



# OPERATING TUNNEL CAR WASH

110 Starlight Drive Belton, Missouri



**SALE PRICE: \$2,295,000 | 7,120+/- SF ON 2.80 ACRES**



- Fully Renovated - Operating Car Wash (Brite Carwash)
- Additional land on site for future use or potential development
- Privately Owned Turn-Key Owner Operator Opportunity
- Strategic Location: Major Retail/Traffic Corridor in Growing South Belton, MO market
- Located just West of Interstate 49 at Highway 58 (E. North Avenue) Belton, MO
- Join: Raising Cane's, Home Depot, Target, Hy-Vee, Arby's, Chipotle, Pet Smart, Dutch Brothers Coffee, Menard's, Freddy's Steakburgers, Belton Cinema 8, Starbucks and many more
- [Click Here To View More Photos](#)



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For More Information Contact:

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## DRONE PHOTOS



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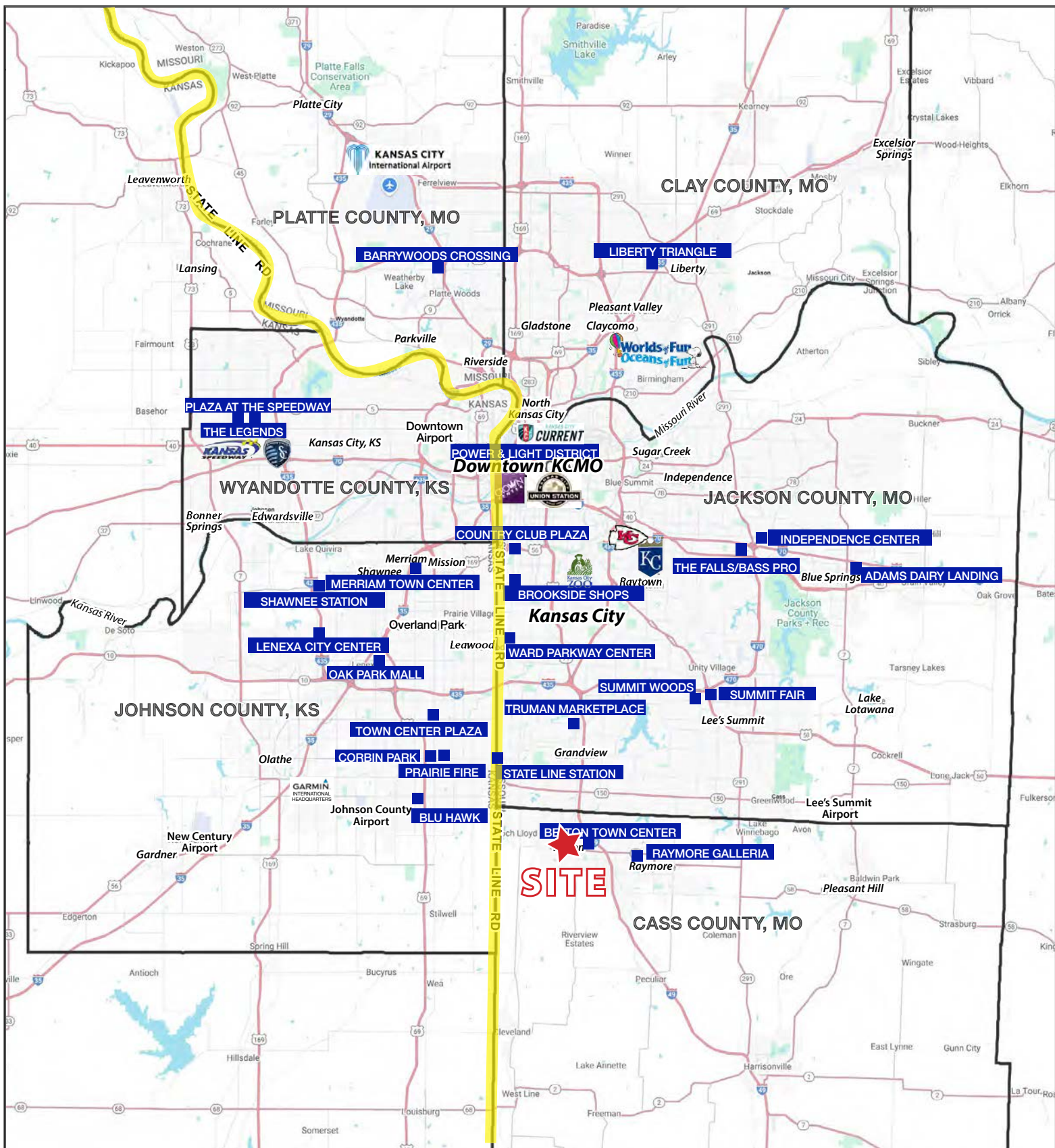
## AERIAL





