and surrounding suburbs.
- Shared parking agreement with Comfort Suites.



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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PAUL MASSALI | 816.412.7409 | [pmassali@blockandco.com](mailto:pmassali@blockandco.com)

*Exclusive Agents*



## PHOTOS



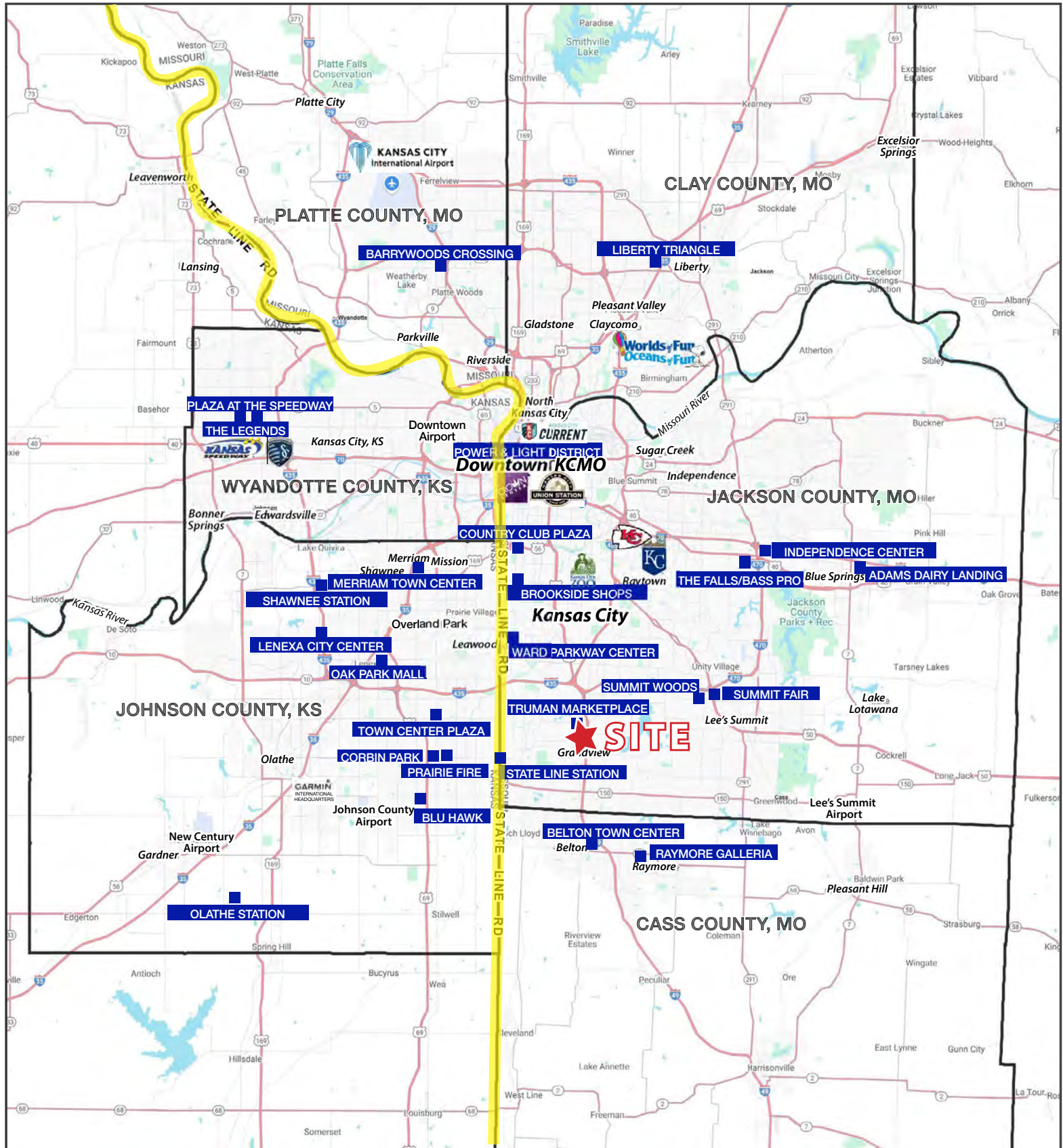


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# COMFORT SUITES OUTPARCEL

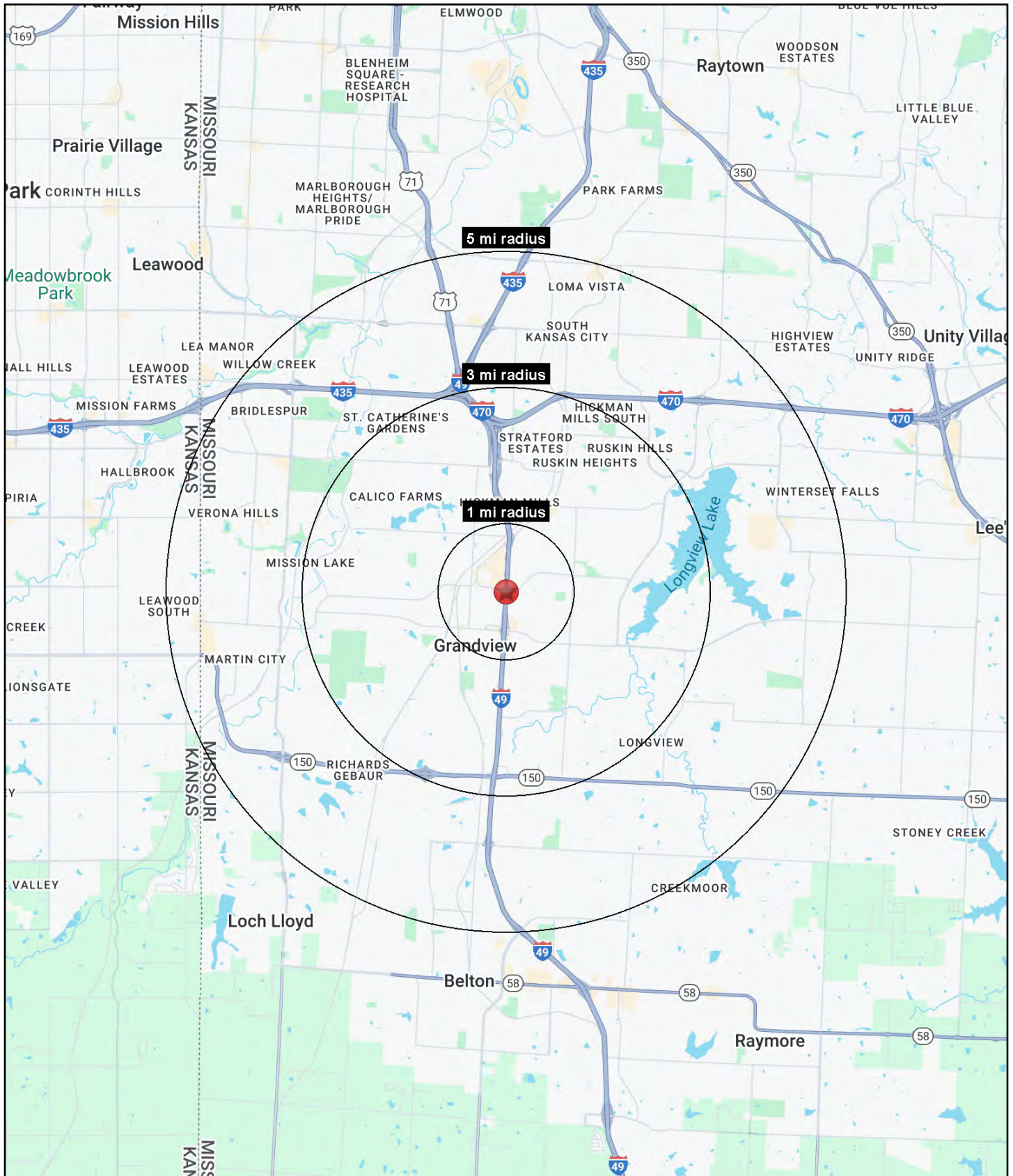
US 71 Highway & Harry S Truman Drive (SWC) Grandview, MO





# COMFORT SUITES OUTPARCEL

US 71 Highway & Harry S Truman Drive (SWC) Grandview, MO





# COMFORT SUITES OUTPARCEL

US 71 Highway & Harry S Truman Drive (SWC) Grandview, MO

US 71 Highway & Harry S Truman Drive Grandview, MO 64030	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	8,598	46,105	104,551
2030 Projected Population	8,490	45,455	104,622
2020 Census Population	8,727	47,652	106,190
2010 Census Population	8,430	45,827	100,794
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.1%	-	0.2%
2025 Median Age	36.8	34.4	36.7
<b>Households</b>			
2025 Estimated Households	3,741	18,723	43,551
2030 Projected Households	3,724	18,614	43,939
2020 Census Households	3,815	18,898	43,189
2010 Census Households	3,576	17,816	40,063
