



SALE PRICE: \$7,000,000 | CAP RATE: 6.408%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,170	42,410	66,512
Avg. Household Income	\$77,962	\$97,892	\$100,694

- Class A 26,427 sq ft shopping center
- Located in front of Target, Home Depot, and Kohl's
- Hottest retail area in south Kansas City, Missouri
- Tenants include Rally House, Famous Footwear, Maurices, Jersey Mike's, GNC, Sports Clips, Vapor Maven, and Vintage Stock

For More Information Contact:

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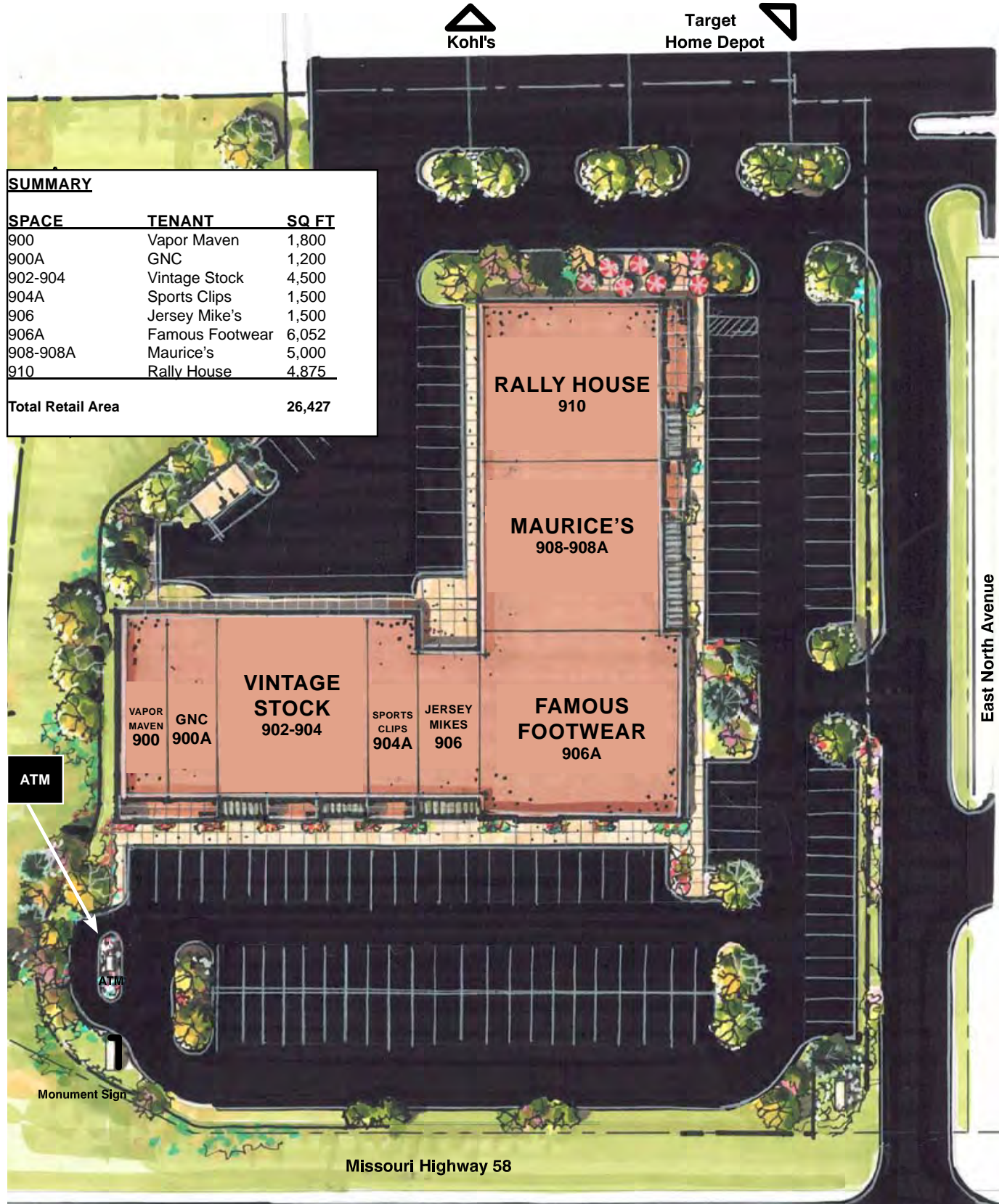
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agents



