



C-3 COMMERCIAL BUILDING FOR SALE

10725 E. Truman Road Independence, Missouri



SALE PRICE: \$295,000 | 2,070 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,162	58,997	153,086
Avg. Household Income	\$60,846	\$71,690	\$71,482

- New roof in 2025
- Parking lot partially resurfaced in 2025
- Two grade level overhead doors
- Partially fenced lot
- C-3 zoning



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

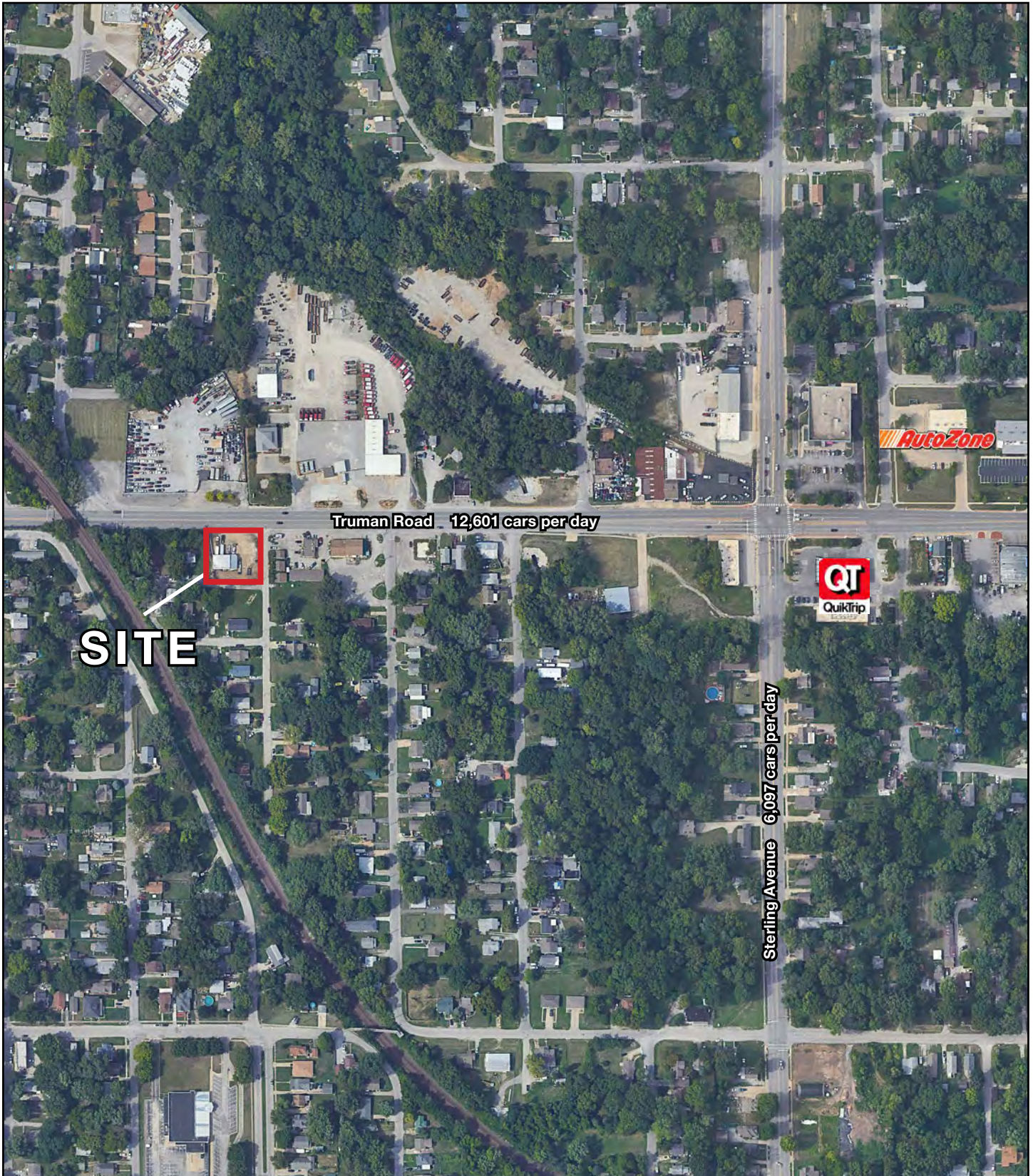
GRANT SUMMERS | 816.412.7303 | gsummers@blockandco.com

