



CASS COUNTY RETAIL BUILDING

71 State Route F, Garden City, Missouri



SALE PRICE: \$650,000 | LEASE RATE: \$10/SF NNN

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|-----------|
| Estimated Population | 1,694 | 2,316 | 3,150 |
| Avg. Household Income | \$80,704 | \$91,886 | \$102,669 |

- 10,640 SF building
- Built in 2022
- 34 parking spaces
- Open floor plan
- Flexible CB zoning
- Retail, Restaurant, Bar, or Event space
- 18' clear height



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LISTING INFORMATION](#)

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BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent



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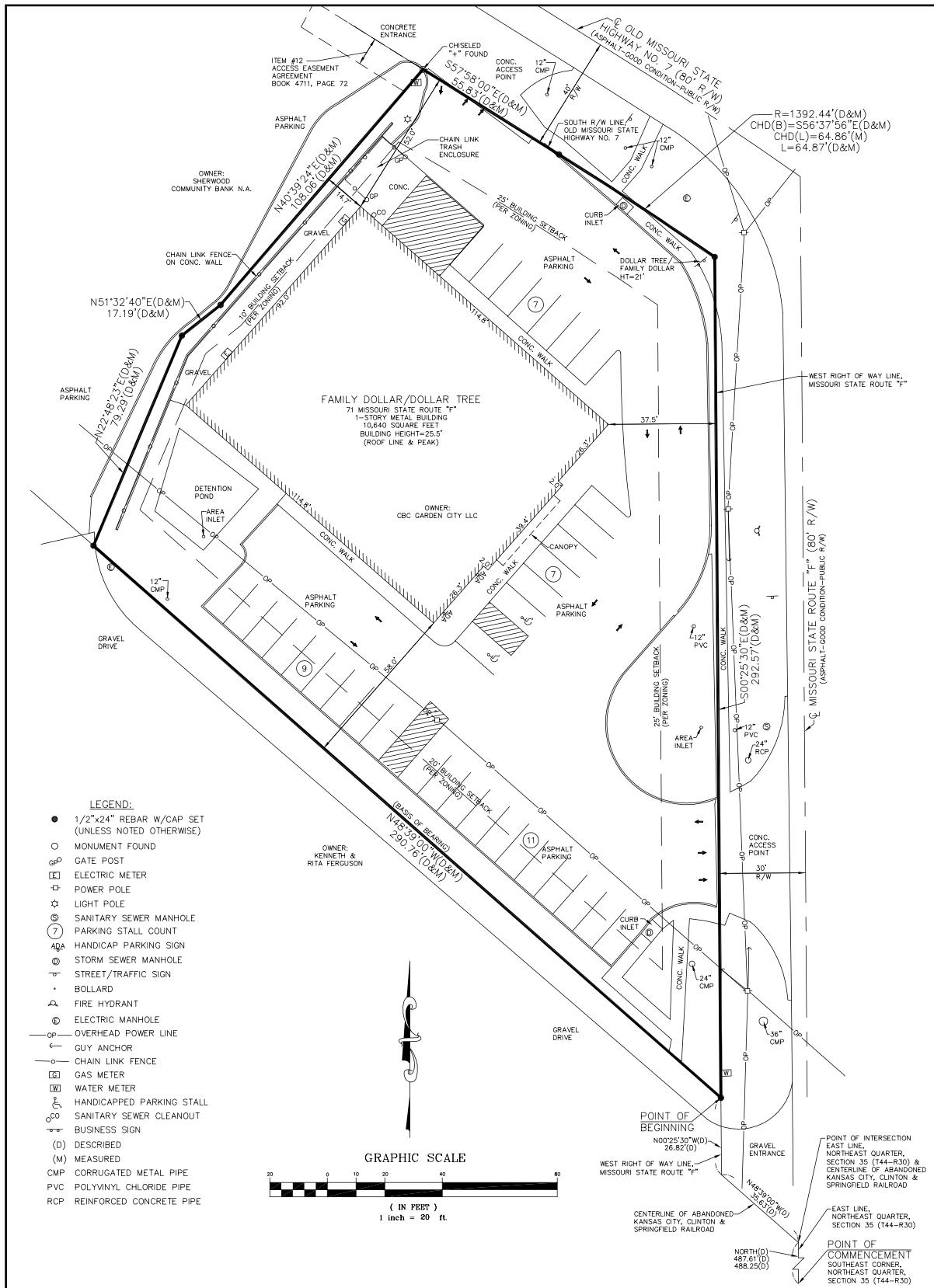
PHOTOS



