



# INDUSTRIAL/FLEX/AUTOMOTIVE BUILDING

6320 NW Kelly Drive, Parkville, Missouri



## CALL FOR PRICING | 6,000 SF ON 0.54 ACRE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,996	40,655	92,546
Avg. Household Income	\$178,149	\$145,325	\$129,291

- Industrial flex building for sale, Current use is auto mechanic shop/retail
- 7 bays-of which 2 are drive through (12'-14')
- Energy efficient with solar panels and updated LED lighting.
- 0.54 acres (23,522 sq. ft) Secured Fenced parking lot with 20+ spaces
- Built in 1994, with numerous renovations completed over the years (Metal/Steel frame)
- Full roof replacement in 2021
- 16' Clear height throughout
- Additional mezzanine level for storage, Large front retail/sales area
- Located inside Bell Road Industrial Park; Zoned B-2
- Premises can be easily converted for multi-tenant capability
- Located in fast growing Parkville, MO with easy accessibility to I-29 and 45 Hwy



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*



## DRONE PHOTOS







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## PHOTOS



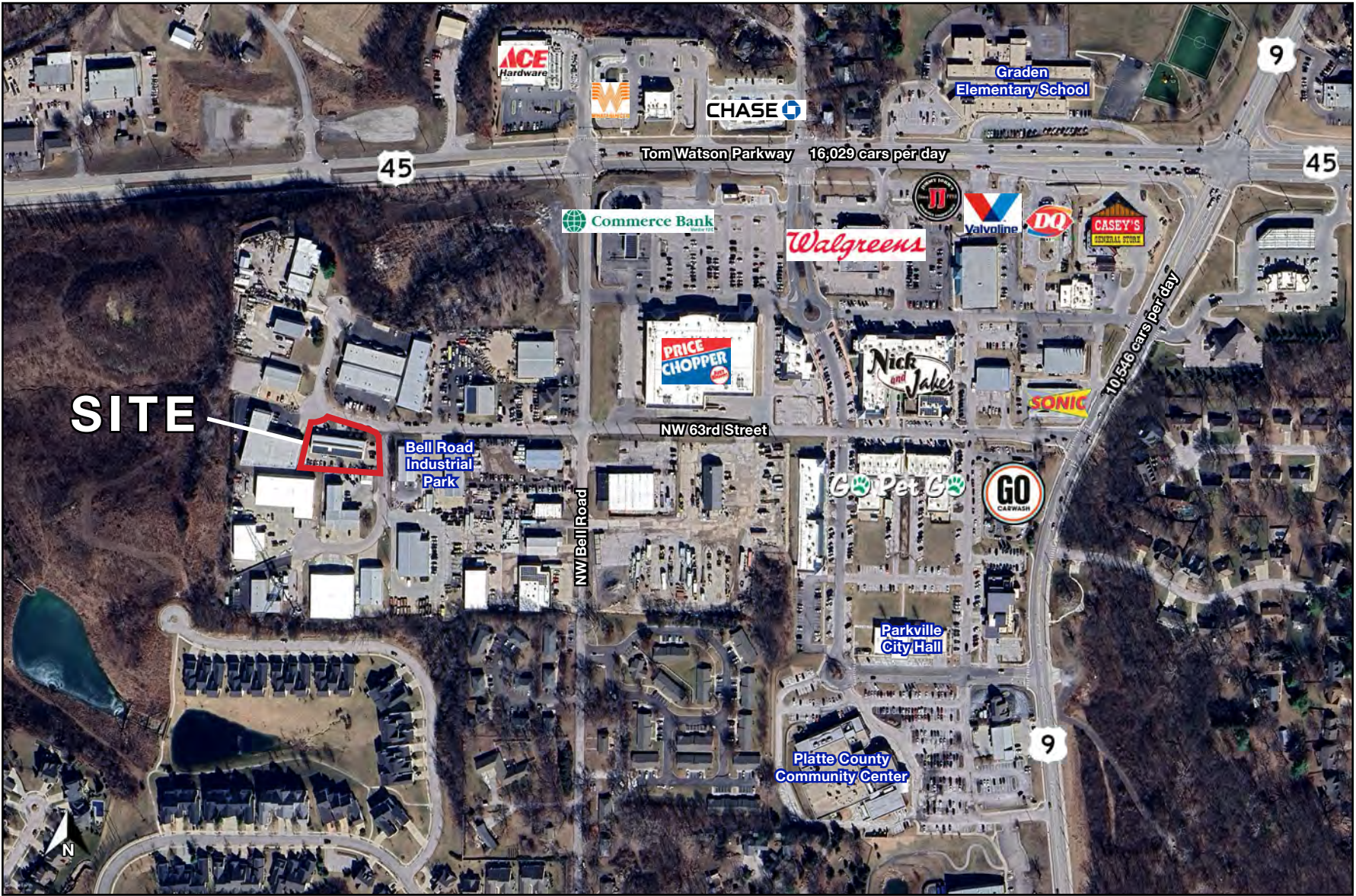




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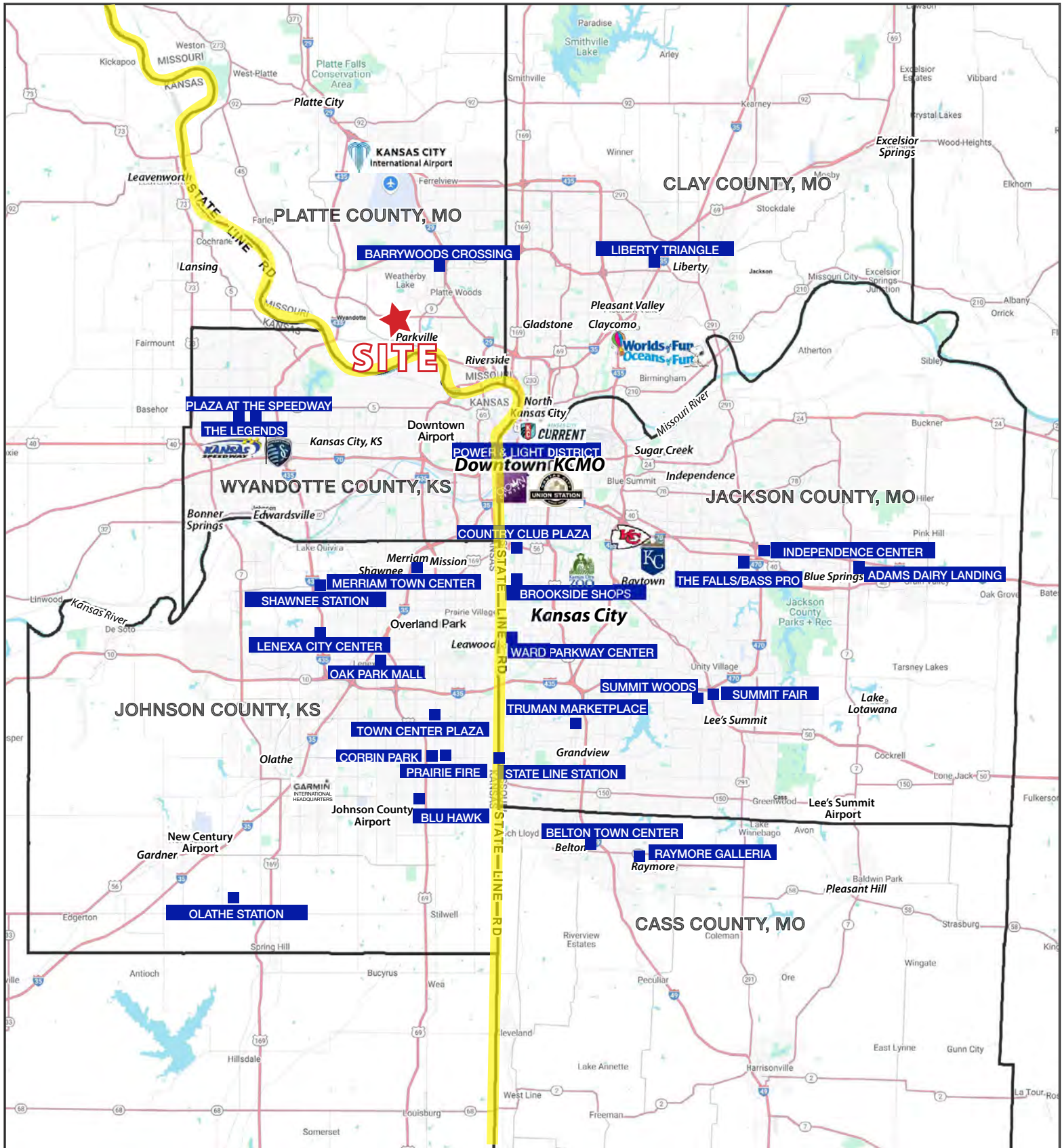
AERIAL





