



RETAIL / INVESTMENT OPPORTUNITY

9206-9214 E. 350 Highway, Raytown, Missouri



SALE PRICE: \$269,000 | 3,150 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,129	54,955	125,673
Avg. Household Income	\$79,264	\$85,433	\$80,497

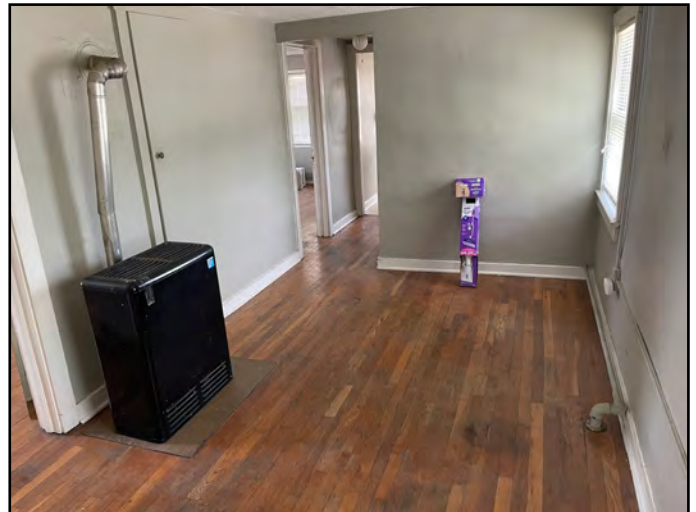
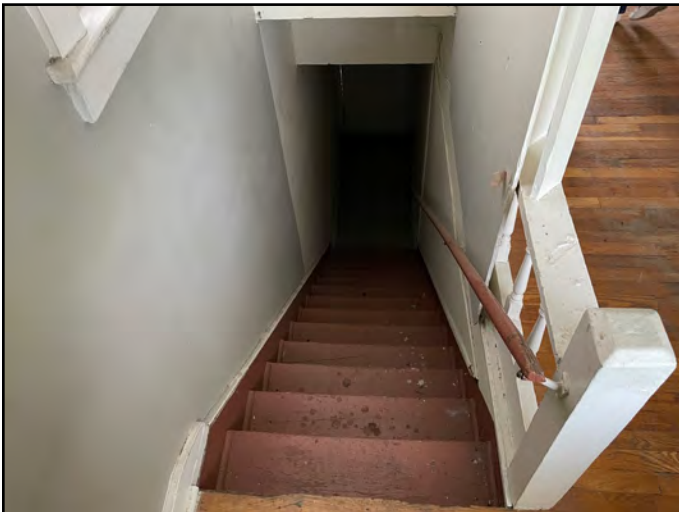
- Value add asset with future redevelopment upside
- 1031 exchange buyer
- Highway frontage with strong visibility
- Land bank for future corridor growth

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7303 | bmaas@blockandco.com



PHOTOS





INVESTMENT/OWNER USER OPPORTUNITY

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INVESTMENT SUMMARY

Tenant Name	Address	Type Recovery	Lease Term	Square Feet	Rent Per Sq. Ft.	Annual Rent	Options	Commencement Date	Lease Expiration	
Jaimie Noriega Tint	9206 & 9208	Gross		1,000		\$ 9,000			12/31/28	
Tanion Pohlman	9210	Gross		650 sf		\$ 10,800			2/28/27	
Fire Dispo,LLC	9212	Gross		800		\$ 7,200			2/28/27	
Cut to Chase	9214	Gross		700		\$ 5,700			M2M	
Totals				3,150		\$ 32,700				
Square Feet Occupied				3,150						
Percent Occupied				100.0%						
Investment Summary						as of	as of 10/1/29			
Annual Income						\$ 32,700				
Owner Expenses - Taxes & Insurance						\$ (7,392)				
Projected NOI (Net Operating Income)						\$ 25,308	\$ -			
Cap Rate (all cash)						9.40%				
Purchase Price						\$ 269,000				

The information contained herein is confidential, and from sources believed to be reliable, but we cannot guarantee the accuracy thereof and some is submitted subject to error, change of price or other conditions which may render the information inaccurate.

