



For Sale: Stand Alone Office/Retail Building

- Zoned OS
- 1,500 +/- SF above grade
- 30,259 SF lot (.7 acres)
- 13 parking spaces
- Extremely well-maintained
- Conveniently located less than ½ mile from Hwy 71
- Proximate to other office and retail, restaurants, library, schools, and more
- Three dedicated offices, Reception/waiting area, breakroom, and full basement for storage
- Offered at \$325,000

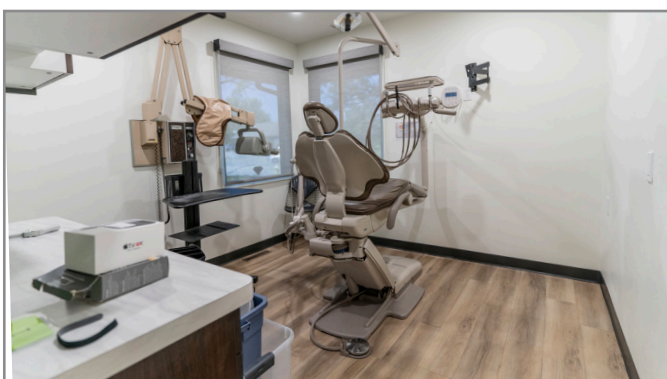
For more information:

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Interior Photos



13010 Fuller Avenue

Grandview, MO 64030

For Sale

Exterior Photos



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4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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REAL ESTATE SERVICES, LLC

