

## Former Convenience Store Property



### Opportunity Zone

- 2,968 SF Building
- 50,400 SF of Land, 1.15± Acres
- 25,000 Cars per Day
- Zoning C-3 General Business
- Former Convenience Store
- Opportunity Zone
- No E-Tax

### For more information:

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## Building Specifications

Sale Price:	Call For Pricing
Total Building Square Feet:	2,968 SF
Land:	1.15± Acres
Dimensions:	420' x 120'
Zoning:	C-3 General Business
Taxes (2021 est.):	\$33,206
Opportunity Zone:	Yes
Traffic Count:	25,000 Cars per Day
Fuel Tanks:	Removed by QT



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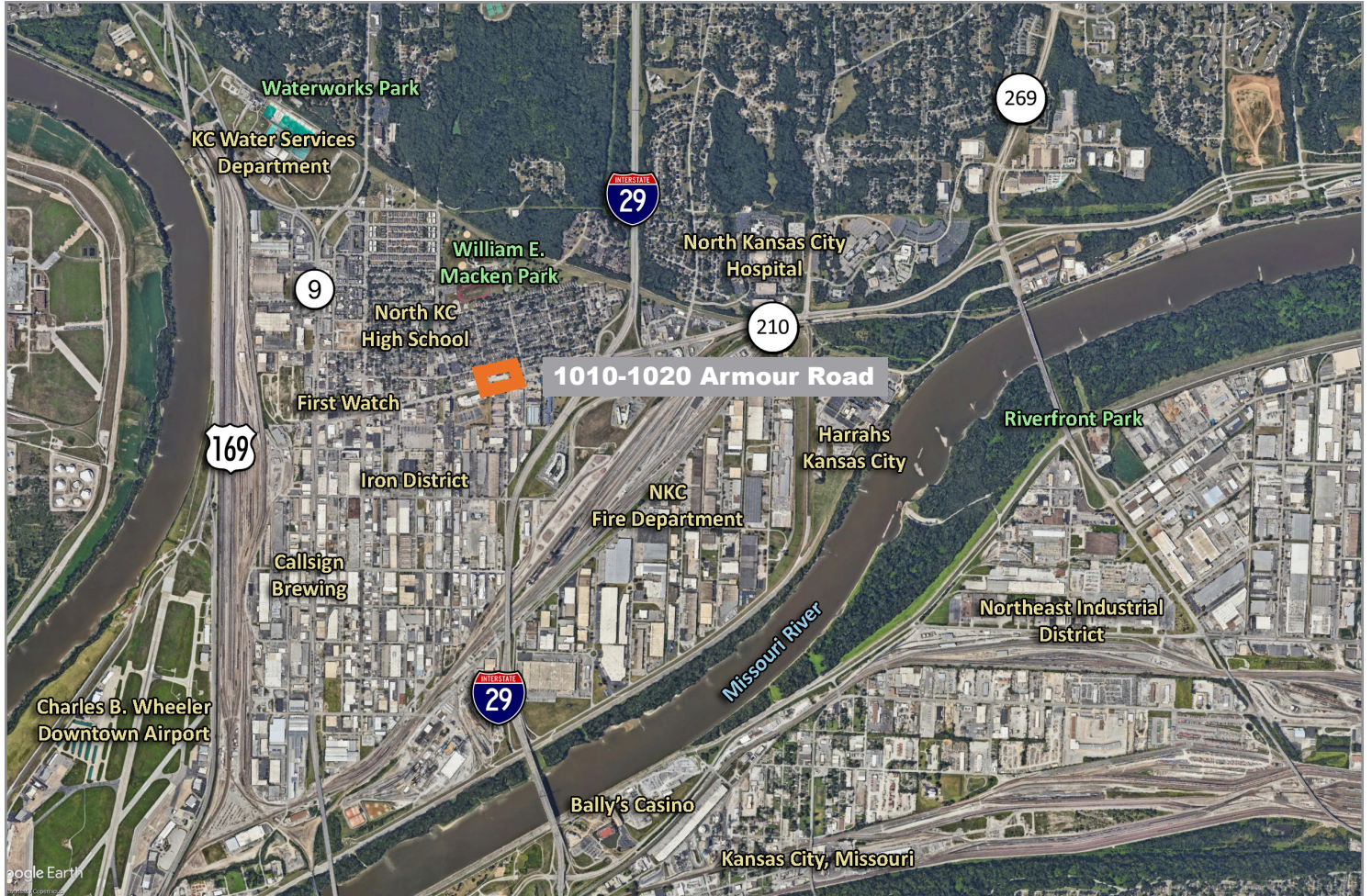
## Demographics