PHOTOS





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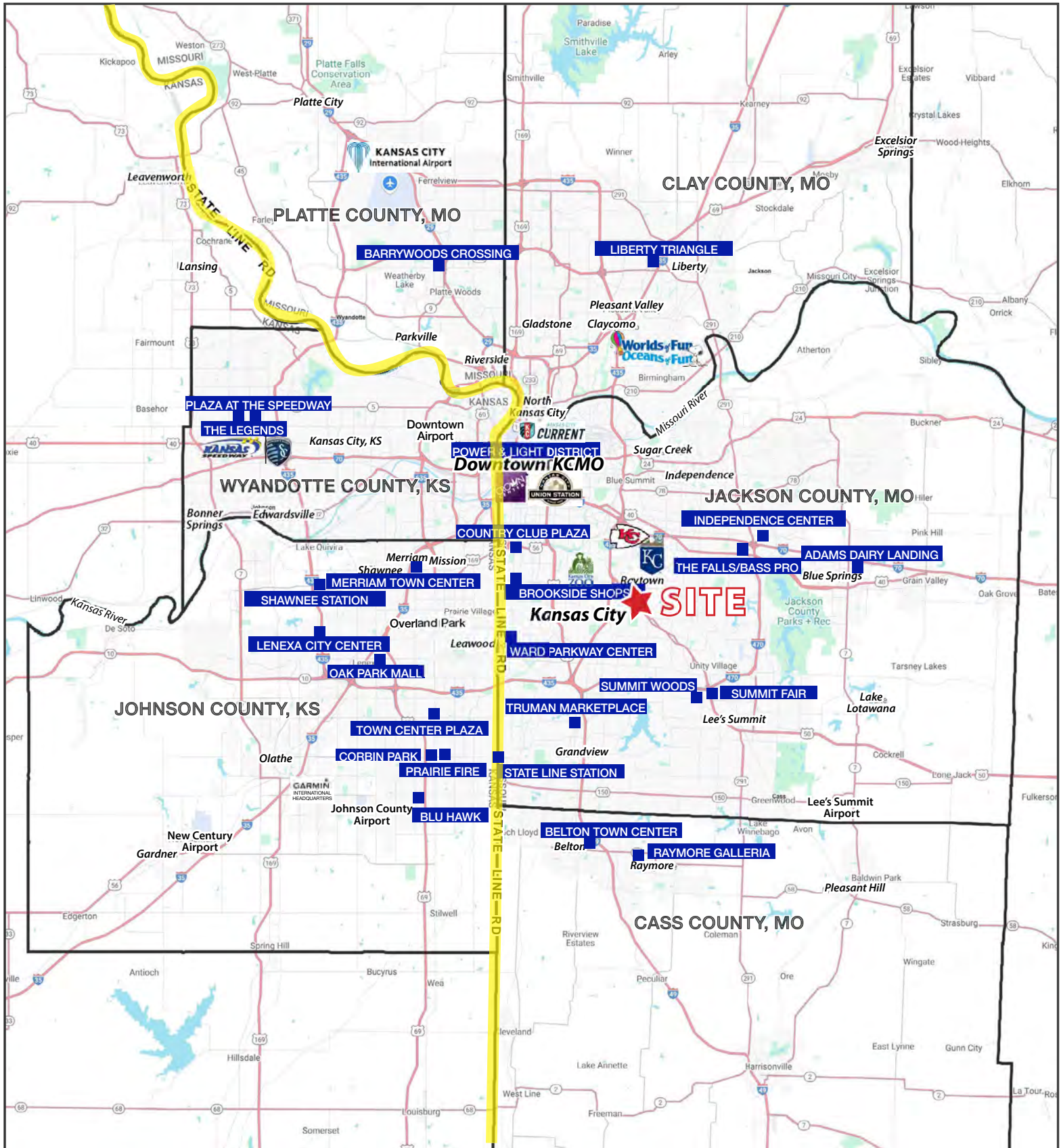
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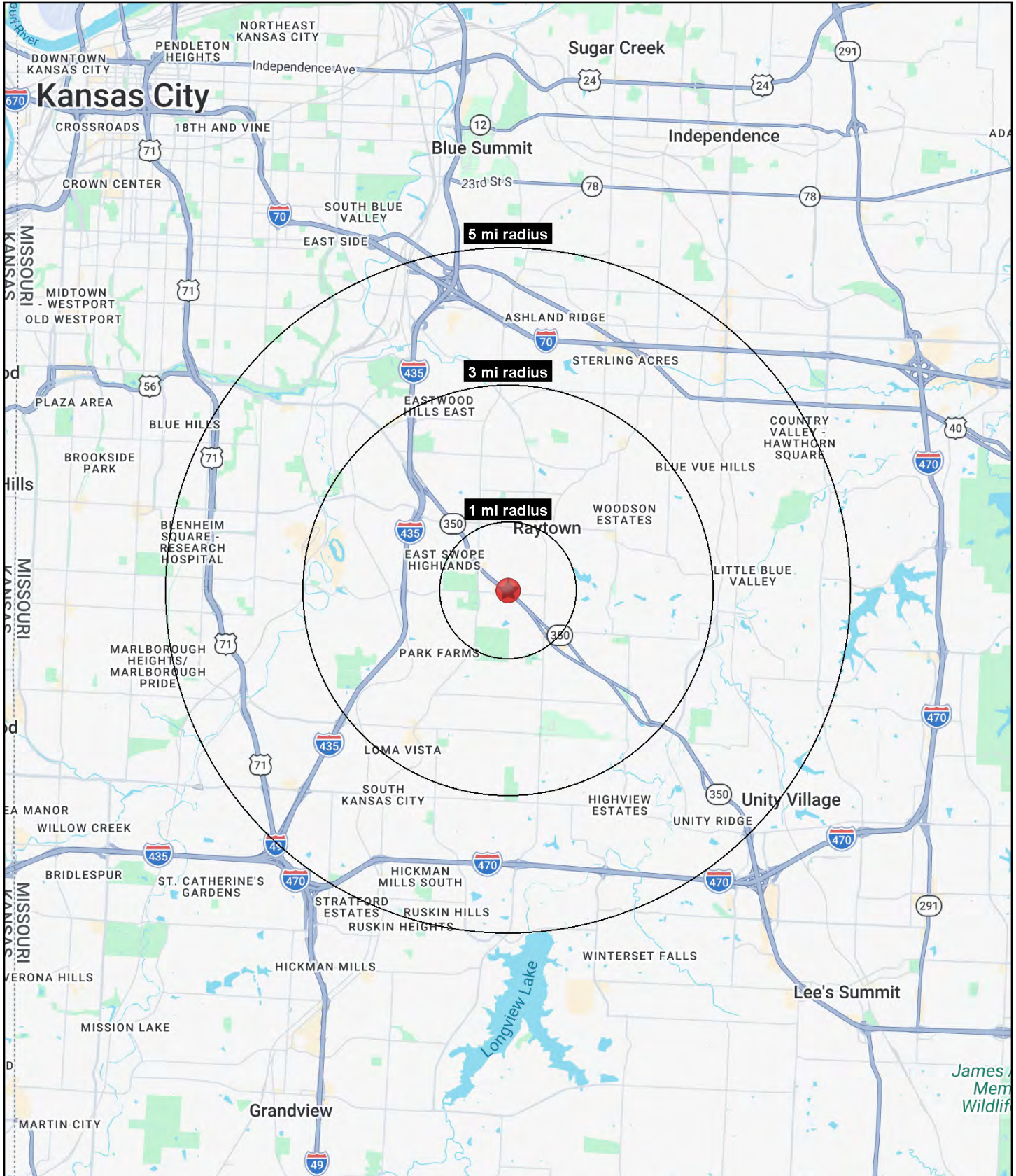




