



Downtown Grandview Space for Lease

**901 MAIN STREET
GRANDVIEW, MISSOURI**

Property Highlights

- 10,400 sf available
- Prime Main Street visibility
- Downtown Grandview with potential to convert to a restaurant and/or brewery
- Less than one mile from I-49 / US-71 Highway
- Zoning allows for a wide range of uses
- Call for pricing guidance

For information, please contact:

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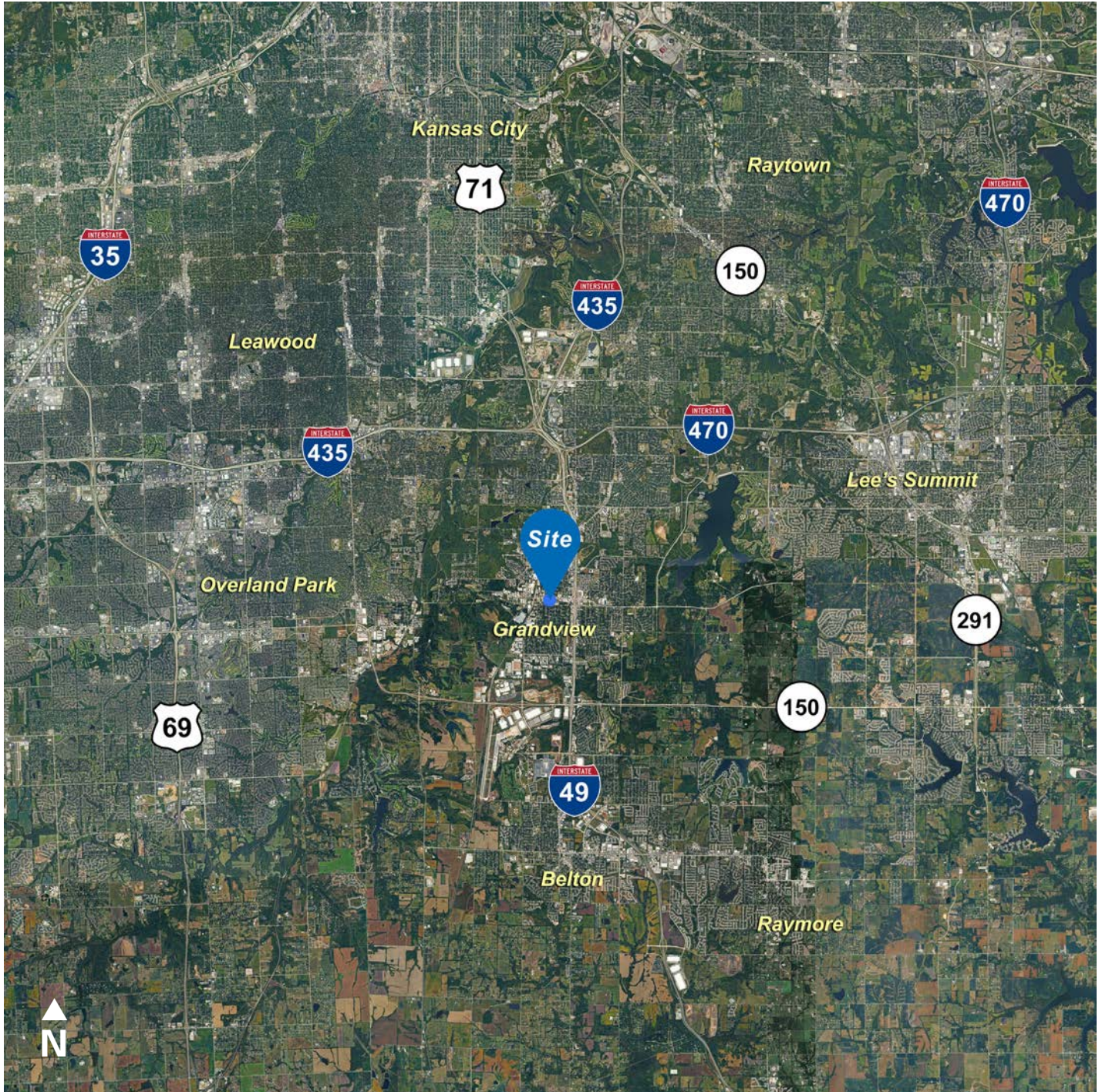
nrmkzimmer.com