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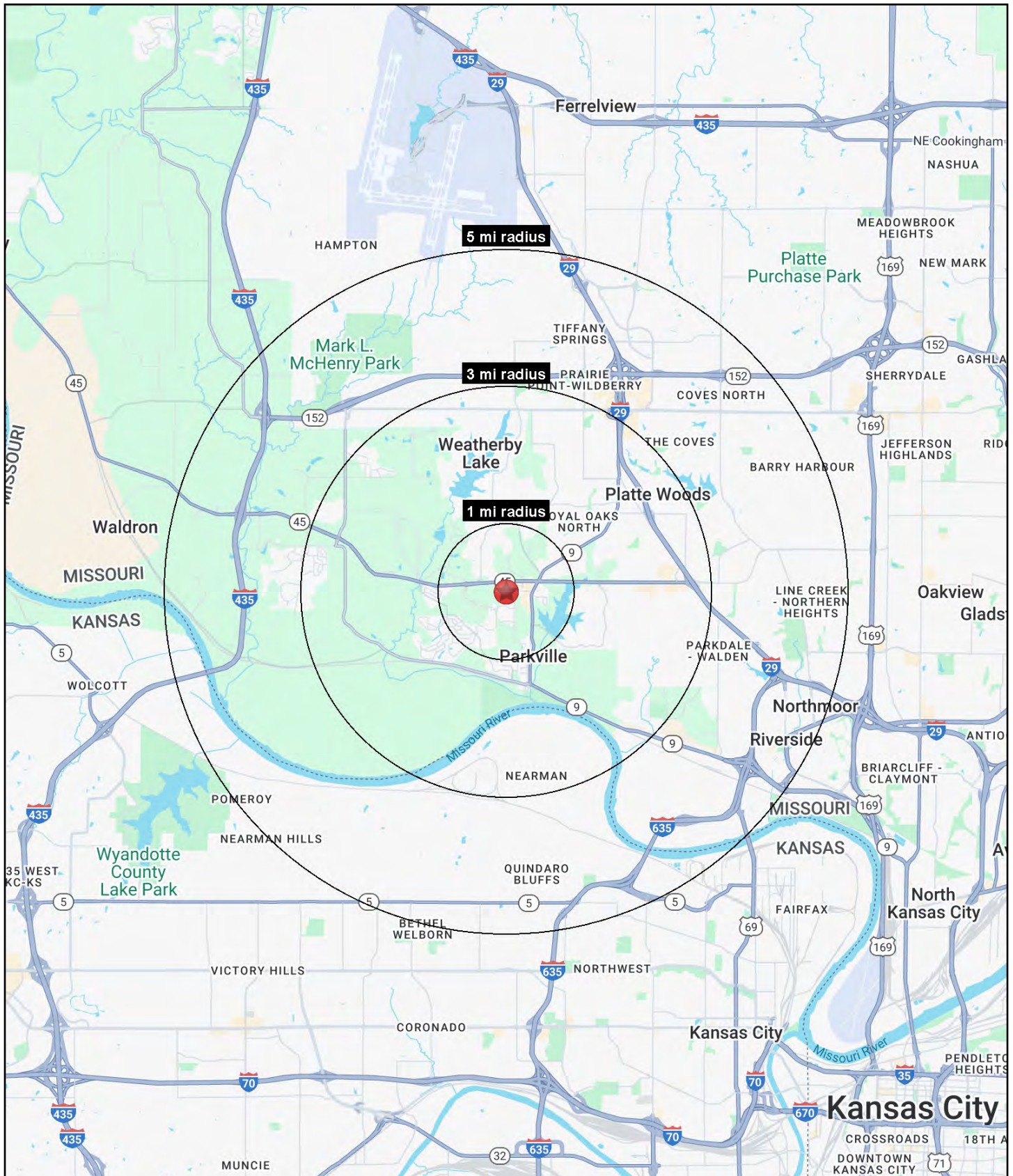
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## 6320 NW Kelly Drive, Parkville, Missouri

6320 NW Kelly Drive Parkville, MO 64152	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	4,996	40,655	92,546
2030 Projected Population	5,028	40,986	93,676
2020 Census Population	4,919	40,697	88,173
2010 Census Population	4,388	35,096	75,807
Projected Annual Growth 2025 to 2030	0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	1.1%	1.5%
2025 Median Age	40.4	38.8	37.4
<b>Households</b>			
2025 Estimated Households	2,029	16,296	37,839
2030 Projected Households	2,095	16,814	39,216
2020 Census Households	1,928	15,556	35,008
2010 Census Households	1,782	13,787	30,598
Projected Annual Growth 2025 to 2030	0.6%	0.6%	0.7%
Historical Annual Growth 2010 to 2025	0.9%	1.2%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	84.5%	79.9%	73.1%
2025 Estimated Black or African American	6.9%	8.7%	12.7%
2025 Estimated Asian or Pacific Islander	2.1%	3.4%	4.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	6.2%	7.7%	9.6%
2025 Estimated Hispanic	5.4%	7.4%	10.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$178,149	\$145,325	\$129,291
2025 Estimated Median Household Income	\$103,199	\$110,012	\$101,327
2025 Estimated Per Capita Income	\$72,449	\$58,343	\$52,949
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	2.1%	2.8%
2025 Estimated High School Graduate	14.2%	18.6%	20.8%
2025 Estimated Some College	16.3%	21.2%	21.7%
2025 Estimated Associates Degree Only	9.2%	7.9%	8.6%
2025 Estimated Bachelors Degree Only	35.6%	29.2%	26.8%
2025 Estimated Graduate Degree	21.0%	20.0%	17.3%
<b>Business</b>			
2025 Estimated Total Businesses	166	1,228	2,894
2025 Estimated Total Employees	1,252	11,773	30,773
2025 Estimated Employee Population per Business	7.5	9.6	10.6
2025 Estimated Residential Population per Business	30.0	33.1	32.0

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