CASS COUNTY RETAIL BUILDING

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SURVEY



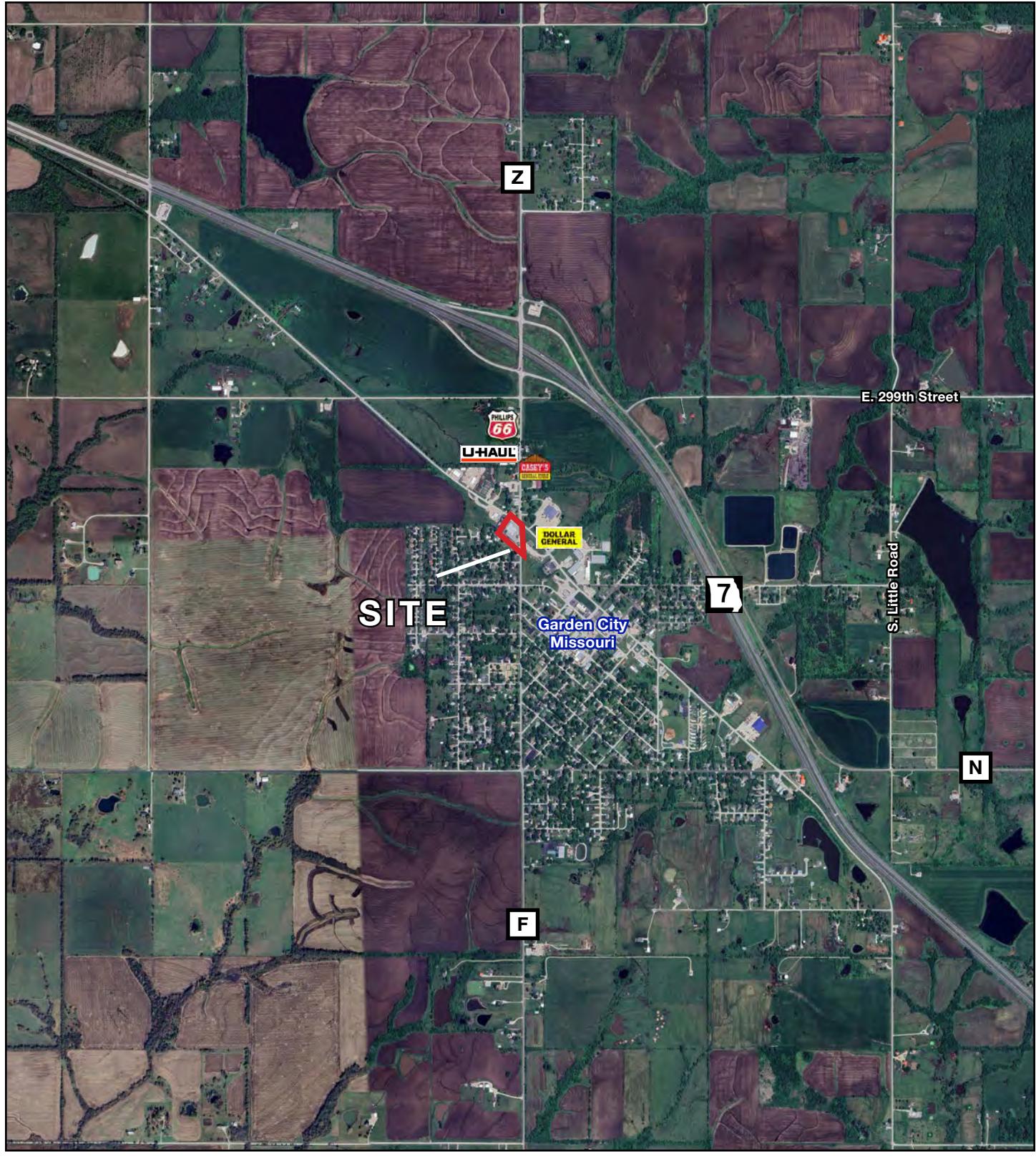


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AERIAL

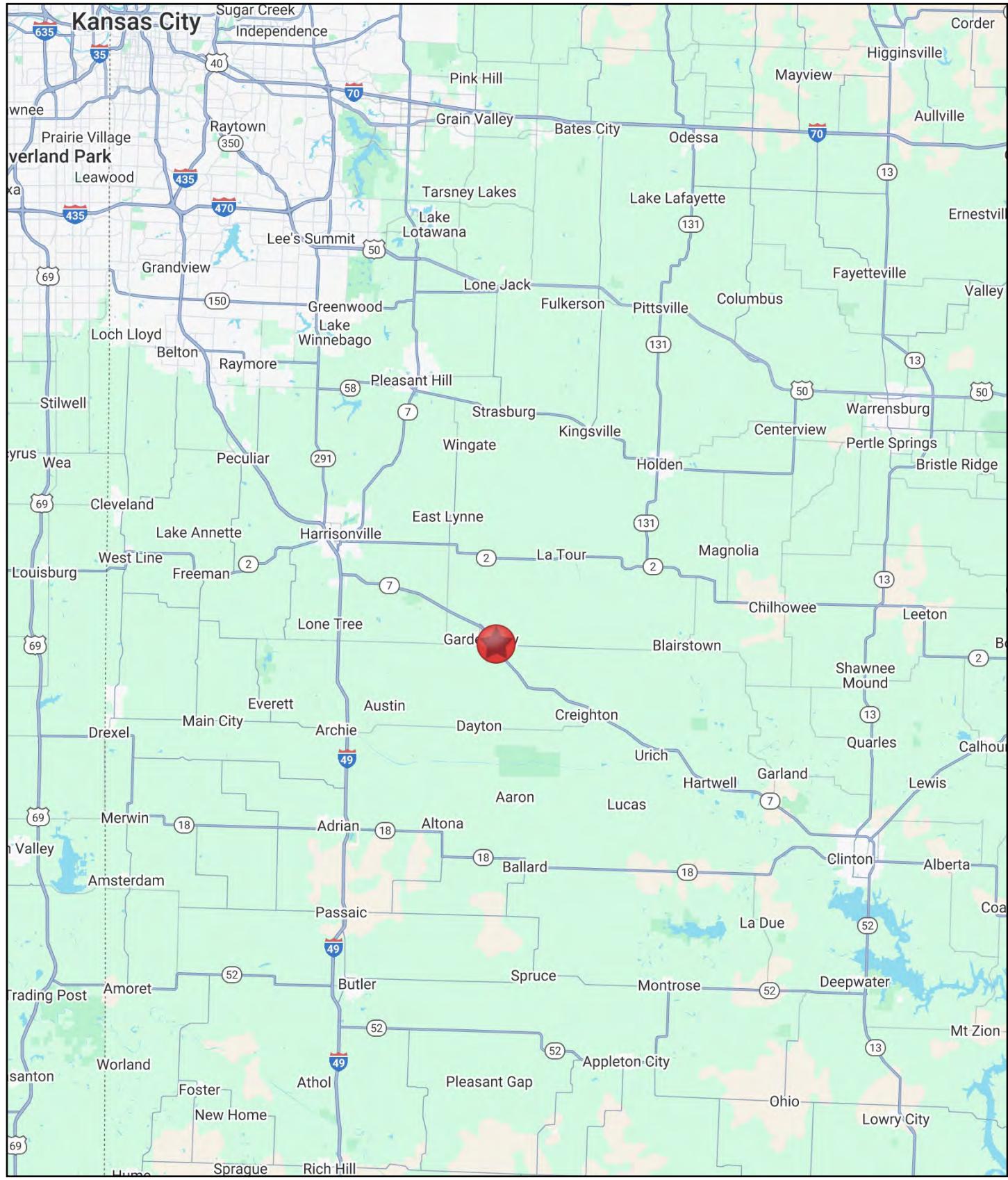


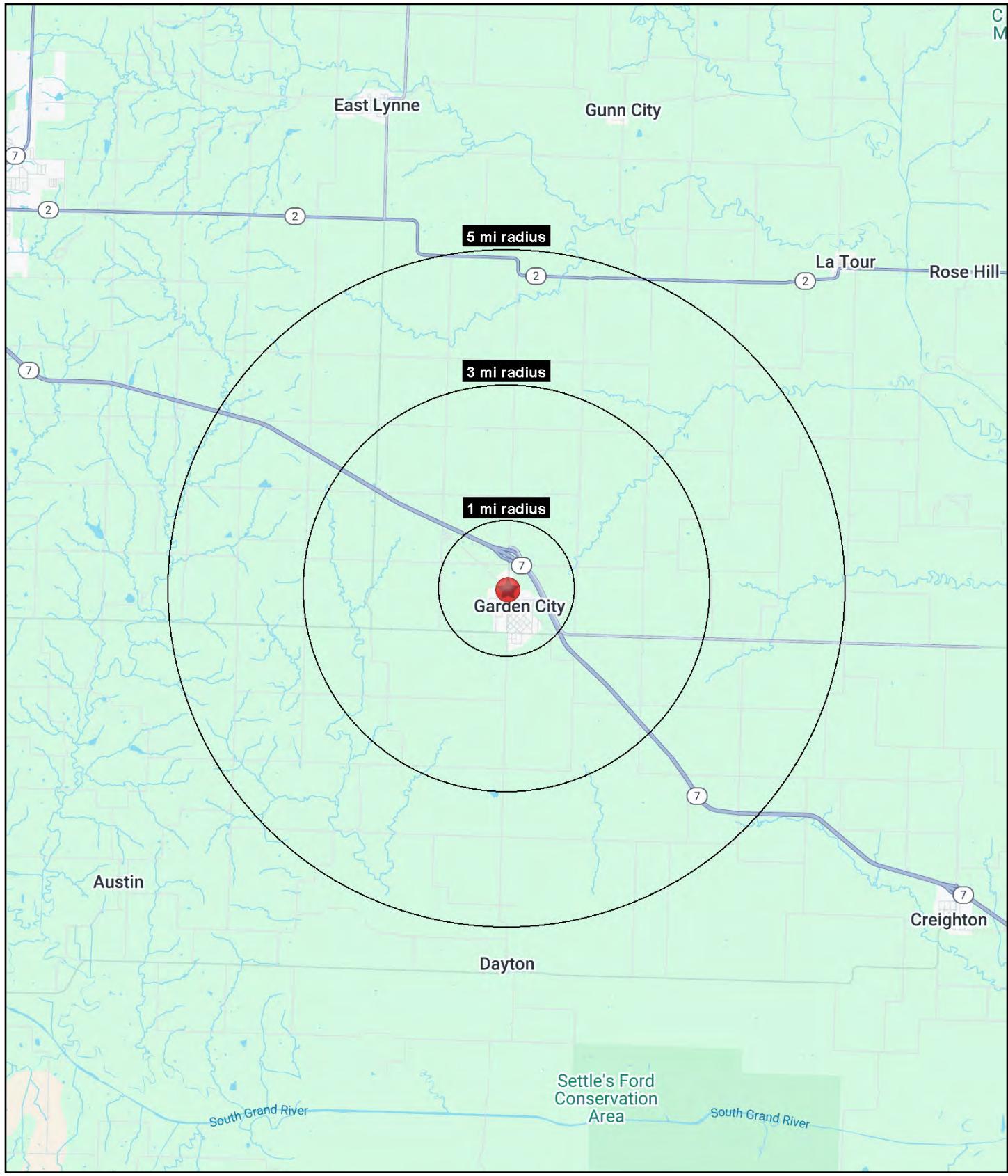
AERIAL



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| 71 State Route F Garden City, MO 64747 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 1,694 | 2,316 | 3,150 |
| 2030 Projected Population | 1,797 | 2,464 | 3,360 |
| 2020 Census Population | 1,625 | 2,245 | 3,135 |
| 2010 Census Population | 1,664 | 2,283 | 3,170 |
| Projected Annual Growth 2025 to 2030 | 1.2% | 1.3% | 1.3% |
| Historical Annual Growth 2010 to 2025 | 0.1% | - | - |
| 2025 Median Age | 38.4 | 39.9 | 41.2 |
| Households | | | |
| 2025 Estimated Households | 683 | 932 | 1,265 |
