



GAS STATION INVESTMENT PROPERTY

10635 Kaw Drive, Edwardsville, Kansas




SALE PRICE: \$2,500,000 | 4,633 SF ON 1.09 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,825	21,715	61,237
Avg. Household Income	\$84,402	\$158,188	\$135,008

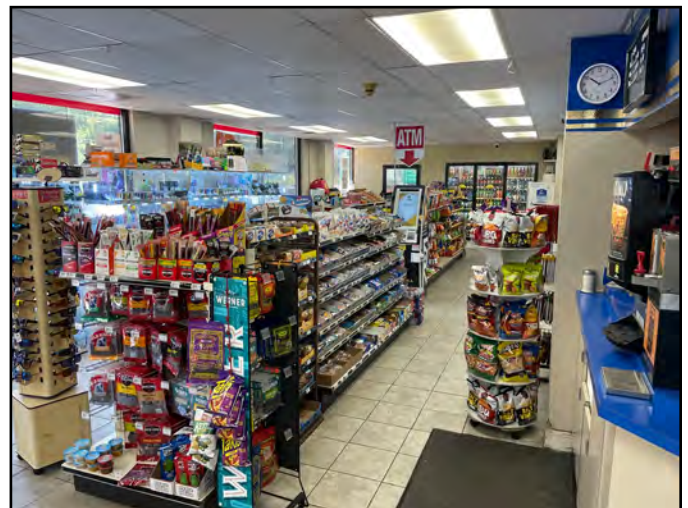
- 7% CAP rate year one
- New ten year lease (10% increase on year five)
- 100% bonus depreciation
- Strong personal guarantee
- Located between Interstate 435 and K-7 Highway

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

For More Information Contact: *Exclusive Agent*
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com



