



## Excellent Location!

- Available Suites: 8020-8024
- +/-44,420 SF Former Retail-Rebel Space
- Located directly between national/co-tenancy drivers including Tractor Supply Co. and Cirilla's
- Ideal for discount retail, fitness, furniture, entertainment, or large-format users seeking scale
- Situated along a primary east-west retail corridor serving Belton, Raymore, and southern Kansas City suburbs
- Call For Lease Rate!

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## For more information:

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## Building Specifications

Building Size:	+/- 71,810 SF
Lot Size:	+/- 6.0 AC
Available Space:	+/-44,420 SF (Can Demise)
Available On:	Vacant & Ready For Immediate Occupancy
Year Built:	1980
Tenancy:	Multi
Co-Tenants:	Tractor Supply Co. & Cirilla's
Configuration:	Large-Format Box With Flexibility For Single or Multiple Users
Operating Expenses (2025 Est.):	RE TAXES: \$0.65/SF INS: \$0.63/SF CAM: \$0.89/SF TOTAL: \$2.17/SF

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Exterior Photos



Interior Photos



## Demographics

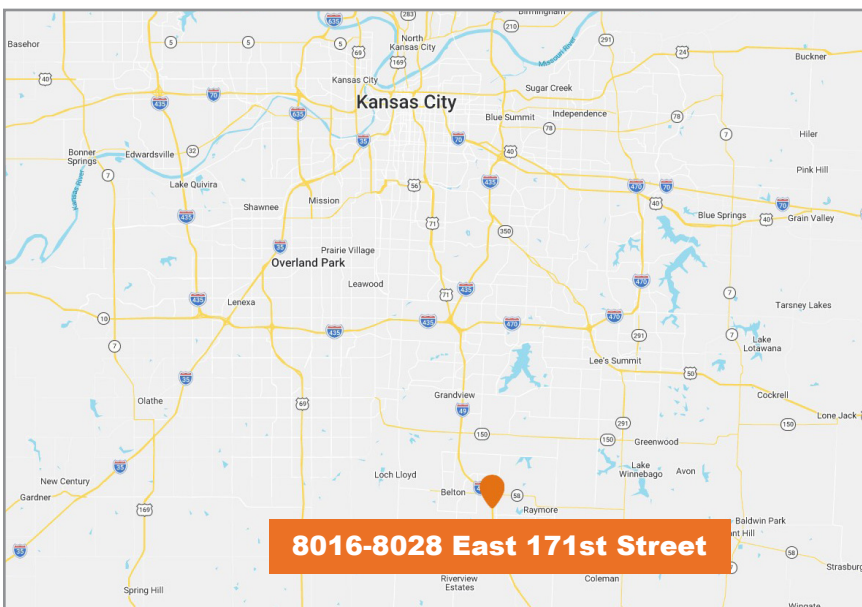
8016 E 171st St Belton, MO 64012	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2025)	9,064		51,571		69,872		264,684	
Projected Population (2030)	10,232		57,266		76,092		275,399	
Census Population (2020)	6,992		47,530		65,221		258,382	
Census Population (2010)	6,482		42,669		59,241		235,540	
Projected Annual Growth (2025-2030)	1,168	2.6%	5,695	2.2%	6,221	1.8%	10,715	0.8%
Historical Annual Growth (2020-2025)	2,072	5.9%	4,041	1.7%	4,651	1.4%	6,302	0.5%
Historical Annual Growth (2010-2020)	510	0.8%	4,862	1.1%	5,980	1.0%	22,842	1.0%
Estimated Population Density (2025)	2,887 <i>psm</i>		1,825 <i>psm</i>		890 <i>psm</i>		843 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2025)	3,597		20,553		27,425		104,322	
Projected Households (2030)	4,106		23,084		30,214		109,717	
Census Households (2020)	2,818		18,217		24,881		99,330	
Census Households (2010)	2,494		16,006		22,115		89,551	
Projected Annual Growth (2025-2030)	509	2.8%	2,531	2.5%	2,789	2.0%	5,395	1.0%
Historical Annual Change (2010-2025)	1,102	2.9%	4,546	1.9%	5,311	1.6%	14,771	1.1%
<b>Average Household Income</b>								
Estimated Average Household Income (2025)	\$96,548		\$105,180		\$103,749		\$132,375	
Projected Average Household Income (2030)	\$96,830		\$104,832		\$103,583		\$131,603	
Census Average Household Income (2010)	\$59,763		\$61,379		\$62,422		\$80,623	
Census Average Household Income (2000)	\$53,482		\$53,261		\$53,761		\$67,116	
Projected Annual Change (2025-2030)	\$282	-	-\$348	-	-\$166	-	-\$772	-0.1%
Historical Annual Change (2000-2025)	\$43,066	3.2%	\$51,919	3.9%	\$49,988	3.7%	\$65,259	3.9%
<b>Median Household Income</b>								
Estimated Median Household Income (2025)	\$79,845		\$86,466		\$85,124		\$100,852	
Projected Median Household Income (2030)	\$80,720		\$86,092		\$84,979		\$100,189	
Census Median Household Income (2010)	\$55,561		\$56,240		\$56,799		\$66,516	
Census Median Household Income (2000)	\$47,238		\$48,469		\$47,851		\$56,695	
Projected Annual Change (2025-2030)	\$875	0.2%	-\$374	-	-\$144	-	-\$664	-0.1%
Historical Annual Change (2000-2025)	\$32,607	2.8%	\$37,998	3.1%	\$37,272	3.1%	\$44,157	3.1%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2025)	\$38,405		\$41,961		\$40,765		\$52,235	
Projected Per Capita Income (2030)	\$38,937		\$42,297		\$41,169		\$52,488	
Census Per Capita Income (2010)	\$23,024		\$23,033		\$23,305		\$30,655	
Census Per Capita Income (2000)	\$20,722		\$19,703		\$19,805		\$25,333	
Projected Annual Change (2025-2030)	\$532	0.3%	\$336	0.2%	\$404	0.2%	\$253	-
Historical Annual Change (2000-2025)	\$17,683	3.4%	\$22,258	4.5%	\$20,961	4.2%	\$26,902	4.2%
Estimated Average Household Net Worth (2025)	\$883,088		\$947,071		\$958,349		\$1.29 M	

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# 8016-8028 East 171st Street

Belton, Missouri, 64012

# For Lease



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