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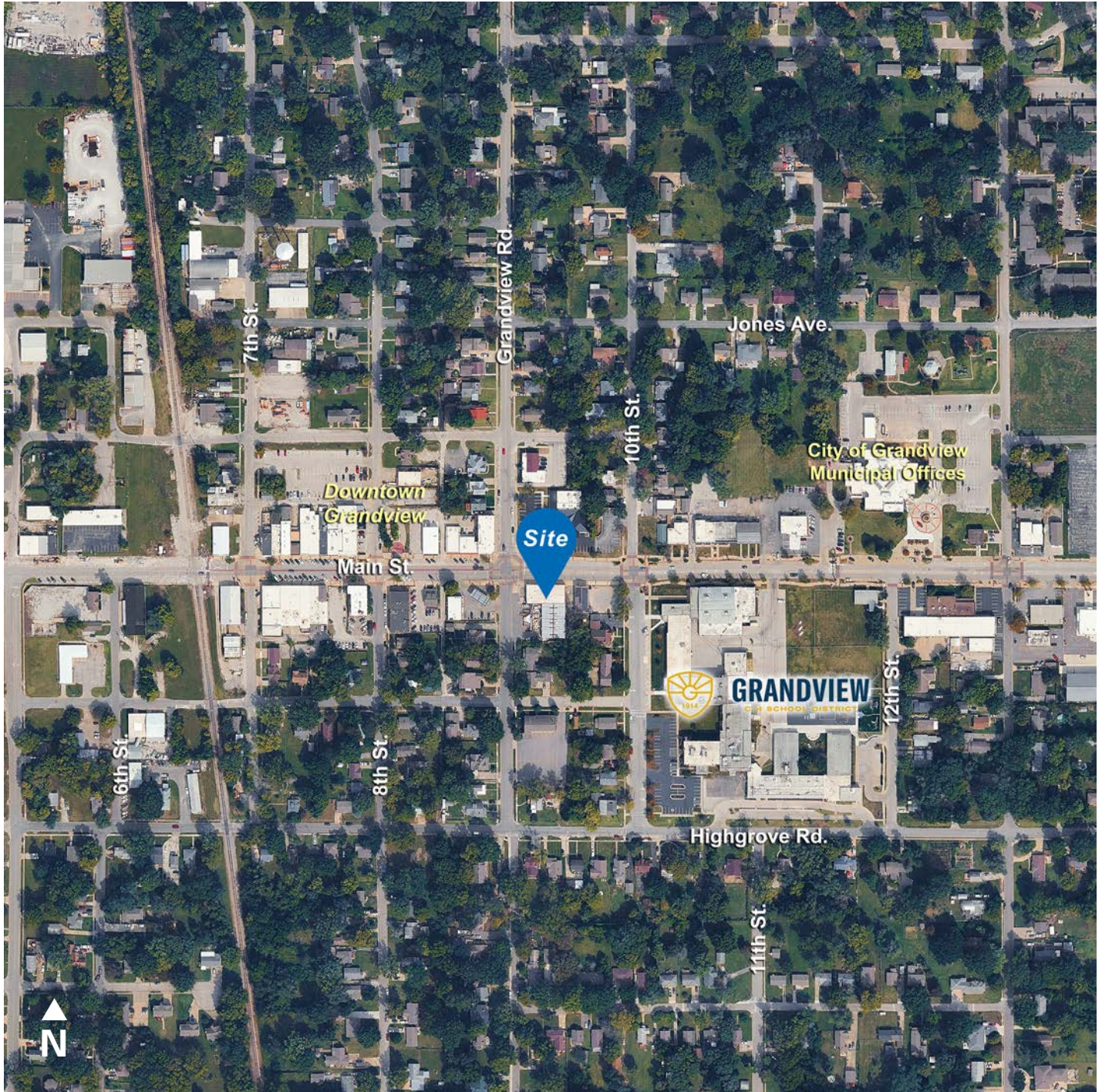
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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	7,663	41,471	101,717
2020 Population	8,067	42,803	105,000
2025 Population	8,230	42,366	105,398
2030 Population	8,203	42,035	105,566
2010-2020 Annual Rate	0.52%	0.32%	0.32%
2020-2025 Annual Rate	0.38%	-0.20%	0.07%
2025-2030 Annual Rate	-0.07%	-0.16%	0.03%