CLICK HERE TO VIEW MORE LISTING INFORMATION

SITE PLAN



SUMMARY

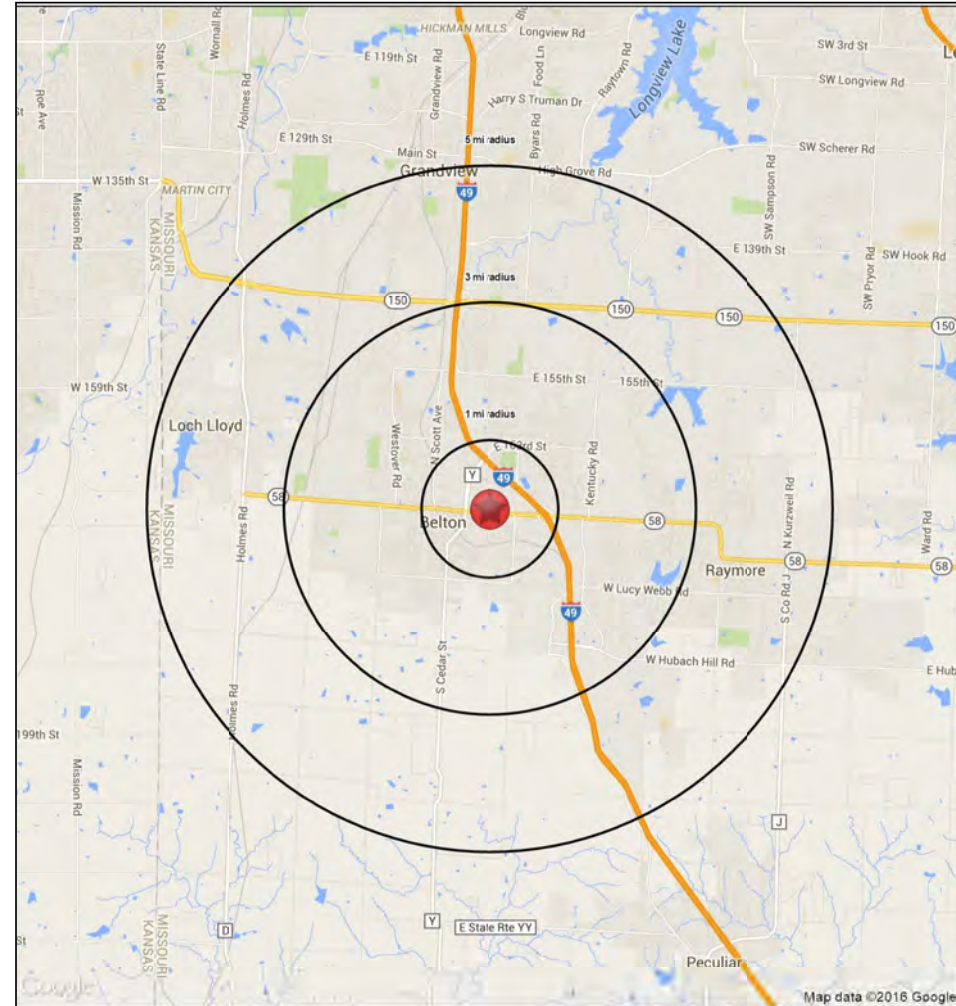
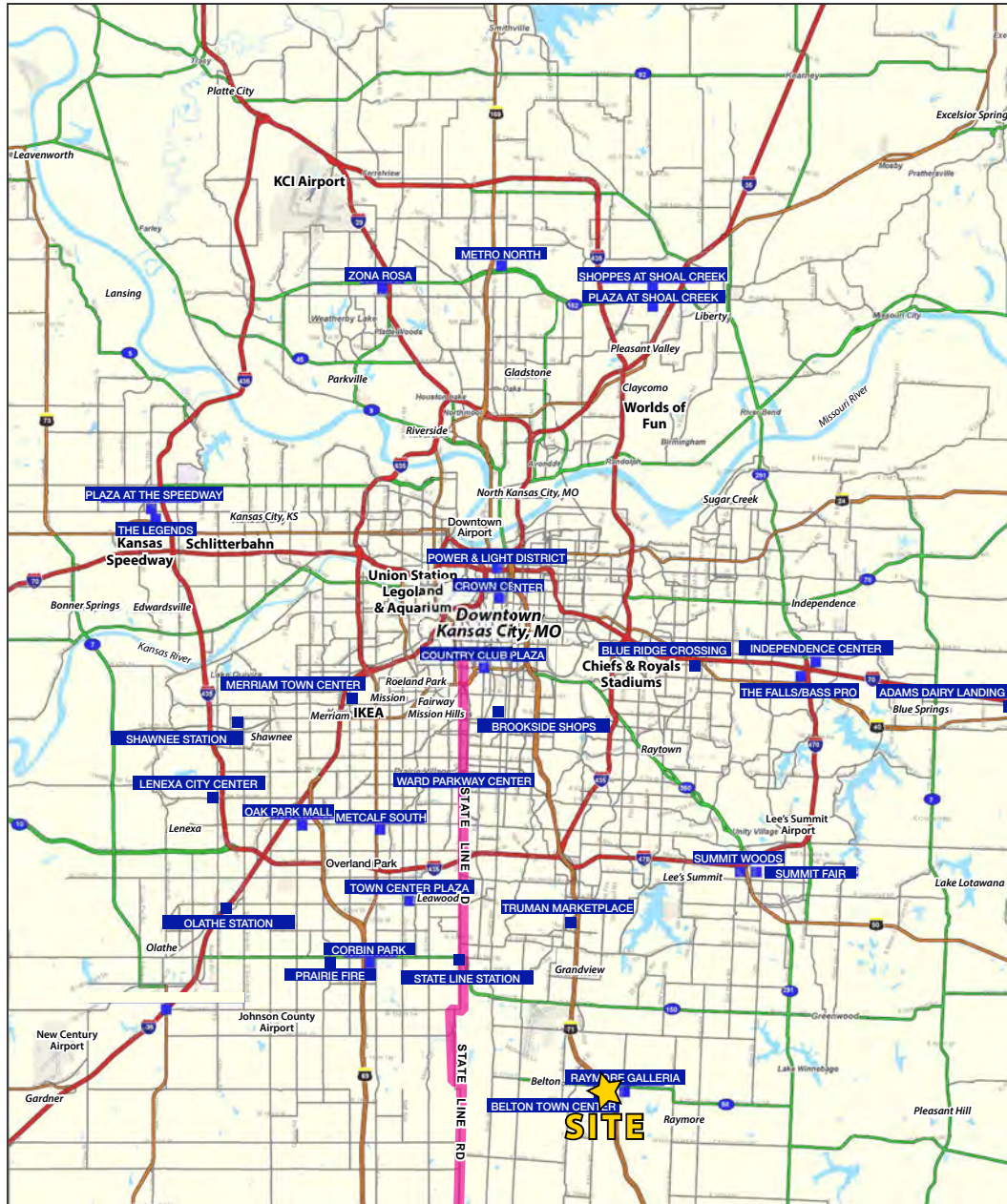
SPACE	TENANT	SQ FT
900	Vapor Maven	1,800
900A	GNC	1,200
902-904	Vintage Stock	4,500
904A	Sports Clips	1,500
906	Jersey Mike's	1,500
906A	Famous Footwear	6,052
908-908A	Maurice's	5,000
910	Rally House	4,875
Total Retail Area		26,427