1010 Armour Rd North Kansas City, MO 64116	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2023 Estimated Population	4,836	50,473	184,400	639,391
2028 Projected Population	4,870	51,111	187,906	658,621
2020 Census Population	4,628	50,234	183,077	632,426
2010 Census Population	4,298	44,695	167,037	583,471
Projected Annual Growth 2023 to 2028	0.1%	0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2023	1.0%	1.0%	0.8%	0.7%
<b>Households</b>				
2023 Estimated Households	2,743	23,891	77,737	269,327
2028 Projected Households	2,809	24,261	79,270	277,801
2020 Census Households	2,591	23,504	76,242	263,315
2010 Census Households	2,345	19,527	67,081	240,806
Projected Annual Growth 2023 to 2028	0.5%	0.3%	0.4%	0.6%
Historical Annual Growth 2010 to 2023	1.3%	1.7%	1.2%	0.9%
<b>Age</b>				
2023 Est. Population Under 10 Years	7.7%	12.1%	13.1%	12.8%
2023 Est. Population 10 to 19 Years	8.4%	11.4%	12.9%	12.8%
2023 Est. Population 20 to 29 Years	16.7%	17.6%	16.1%	15.0%
2023 Est. Population 30 to 44 Years	19.2%	21.0%	20.9%	20.7%
2023 Est. Population 45 to 59 Years	19.4%	17.2%	17.5%	17.9%
2023 Est. Population 60 to 74 Years	17.6%	14.4%	14.0%	15.0%
2023 Est. Population 75 Years or Over	10.9%	6.3%	5.6%	5.8%
2023 Est. Median Age	42.6	35.6	34.9	36.1
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population	49.3%	50.5%	50.6%	49.5%
2023 Est. Female Population	50.7%	49.5%	49.4%	50.5%
2023 Est. Never Married	38.4%	41.0%	40.1%	38.0%
2023 Est. Now Married	25.8%	33.5%	35.8%	40.6%
2023 Est. Separated or Divorced	29.7%	21.7%	19.7%	16.8%
2023 Est. Widowed	6.1%	3.8%	4.4%	4.6%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More	4.7%	6.2%	5.4%	8.5%
2023 Est. HH Income \$150,000 to \$199,999	3.2%	6.7%	6.3%	7.1%
2023 Est. HH Income \$100,000 to \$149,999	10.4%	12.3%	12.3%	14.2%
2023 Est. HH Income \$75,000 to \$99,999	8.6%	11.6%	11.7%	12.4%
2023 Est. HH Income \$50,000 to \$74,999	17.5%	17.1%	17.4%	17.0%
2023 Est. HH Income \$35,000 to \$49,999	18.5%	12.8%	13.1%	12.2%
2023 Est. HH Income \$25,000 to \$34,999	13.3%	9.6%	10.4%	9.3%
2023 Est. HH Income \$15,000 to \$24,999	13.4%	10.8%	9.2%	8.2%
2023 Est. HH Income Under \$15,000	10.4%	12.9%	14.3%	11.2%
2023 Est. Average Household Income	\$69,901	\$76,434	\$76,292	\$94,262
2023 Est. Median Household Income	\$50,700	\$60,678	\$59,430	\$72,319
2023 Est. Per Capita Income	\$39,654	\$36,343	\$32,499	\$39,878
2023 Est. Total Businesses	956	3,791	10,813	26,499
2023 Est. Total Employees	15,624	54,146	158,155	329,078

# 1010-1020 Armour Road

North Kansas City, Missouri 64116

# For Sale



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