



MULTI-TENANT OFFICE/RETAIL PROPERTY

5600 Raytown Road, Raytown, Missouri



SALE PRICE: \$450,000 | 3,160 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,858	87,585	217,237
Avg. Household Income	\$93,725	\$121,998	\$138,850

- Separately metered with three front and three rear entry points
- Previously occupied by owner/user (single tenant)
- Five Minutes from the Arrowhead & Kauffman Stadiums
- Secure, gated outdoor storage
- Twenty designated parking spaces
- Convenient access to I-70, I-435, & 350 Highway
- Major interior renovation in 2024



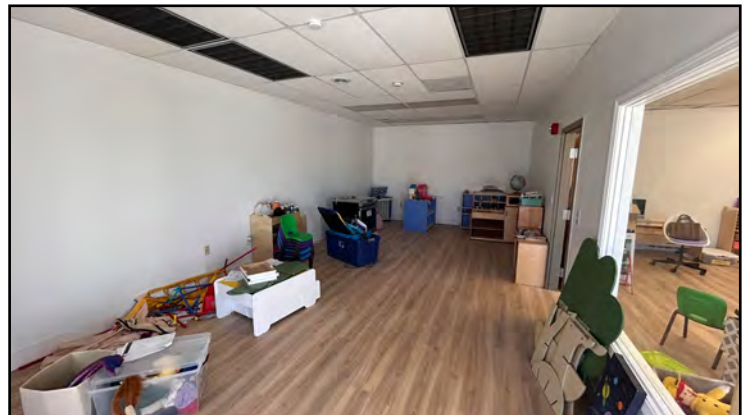
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