PHOTOS

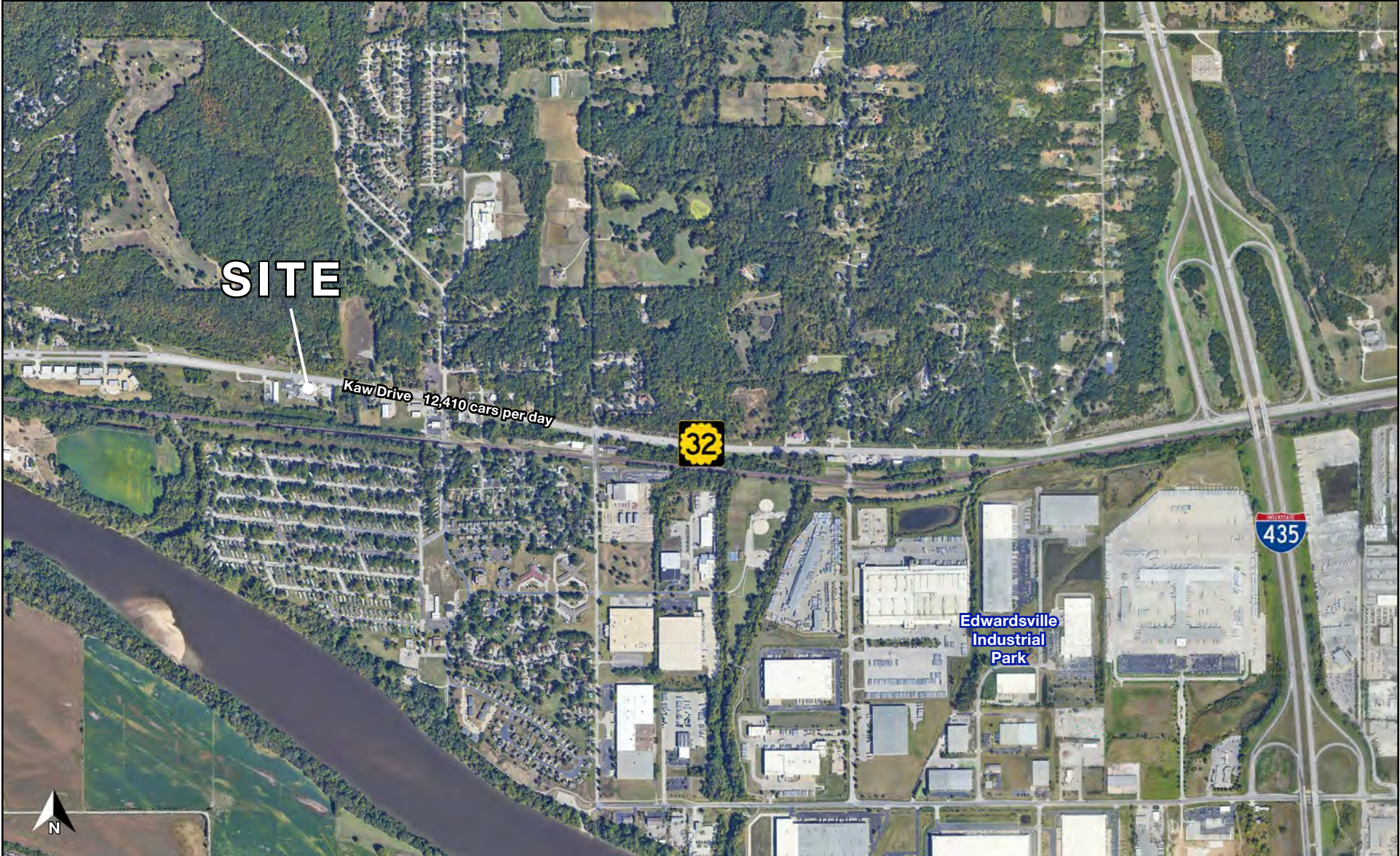


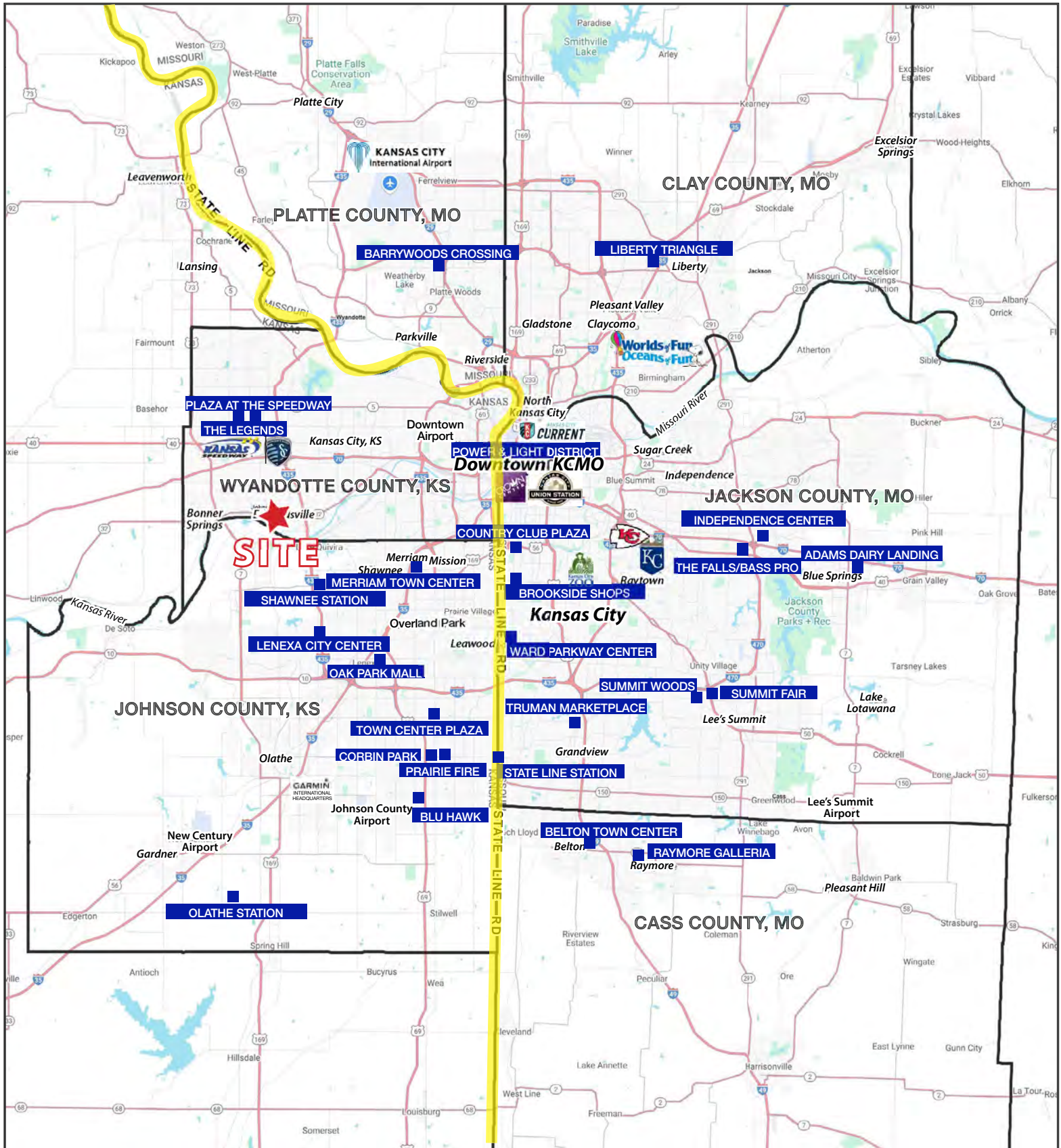


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AERIAL

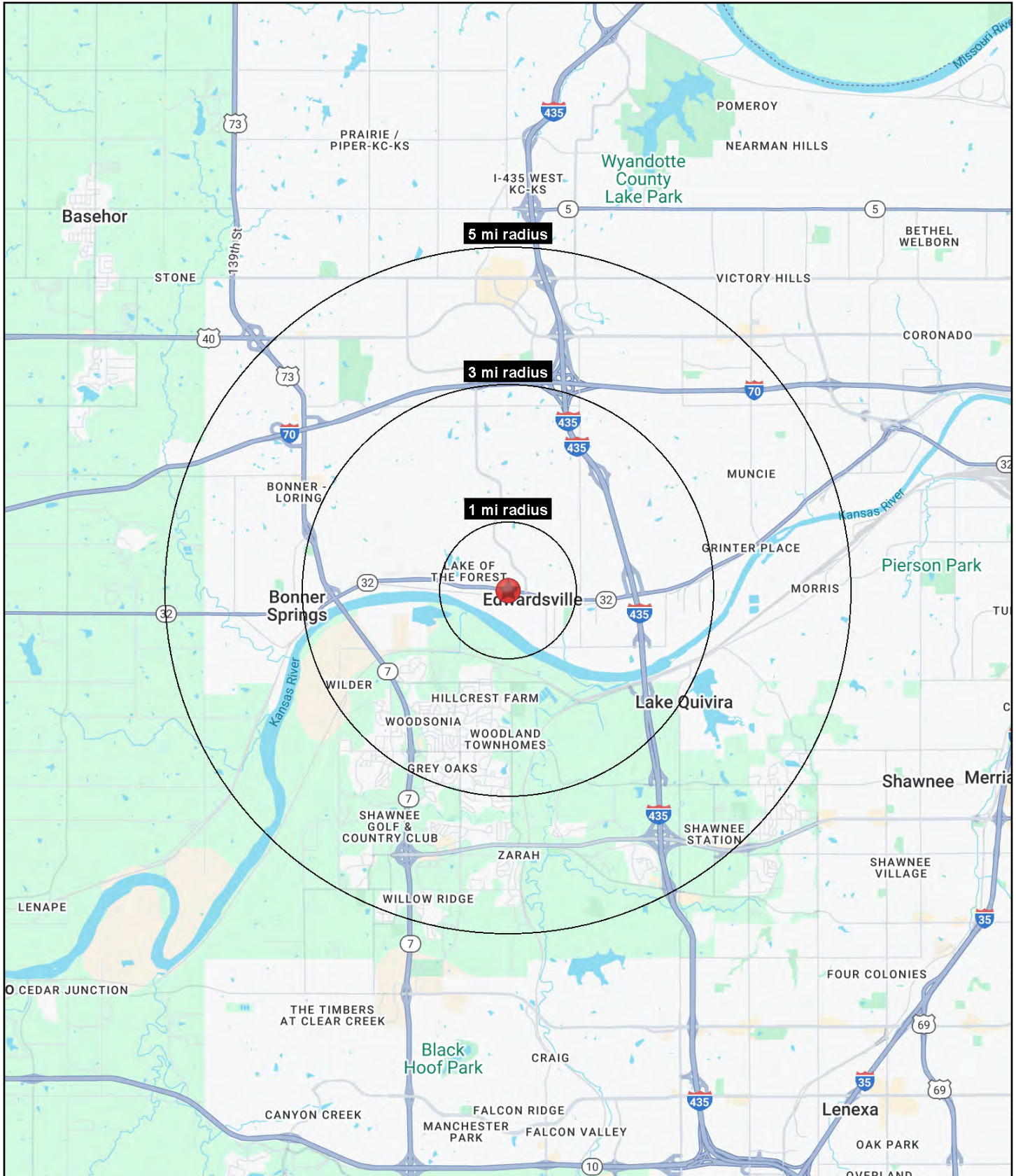






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10635 Kaw Drive Edwardsville, KS 66111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,825	21,715	61,237
2030 Projected Population	3,762	21,219	62,724
2020 Census Population	3,916	22,480	61,279
2010 Census Population	3,584	19,970	52,911
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	1.0%
2025 Median Age	37.0	36.6	37.8
Households			
2025 Estimated Households	1,355	7,105	23,077
2030 Projected Households	1,347	7,054	24,180
