



## Great Highway Access

- 2,440± SF Retail Building on a 1.24± Acre Lot
- Freestanding Building with Drive-thru
- Former Burger King with Excellent Infrastructure In Place
- [View Property Video](#)

## For more information:

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Building Specifications

Square Feet Available: 2,440± SF

Lot Size: 1.24± Acres

Parking: 34 Striped Spaces

Year Built: 2010

Zoning: Commercial

Parcel Number: 12-204-00-02-019.05

Neighboring users: Walmart, Aldi, El Maguey, Dollar Tree, McDonalds, Applebee's, Arby's, and more!

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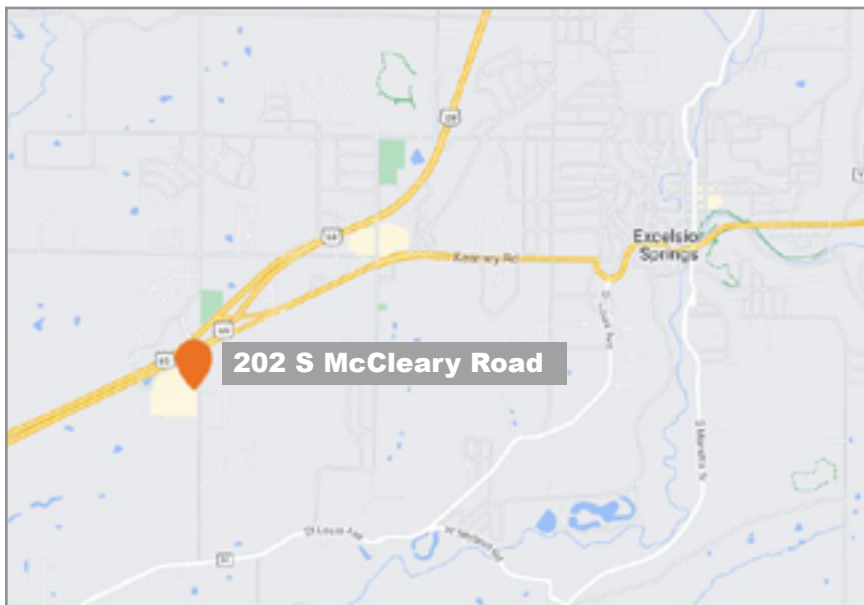
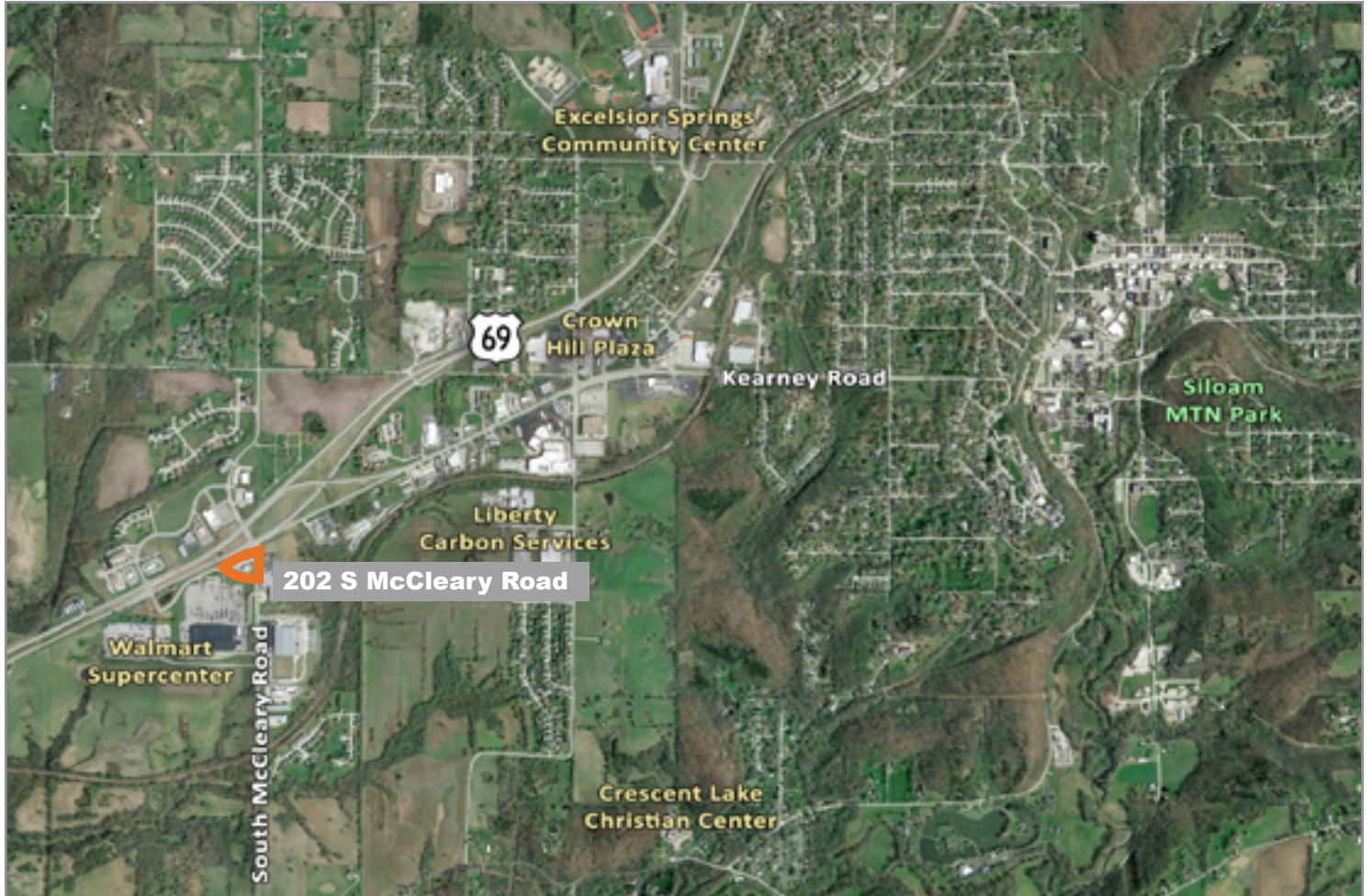
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Demographics