Exclusive Agent

PHOTOS

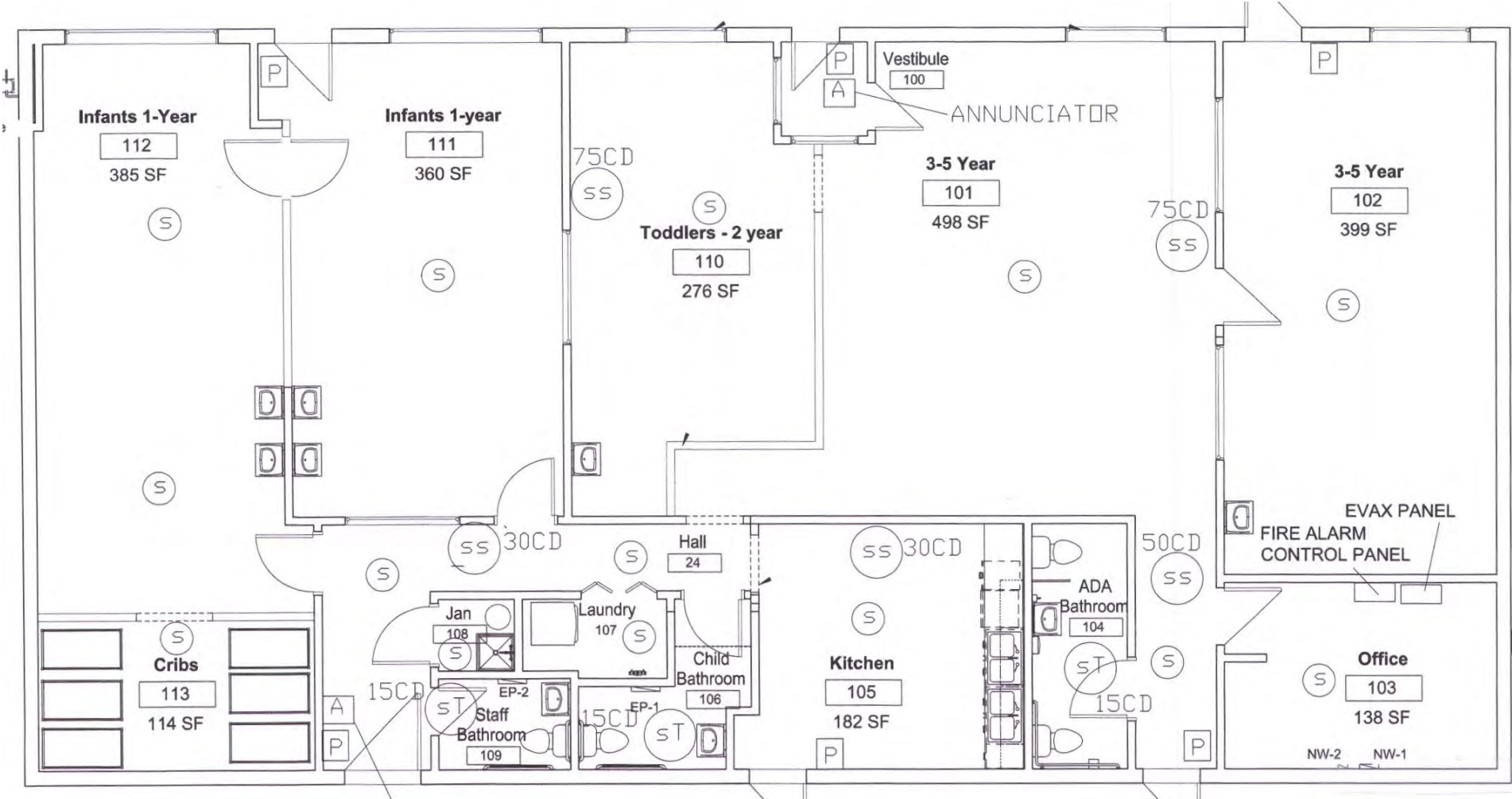




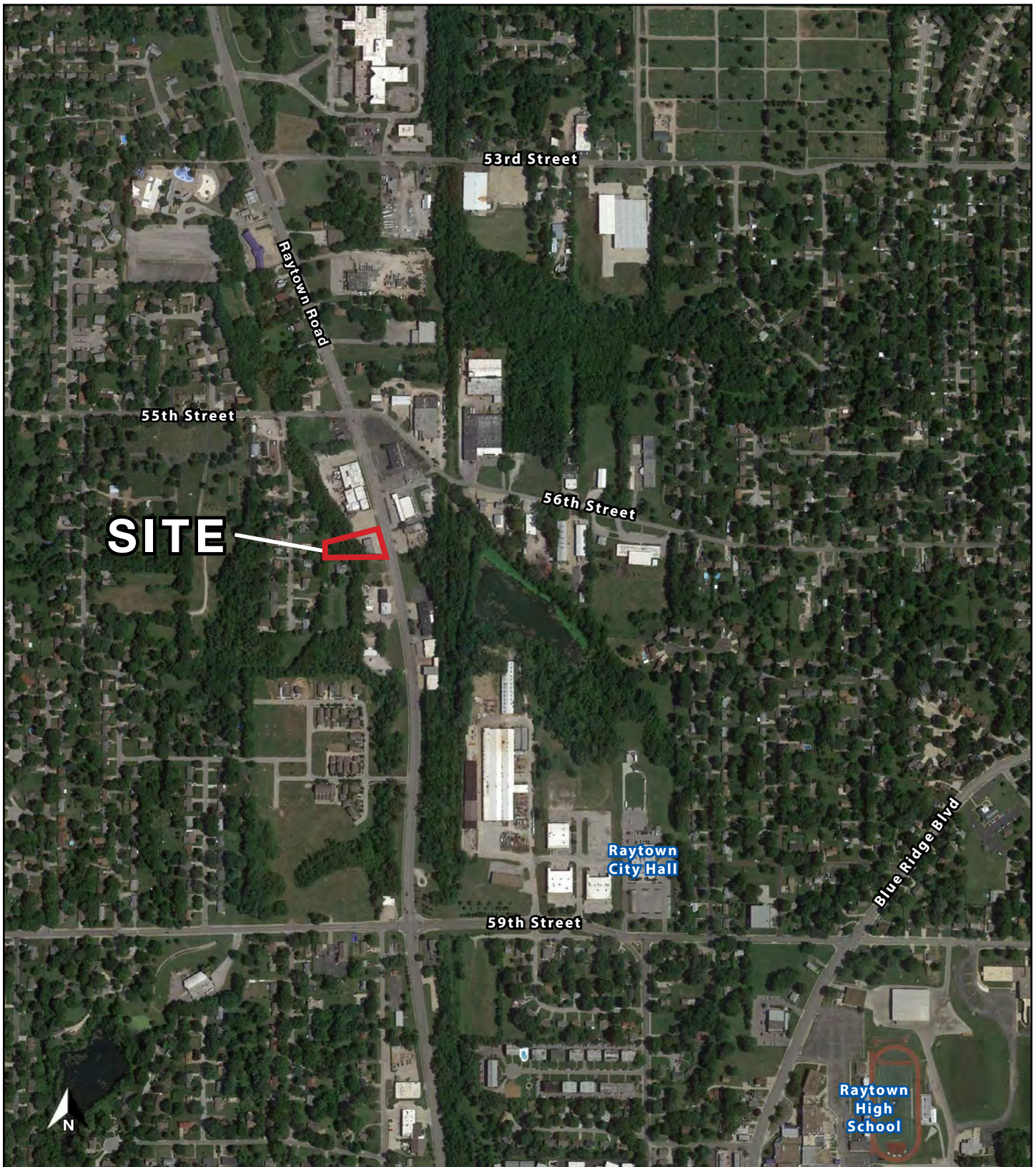
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FLOOR PLAN

