



Free Standing Restaurant Building

- 2,656 square foot freestanding building
- Zoned commercial (C-2)
- More than 50,000 people within three miles
- 48 parking spaces
- Walk-in coolers, grease interceptor and hood included
- 10,000 cars per day

For more information:

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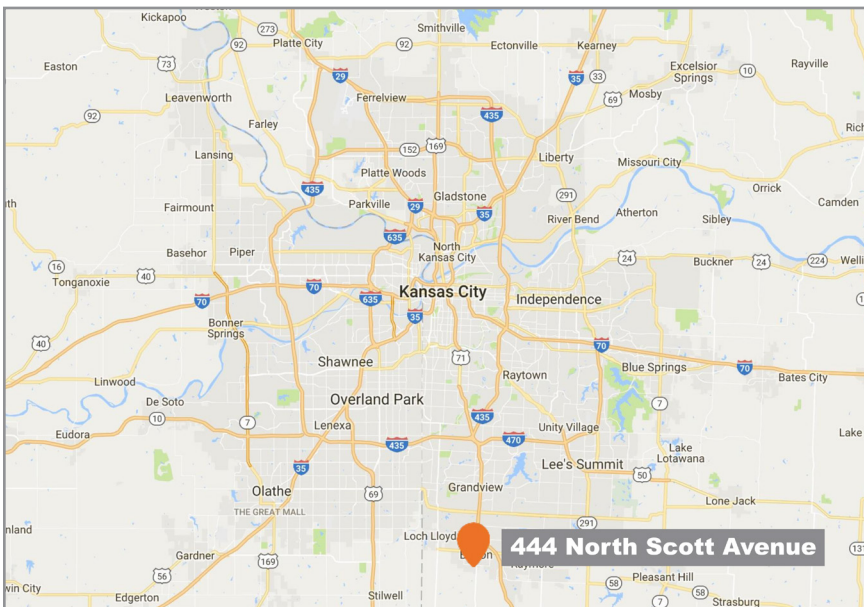
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Building Specifications

Location:	444 North Scott, Belton, Missouri
Building Size:	2,656 Square feet
Building Description:	Single story block building (a former Pizza Hut)
Year Built:	1970's
HVAC System:	Forced air gas with A/C
Parking:	48+ off-street spaces
Lot Size:	Approximately .54 acres 136'x145'
Zoning	Commercial (C-2)
Taxes:	\$5,558.42 (2017)
Lease price:	\$9.00 per square foot / Net \$1,992/Month
Sale Price:	\$484,000.00
Parking:	48 spaces
Comments:	Former Pizza Hut building with excellent parking, exposure and traffic

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Demographics

444 N Scott Ave Belton, MO 64012		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	7,972	34,411	66,778
	2022 Projected Population	8,565	36,616	70,356
	2010 Census Population	7,764	32,056	62,917
	2000 Census Population	8,196	28,218	53,177
	Projected Annual Growth 2017 to 2022	1.5%	1.3%	1.1%
	Historical Annual Growth 2000 to 2017	-0.2%	1.3%	1.5%
	2017 Median Age	35.6	35	36.6
HOUSEHOLDS	2017 Estimated Households	3,069	13,226	25,555
	2022 Projected Households	3,237	13,845	26,583
	2010 Census Households	2,946	12,112	23,725
	2000 Census Households	3,093	10,450	19,855
	Projected Annual Growth 2017 to 2022	1.1%	0.9%	0.8%
	Historical Annual Growth 2000 to 2017	-	1.6%	1.7%
RACE AND ETHNICITY	2017 Estimated White	84.4%	79.7%	76.6%
	2017 Estimated Black or African American	4.3%	10.9%	14.9%
	2017 Estimated Asian or Pacific Islander	1.4%	1.3%	1.3%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2017 Estimated Other Races	9.3%	7.4%	6.7%
	2017 Estimated Hispanic	10.4%	8.2%	7.3%
INCOME	2017 Estimated Average Household Income	\$59,928	\$70,328	\$78,868
	2017 Estimated Median Household Income	\$57,975	\$62,586	\$68,712
	2017 Estimated Per Capita Income	\$23,203	\$27,161	\$30,300
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.5%	2.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.3%	6.6%	5.9%
	2017 Estimated High School Graduate	36.8%	31.1%	29.9%
	2017 Estimated Some College	26.5%	28.1%	27.2%
	2017 Estimated Associates Degree Only	7.1%	7.6%	7.8%
	2017 Estimated Bachelors Degree Only	13.0%	15.5%	17.4%
	2017 Estimated Graduate Degree	7.2%	8.6%	9.8%
BUSINESS	2017 Estimated Total Businesses	390	1,052	1,836
	2017 Estimated Total Employees	3,725	14,228	26,348
	2017 Estimated Employee Population per Business	9.5	13.5	14.3
	2017 Estimated Residential Population per Business	20.4	32.7	36.4