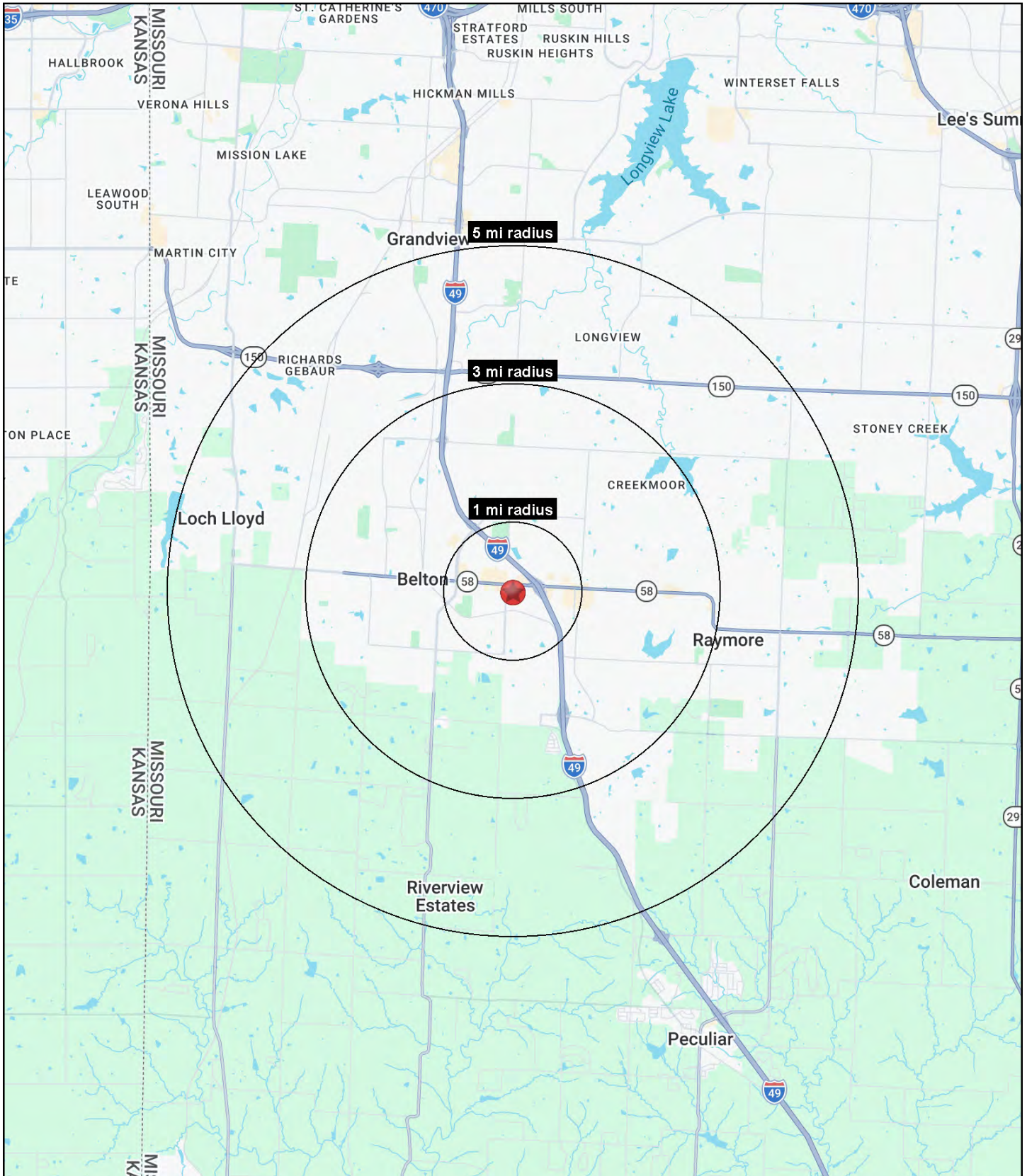
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110 Starlight Drive Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,825	48,410	68,129
2030 Projected Population	7,564	53,730	74,168
2020 Census Population	5,993	44,459	63,948
2010 Census Population	5,525	40,207	58,172
Projected Annual Growth 2025 to 2030	2.2%	2.2%	1.8%
Historical Annual Growth 2010 to 2025	1.6%	1.4%	1.1%
2025 Median Age	35.8	37.4	37.7
<b>Households</b>			
2025 Estimated Households	2,787	19,319	26,875
2030 Projected Households	3,125	21,692	29,599
2020 Census Households	2,405	17,068	24,454
2010 Census Households	2,166	15,054	21,758
Projected Annual Growth 2025 to 2030	2.4%	2.5%	2.0%
Historical Annual Growth 2010 to 2025	1.9%	1.9%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	74.9%	77.3%	74.4%
2025 Estimated Black or African American	13.5%	12.4%	14.8%
2025 Estimated Asian or Pacific Islander	2.0%	1.5%	1.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	9.2%	8.3%	8.9%
2025 Estimated Hispanic	9.4%	7.9%	8.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$86,127	\$105,765	\$105,408
2025 Estimated Median Household Income	\$66,596	\$86,497	\$85,195
2025 Estimated Per Capita Income	\$35,223	\$42,249	\$41,622
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	3.9%	4.2%
2025 Estimated High School Graduate	36.7%	30.0%	29.5%
2025 Estimated Some College	25.8%	23.8%	23.9%
2025 Estimated Associates Degree Only	4.9%	7.7%	8.1%
2025 Estimated Bachelors Degree Only	18.2%	21.2%	20.9%
2025 Estimated Graduate Degree	7.2%	10.5%	10.5%
<b>Business</b>			
2025 Estimated Total Businesses	283	1,039	1,555
2025 Estimated Total Employees	3,274	13,362	21,211
2025 Estimated Employee Population per Business	11.6	12.9	13.6
2025 Estimated Residential Population per Business	24.1	46.6	43.8

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