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9206 E. State Route 350 Raytown, MO 64133	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,129	54,955	125,673
2030 Projected Population	7,127	54,564	124,388
2020 Census Population	7,022	56,074	126,905
2010 Census Population	7,081	55,277	124,145
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	39.3	38.9	37.8
Households			
2025 Estimated Households	3,152	22,981	52,311
2030 Projected Households	3,177	23,008	52,199
2020 Census Households	3,098	23,406	52,694
2010 Census Households	3,064	22,519	50,800
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.1%	0.2%
Race and Ethnicity			
2025 Estimated White	59.7%	50.1%	44.7%
2025 Estimated Black or African American	28.3%	38.4%	43.5%
2025 Estimated Asian or Pacific Islander	1.6%	1.6%	1.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	10.0%	9.5%	9.8%
2025 Estimated Hispanic	9.2%	9.0%	9.3%
Income			
2025 Estimated Average Household Income	\$79,264	\$85,433	\$80,497
2025 Estimated Median Household Income	\$68,408	\$67,289	\$63,059
2025 Estimated Per Capita Income	\$35,094	\$35,821	\$33,606
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	5.1%	5.8%
2025 Estimated High School Graduate	40.3%	33.9%	33.8%
2025 Estimated Some College	21.9%	26.8%	26.2%
2025 Estimated Associates Degree Only	7.7%	9.2%	9.0%
2025 Estimated Bachelors Degree Only	15.5%	15.5%	14.9%
2025 Estimated Graduate Degree	8.3%	7.9%	7.6%
Business			
2025 Estimated Total Businesses	320	1,610	4,069
2025 Estimated Total Employees	3,077	14,083	40,825
2025 Estimated Employee Population per Business	9.6	8.7	10.0
2025 Estimated Residential Population per Business	22.3	34.1	30.9

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