202 S McCleary Rd Excelsior Springs, MO 64024	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	1,720	11,574	17,737
2028 Projected Population	1,775	12,294	18,684
2020 Census Population	1,698	11,211	17,328
2010 Census Population	1,612	11,762	17,563
Projected Annual Growth 2023 to 2028	0.6%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	0.5%	-0.1%	-
<b>Households</b>			
2023 Estimated Households	703	4,784	7,108
2028 Projected Households	741	5,184	7,609
2020 Census Households	687	4,581	6,855
2010 Census Households	610	4,522	6,649
Projected Annual Growth 2023 to 2028	1.1%	1.7%	1.4%
Historical Annual Growth 2010 to 2023	1.2%	0.4%	0.5%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.8%	11.1%	11.0%
2023 Est. Population 10 to 19 Years	13.0%	12.9%	13.5%
2023 Est. Population 20 to 29 Years	13.0%	11.9%	11.1%
2023 Est. Population 30 to 44 Years	17.4%	17.8%	18.6%
2023 Est. Population 45 to 59 Years	18.0%	18.7%	19.4%
2023 Est. Population 60 to 74 Years	19.3%	19.4%	19.1%
2023 Est. Population 75 Years or Over	6.5%	8.1%	7.4%
2023 Est. Median Age	38.4	40.9	41.0
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.6%	48.5%	49.3%
2023 Est. Female Population	50.4%	51.5%	50.7%
2023 Est. Never Married	28.4%	29.7%	26.5%
2023 Est. Now Married	54.5%	51.5%	55.8%
2023 Est. Separated or Divorced	12.4%	13.4%	12.8%
2023 Est. Widowed	4.8%	5.4%	4.9%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	8.7%	4.6%	6.4%
2023 Est. HH Income \$150,000 to \$199,999	11.9%	9.6%	10.5%
2023 Est. HH Income \$100,000 to \$149,999	17.6%	18.6%	21.2%
2023 Est. HH Income \$75,000 to \$99,999	11.9%	16.6%	15.8%
2023 Est. HH Income \$50,000 to \$74,999	15.0%	17.8%	16.7%
2023 Est. HH Income \$35,000 to \$49,999	7.5%	10.3%	9.5%
2023 Est. HH Income \$25,000 to \$34,999	11.1%	10.2%	8.7%
2023 Est. HH Income \$15,000 to \$24,999	6.1%	5.5%	5.0%
2023 Est. HH Income Under \$15,000	10.2%	6.9%	6.2%
2023 Est. Average Household Income	\$65,352	\$76,761	\$96,039
2023 Est. Median Household Income	\$75,662	\$76,299	\$84,655
2023 Est. Per Capita Income	\$26,723	\$31,789	\$38,532
2023 Est. Total Businesses	120	346	434
2023 Est. Total Employees	1,852	4,181	4,714



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