Exclusive Agent

DRONE PHOTOS

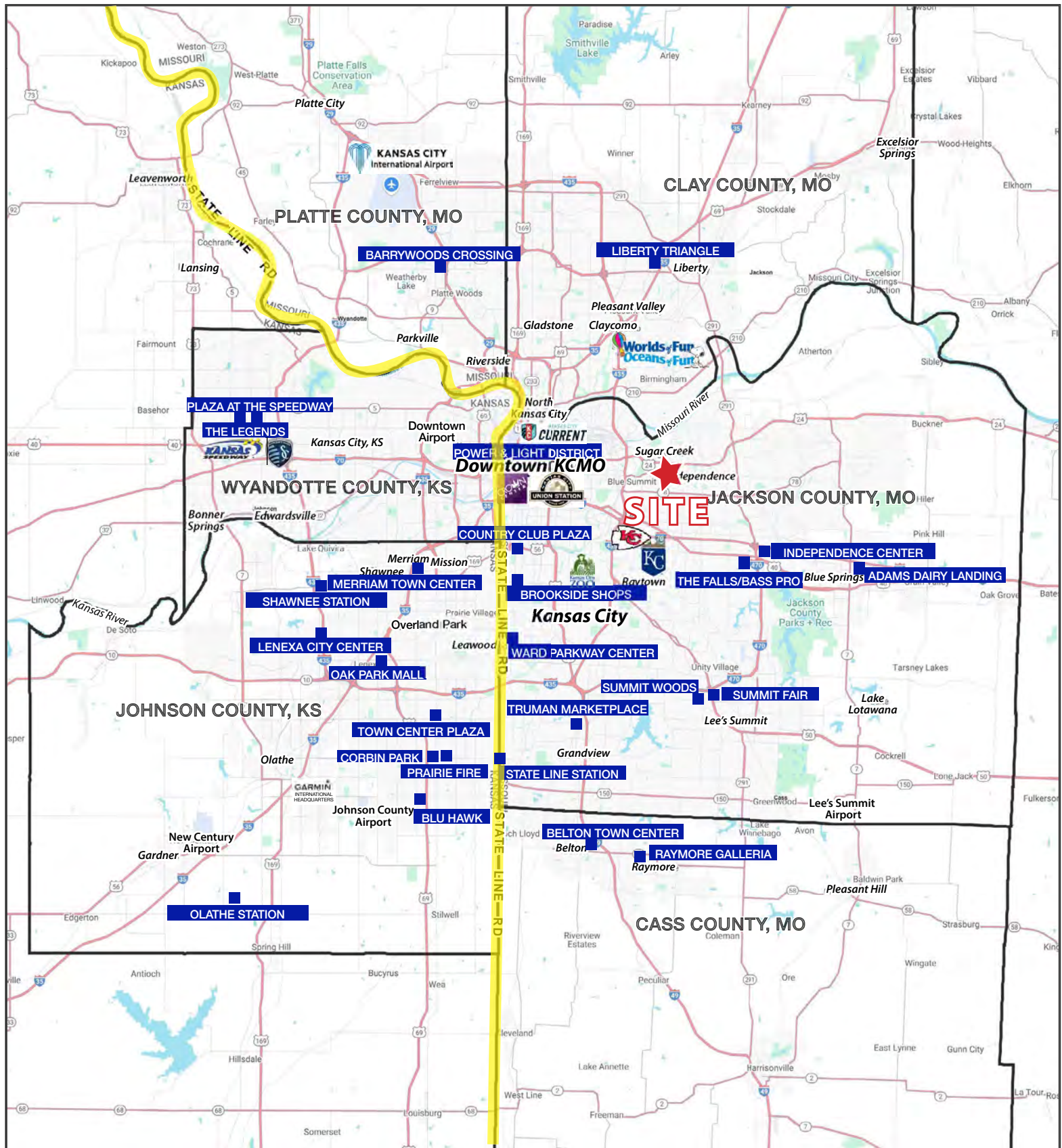


AERIAL



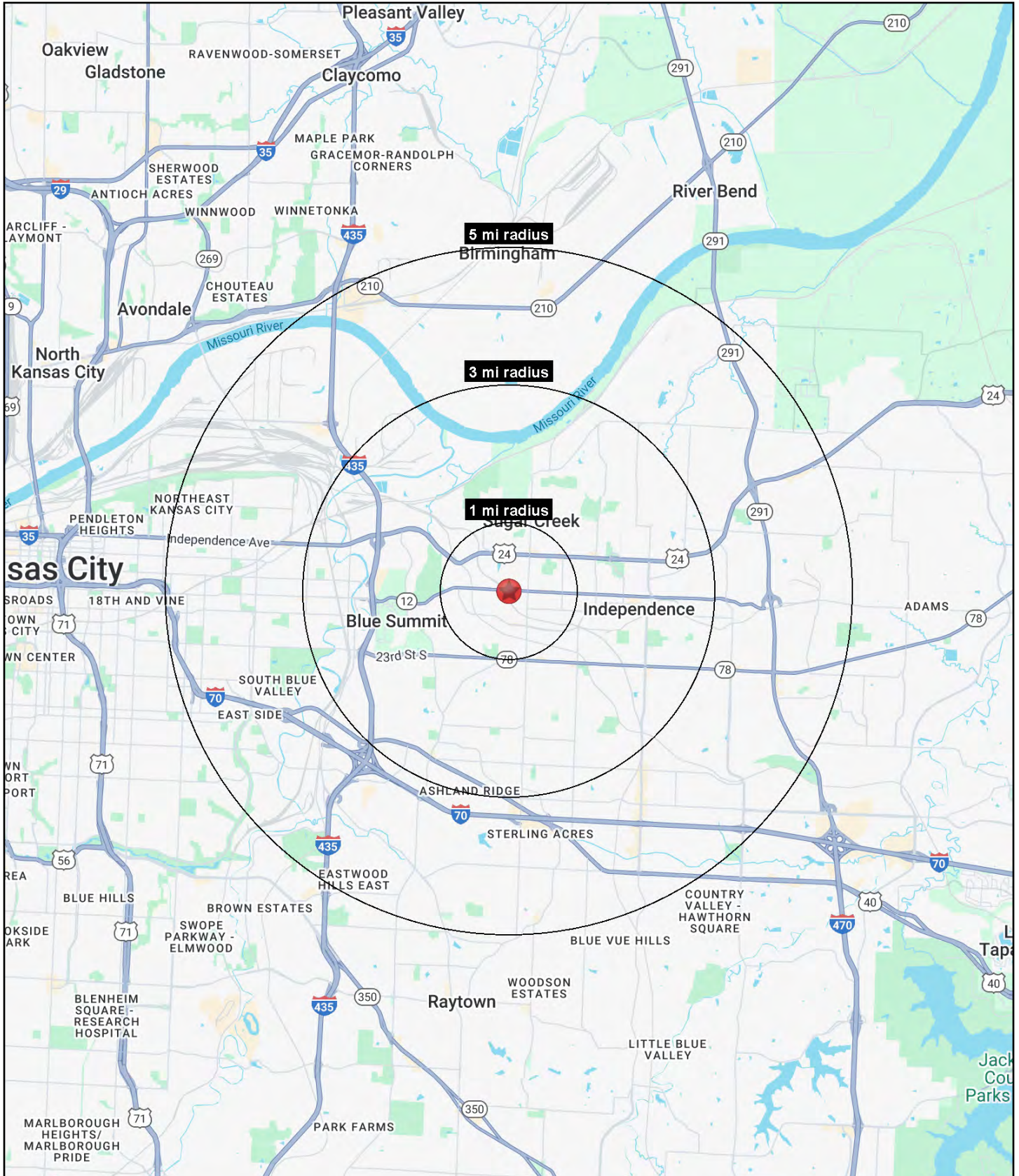
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10725 E. Truman Road Independence, MO 64052	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,162	58,997	153,086
2030 Projected Population	12,959	58,405	150,850
2020 Census Population	12,390	58,413	151,573
2010 Census Population	12,230	57,472	149,361
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.2%
2025 Median Age	37.6	37.6	36.5
Households			
2025 Estimated Households	5,436	24,565	61,494
2030 Projected Households	5,384	24,567	61,156
2020 Census Households	5,264	24,299	60,857
2010 Census Households	5,205	23,984	59,554
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	70.2%	70.2%	58.4%
2025 Estimated Black or African American	10.9%	10.8%	18.0%
2025 Estimated Asian or Pacific Islander	1.2%	1.4%	2.6%
2025 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2025 Estimated Other Races	17.0%	16.9%	20.3%
2025 Estimated Hispanic	17.5%	17.7%	21.9%
Income			
2025 Estimated Average Household Income	\$60,846	\$71,690	\$71,482
2025 Estimated Median Household Income	\$49,256	\$54,168	\$54,626
2025 Estimated Per Capita Income	\$25,380	\$29,989	\$28,811
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.7%	4.9%	5.3%
2025 Estimated Some High School (Grade Level 9 to 11)	11.1%	9.0%	8.5%
2025 Estimated High School Graduate	37.5%	36.3%	36.5%
2025 Estimated Some College	24.4%	24.8%	22.8%
2025 Estimated Associates Degree Only	4.8%	7.2%	8.6%
2025 Estimated Bachelors Degree Only	11.0%	11.5%	11.8%
2025 Estimated Graduate Degree	5.5%	6.2%	6.5%
Business			
2025 Estimated Total Businesses	276	1,723	4,802
2025 Estimated Total Employees	1,928	14,012	52,376
2025 Estimated Employee Population per Business	7.0	8.1	10.9
2025 Estimated Residential Population per Business	47.7	34.2	31.9

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