2020 Census Households	1,404	7,283	22,094
2010 Census Households	1,346	6,508	19,057
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	1.0%
Historical Annual Growth 2010 to 2025	-	0.6%	1.4%
Race and Ethnicity			
2025 Estimated White	69.0%	80.5%	74.6%
2025 Estimated Black or African American	12.0%	6.8%	9.8%
2025 Estimated Asian or Pacific Islander	2.1%	3.2%	3.5%
2025 Estimated American Indian or Native Alaskan	1.0%	0.5%	0.5%
2025 Estimated Other Races	15.8%	9.1%	11.6%
2025 Estimated Hispanic	21.3%	10.5%	13.8%
Income			
2025 Estimated Average Household Income	\$84,402	\$158,188	\$135,008
2025 Estimated Median Household Income	\$73,723	\$136,256	\$111,285
2025 Estimated Per Capita Income	\$30,498	\$51,875	\$50,948
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.0%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	3.1%	3.8%
2025 Estimated High School Graduate	32.3%	16.3%	20.5%
2025 Estimated Some College	25.2%	18.0%	18.2%
2025 Estimated Associates Degree Only	11.0%	9.5%	9.5%
2025 Estimated Bachelors Degree Only	15.9%	32.0%	28.7%
2025 Estimated Graduate Degree	6.6%	19.1%	17.1%
Business			
2025 Estimated Total Businesses	71	469	1,746
2025 Estimated Total Employees	1,213	8,725	23,146
2025 Estimated Employee Population per Business	17.1	18.6	13.3
2025 Estimated Residential Population per Business	53.8	46.3	35.1

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