BELTON TOWN CENTER

900-910 E. North Ave., Belton, MO

INVESTMENT
PROPERTY
FOR SALE





BELTON TOWN CENTER

900-910 E. North Ave., Belton, MO

INVESTMENT
PROPERTY
FOR SALE

900-910 E. North Ave Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,170	42,410	66,512
2029 Projected Population	7,427	44,431	68,999
2020 Census Population	6,677	41,102	65,071
2010 Census Population	6,243	37,385	59,332
Projected Annual Growth 2024 to 2029	0.7%	1.0%	0.7%
Historical Annual Growth 2010 to 2024	1.1%	1.0%	0.9%
2024 Median Age	35.0	37.0	37.7
Households			
2024 Estimated Households	2,972	17,002	26,283
2029 Projected Households	3,086	17,887	27,381
2020 Census Households	2,694	15,824	24,930
2010 Census Households	2,467	14,066	22,223
Projected Annual Growth 2024 to 2029	0.8%	1.0%	0.8%
Historical Annual Growth 2010 to 2024	1.5%	1.5%	1.3%
Race and Ethnicity			
2024 Estimated White	76.1%	77.4%	74.4%
2024 Estimated Black or African American	12.4%	12.2%	14.8%
2024 Estimated Asian or Pacific Islander	1.7%	1.4%	1.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	9.5%	8.6%	9.1%
2024 Estimated Hispanic	9.4%	8.3%	8.6%
Income			
2024 Estimated Average Household Income	\$77,962	\$97,892	\$100,694
2024 Estimated Median Household Income	\$59,778	\$80,386	\$81,735
2024 Estimated Per Capita Income	\$32,349	\$39,279	\$39,822
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.8%	3.8%
2024 Estimated High School Graduate	40.1%	31.1%	30.3%
2024 Estimated Some College	23.8%	24.9%	24.5%
2024 Estimated Associates Degree Only	6.4%	8.7%	8.9%
2024 Estimated Bachelors Degree Only	17.5%	19.7%	20.1%
2024 Estimated Graduate Degree	6.8%	9.7%	10.1%
Business			
2024 Estimated Total Businesses	325	1,030	1,702
2024 Estimated Total Employees	3,084	14,012	22,584
2024 Estimated Employee Population per Business	9.5	13.6	13.3
2024 Estimated Residential Population per Business	22.1	41.2	39.1

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