Projected Annual Growth 2025 to 2030	-	-0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	41.1%	43.5%	53.4%
2025 Estimated Black or African American	44.2%	42.5%	34.1%
2025 Estimated Asian or Pacific Islander	1.8%	1.8%	2.3%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.4%
2025 Estimated Other Races	12.5%	11.7%	9.7%
2025 Estimated Hispanic	11.7%	11.3%	9.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$64,587	\$76,481	\$92,144
2025 Estimated Median Household Income	\$52,203	\$60,452	\$72,030
2025 Estimated Per Capita Income	\$28,201	\$31,122	\$38,479
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.9%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.6%	4.5%
2025 Estimated High School Graduate	31.8%	29.6%	26.1%
2025 Estimated Some College	25.1%	25.2%	24.1%
2025 Estimated Associates Degree Only	9.6%	9.1%	7.6%
2025 Estimated Bachelors Degree Only	14.9%	17.7%	22.5%
2025 Estimated Graduate Degree	9.4%	9.0%	12.2%
<b>Business</b>			
2025 Estimated Total Businesses	611	1,649	3,625
2025 Estimated Total Employees	6,367	18,664	42,405
2025 Estimated Employee Population per Business	10.4	11.3	11.7
2025 Estimated Residential Population per Business	14.1	28.0	28.8

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