| 2030 Projected Households | 733 | 1,000 | 1,360 |
| 2020 Census Households | 644 | 878 | 1,211 |
| 2010 Census Households | 663 | 894 | 1,224 |
| Projected Annual Growth 2025 to 2030 | 1.4% | 1.5% | 1.5% |
| Historical Annual Growth 2010 to 2025 | 0.2% | 0.3% | 0.2% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 93.8% | 93.9% | 94.0% |
| 2025 Estimated Black or African American | 0.9% | 1.1% | 1.2% |
| 2025 Estimated Asian or Pacific Islander | 0.2% | 0.2% | 0.3% |
| 2025 Estimated American Indian or Native Alaskan | 0.3% | 0.3% | 0.3% |
| 2025 Estimated Other Races | 4.8% | 4.5% | 4.3% |
| 2025 Estimated Hispanic | 4.3% | 3.9% | 3.5% |
| Income | | | |
| 2025 Estimated Average Household Income | \$80,704 | \$91,886 | \$102,669 |
| 2025 Estimated Median Household Income | \$68,327 | \$78,366 | \$87,596 |
| 2025 Estimated Per Capita Income | \$32,565 | \$36,953 | \$41,246 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 0.4% | 0.5% | 0.5% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 6.1% | 5.7% | 5.2% |
| 2025 Estimated High School Graduate | 49.9% | 47.9% | 46.8% |
| 2025 Estimated Some College | 27.6% | 25.9% | 24.2% |
| 2025 Estimated Associates Degree Only | 6.3% | 7.8% | 8.9% |
| 2025 Estimated Bachelors Degree Only | 7.7% | 8.4% | 8.9% |
| 2025 Estimated Graduate Degree | 2.0% | 3.9% | 5.5% |
| Business | | | |
| 2025 Estimated Total Businesses | 32 | 35 | 48 |
| 2025 Estimated Total Employees | 206 | 226 | 278 |
| 2025 Estimated Employee Population per Business | 6.4 | 6.4 | 5.8 |
| 2025 Estimated Residential Population per Business | 52.6 | 65.4 | 65.2 |

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