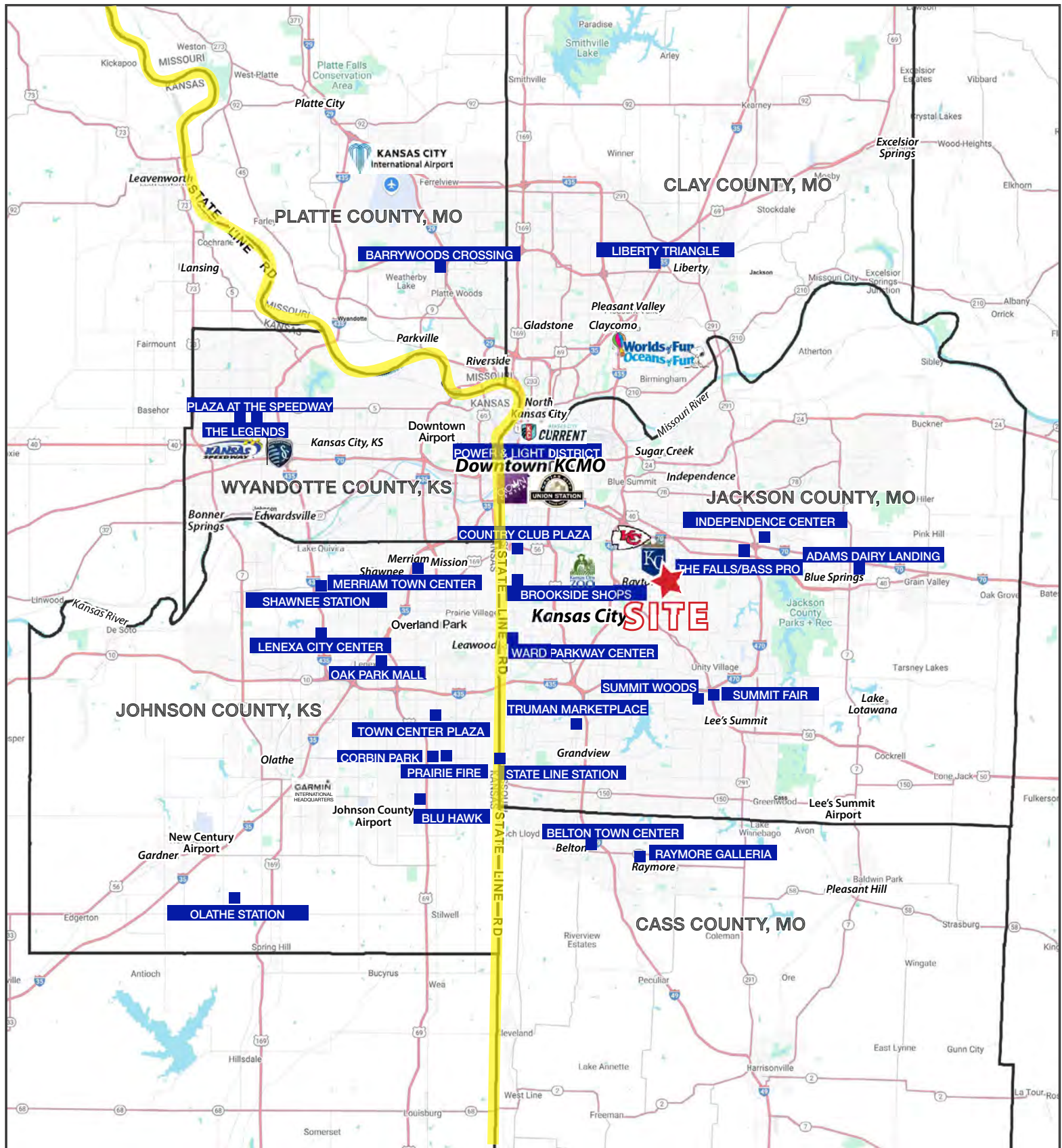


AERIAL



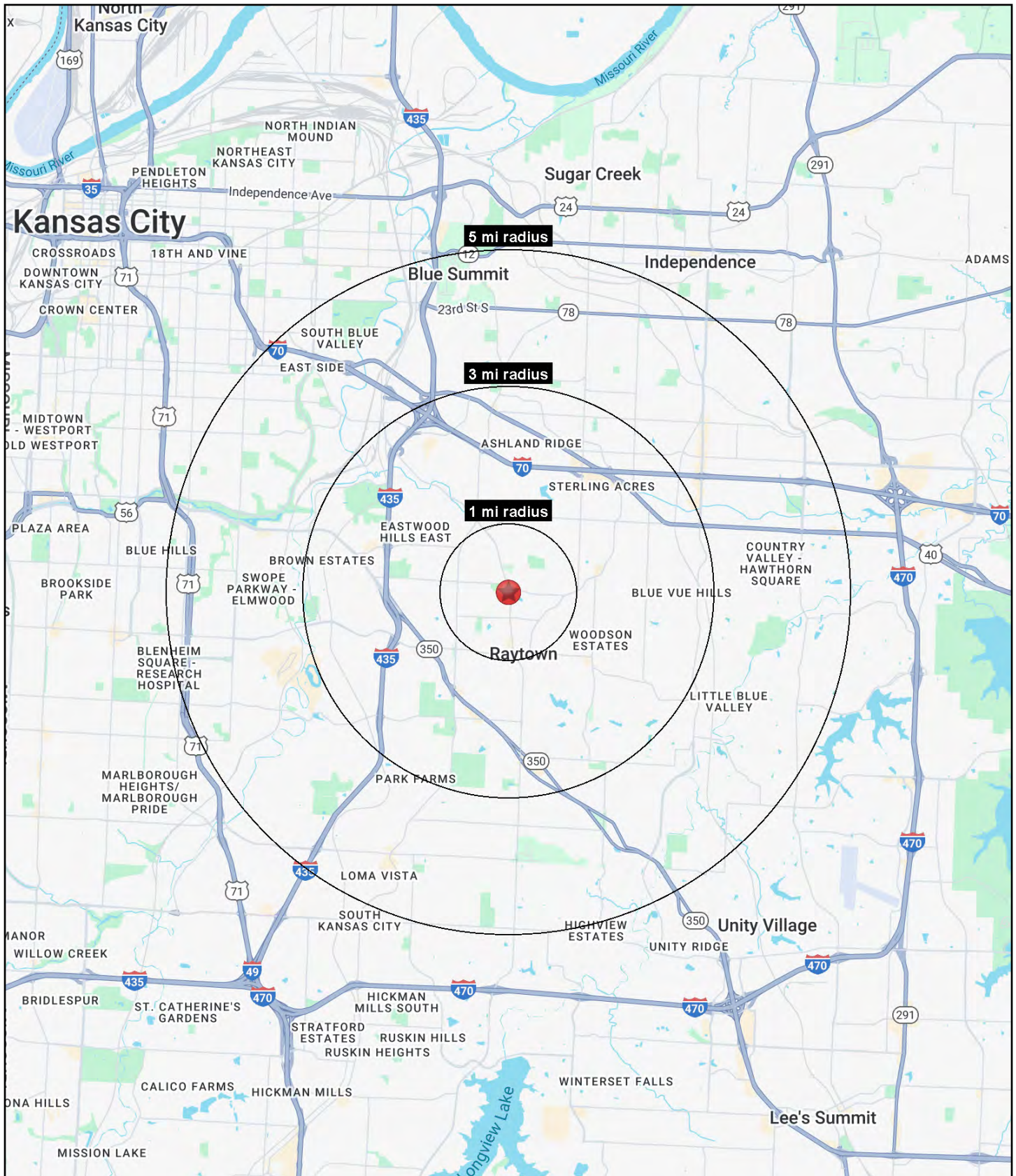
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5600 Raytown Road Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,579	54,293	151,111
2030 Projected Population	8,492	54,014	149,855
2020 Census Population	8,891	54,701	150,605
2010 Census Population	8,685	53,626	147,652
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	0.2%
2025 Median Age	39.7	39.3	38.7
Households			
2025 Estimated Households	3,712	23,052	63,716
2030 Projected Households	3,696	23,100	63,655
2020 Census Households	3,702	23,330	63,454
2010 Census Households	3,493	22,463	61,479
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	55.1%	55.4%	49.8%
2025 Estimated Black or African American	33.2%	32.4%	37.2%
2025 Estimated Asian or Pacific Islander	1.0%	1.4%	1.3%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2025 Estimated Other Races	10.2%	10.4%	11.2%
2025 Estimated Hispanic	10.0%	10.3%	11.0%
Income			
2025 Estimated Average Household Income	\$85,729	\$83,204	\$78,589
2025 Estimated Median Household Income	\$69,246	\$65,418	\$60,974
2025 Estimated Per Capita Income	\$37,188	\$35,409	\$33,227
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.2%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.0%	6.4%
2025 Estimated High School Graduate	35.2%	34.4%	35.4%
2025 Estimated Some College	26.9%	25.0%	25.4%
2025 Estimated Associates Degree Only	6.8%	10.0%	8.8%
2025 Estimated Bachelors Degree Only	15.1%	15.1%	13.7%
2025 Estimated Graduate Degree	7.2%	8.2%	7.5%
Business			
2025 Estimated Total Businesses	345	1,788	4,321
2025 Estimated Total Employees	3,175	16,554	39,804
2025 Estimated Employee Population per Business	9.2	9.3	9.2
2025 Estimated Residential Population per Business	24.9	30.4	35.0

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