Demographic Information

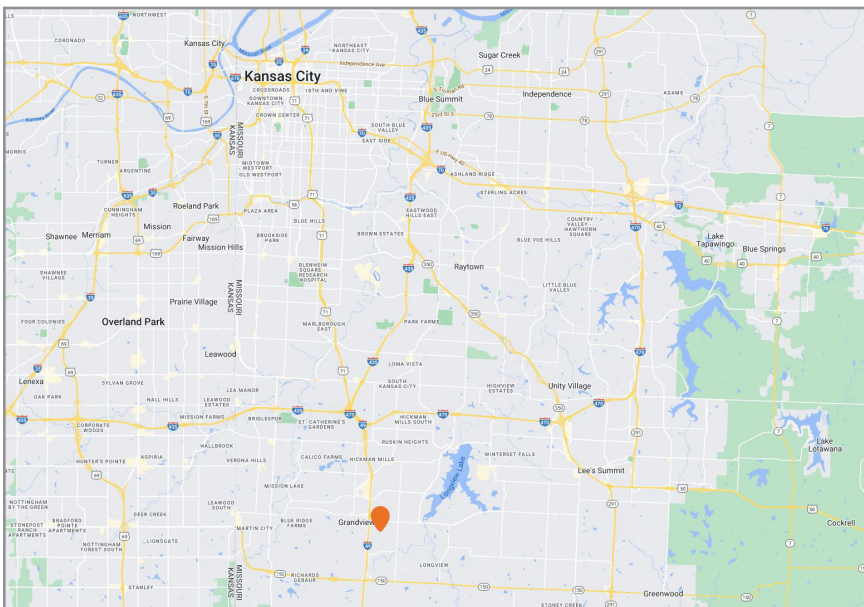
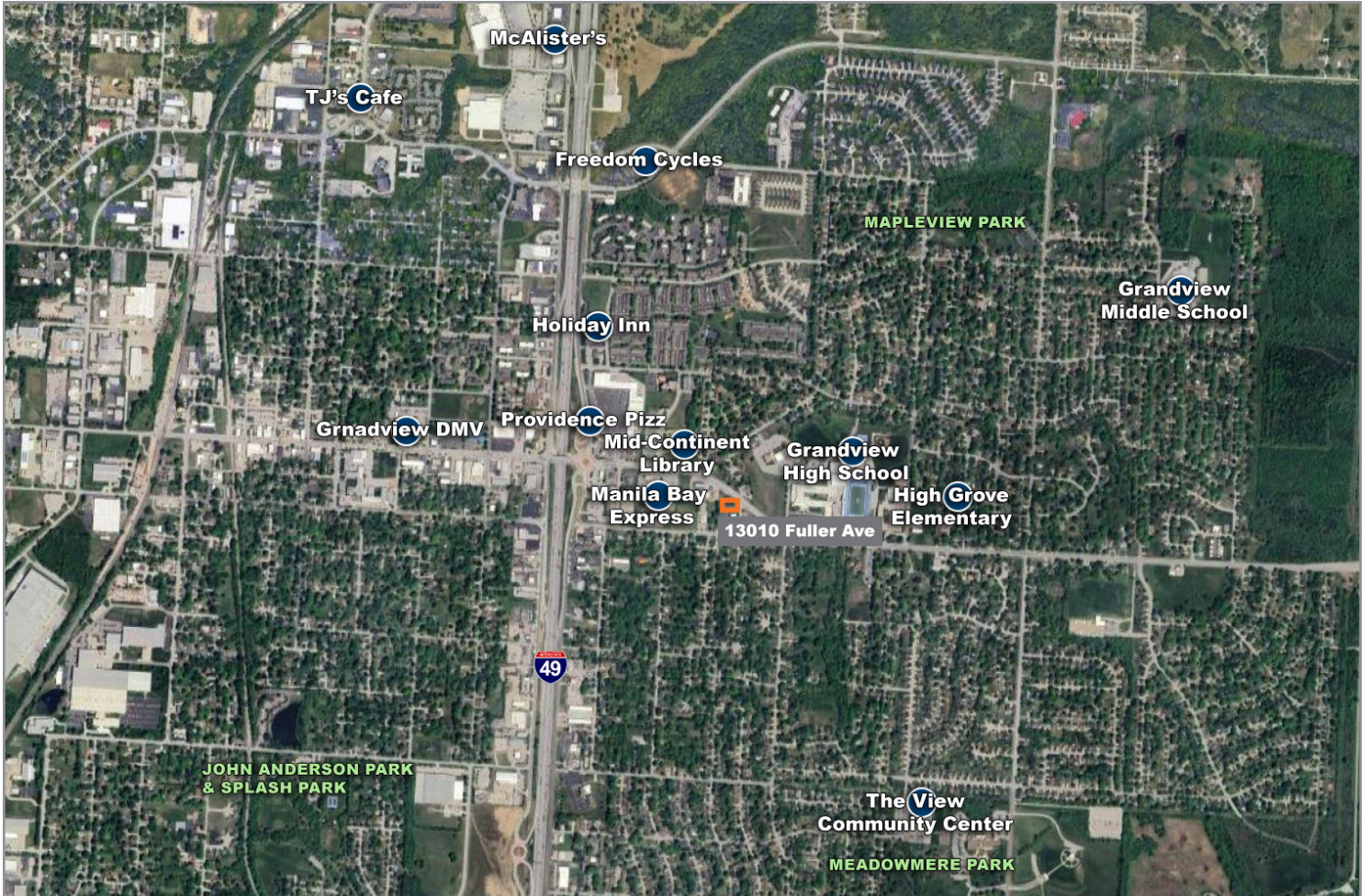
13010 Fuller Ave Grandview, MO 64030	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	11,382	42,506	98,459	492,543
2029 Projected Population	11,243	42,271	98,367	499,763
2020 Census Population	11,355	43,429	101,081	490,375
2010 Census Population	11,081	41,005	94,829	457,804
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	-	0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.3%	0.5%
Households				
2024 Estimated Households	4,576	17,585	40,180	206,979
2029 Projected Households	4,509	17,472	40,070	210,514
2020 Census Households	4,597	17,354	39,861	200,329
2010 Census Households	4,390	16,010	36,612	184,689
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	-	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.7%	0.7%	0.9%
Age				
2024 Est. Population Under 10 Years	12.7%	14.2%	13.1%	12.1%
2024 Est. Population 10 to 19 Years	14.3%	13.2%	13.0%	12.6%
2024 Est. Population 20 to 29 Years	13.0%	15.0%	14.0%	12.0%
2024 Est. Population 30 to 44 Years	20.7%	21.7%	20.8%	20.4%
2024 Est. Population 45 to 59 Years	16.3%	15.8%	17.0%	17.9%
2024 Est. Population 60 to 74 Years	16.7%	14.8%	16.0%	17.1%
2024 Est. Population 75 Years or Over	6.4%	5.3%	6.1%	7.8%
2024 Est. Median Age	36.2	34.1	36.4	39.4
Marital Status & Gender				
2024 Est. Male Population	47.9%	47.3%	48.4%	48.4%
2024 Est. Female Population	52.1%	52.7%	51.6%	51.6%
2024 Est. Never Married	35.5%	39.8%	34.2%	30.8%
2024 Est. Now Married	39.9%	37.4%	44.7%	49.9%
2024 Est. Separated or Divorced	18.2%	17.8%	16.2%	14.2%
2024 Est. Widowed	6.4%	5.1%	4.9%	5.2%
Income				
2024 Est. HH Income \$200,000 or More	2.4%	3.1%	6.9%	14.7%
2024 Est. HH Income \$150,000 to \$199,999	6.1%	6.6%	8.5%	10.3%
2024 Est. HH Income \$100,000 to \$149,999	15.9%	11.8%	15.1%	17.9%
2024 Est. HH Income \$75,000 to \$99,999	13.5%	11.5%	12.5%	13.1%
2024 Est. HH Income \$50,000 to \$74,999	20.7%	20.2%	18.0%	15.5%
2024 Est. HH Income \$35,000 to \$49,999	11.1%	14.2%	13.1%	9.4%
2024 Est. HH Income \$25,000 to \$34,999	10.2%	11.2%	8.9%	6.8%
2024 Est. HH Income \$15,000 to \$24,999	8.2%	8.8%	7.9%	5.4%
2024 Est. HH Income Under \$15,000	11.8%	12.6%	9.1%	6.8%
2024 Est. Average Household Income	\$74,315	\$71,450	\$92,356	\$127,543
2024 Est. Median Household Income	\$59,205	\$54,368	\$71,503	\$98,476
2024 Est. Per Capita Income	\$29,939	\$29,592	\$37,752	\$53,669
2024 Est. Total Businesses	411	1,462	3,250	20,801
2024 Est. Total Employees	3,439	17,786	39,336	247,755

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