Age			
2025 Median Age	38.1	36.4	38.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	41.1%	40.3%	52.9%
Black Alone	35.0%	39.9%	29.9%
American Indian Alone	0.6%	0.7%	0.6%
Asian Alone	1.5%	1.9%	2.5%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	9.1%	6.4%	4.5%
Two or More Races	12.5%	10.5%	9.4%
Hispanic Origin	16.7%	12.8%	9.9%
Diversity Index	77.2	73.8	68.8

Households			
2010 Total Households	3,274	16,233	40,238
2020 Total Households	3,533	17,360	43,060
2025 Total Households	3,552	17,423	43,733
2030 Total Households	3,569	17,453	44,193
2010-2020 Annual Rate	0.76%	0.67%	0.68%
2020-2025 Annual Rate	0.10%	0.07%	0.30%
2025-2030 Annual Rate	0.10%	0.03%	0.21%
2025 Average Household Size	2.28	2.41	2.38
Wealth Index	38	49	82

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Demographics

Median Household Income			
2025 Median Household Income	\$46,678	\$57,037	\$68,264
2030 Median Household Income	\$52,522	\$64,303	\$76,531
2025-2030 Annual Rate	2.39%	2.43%	2.31%
Average Household Income			
2025 Average Household Income	\$63,645	\$75,330	\$100,322
2030 Average Household Income	\$72,352	\$84,842	\$111,128
Per Capita Income			
2025 Per Capita Income	\$27,010	\$31,035	\$41,588
2030 Per Capita Income	\$30,930	\$35,286	\$46,458
2025-2030 Annual Rate	2.75%	2.60%	2.24%
Income Equality			
2025 Gini Index	45.5	42.5	45.4
Socioeconomic Status			
2025 Socioeconomic Status Index	42.9	46.0	50.6
Housing Unit Summary			
Housing Affordability Index	96	98	95
2010 Total Housing Units	3,927	18,481	44,885
2010 Owner Occupied Hus (%)	46.3%	57.3%	63.1%
2010 Renter Occupied Hus (%)	53.7%	42.8%	36.9%
2010 Vacant Housing Units (%)	16.6%	12.2%	10.3%
2020 Housing Units	3,980	18,964	46,736
2020 Owner Occupied HUs (%)	38.9%	50.2%	57.0%
2020 Renter Occupied HUs (%)	61.1%	49.8%	43.0%
Vacant Housing Units	9.5%	8.4%	7.8%
2025 Housing Units	3,992	19,031	47,538
Owner Occupied Housing Units	41.4%	52.7%	58.4%
Renter Occupied Housing Units	58.6%	47.3%	41.6%
Vacant Housing Units	11.0%	8.4%	8.0%
2030 Total Housing Units	4,009	19,149	48,192
2030 Owner Occupied Housing Units	1,525	9,411	26,282
2030 Renter Occupied Housing Units	2,044	8,042	17,911
2030 Vacant Housing Units	440	1,696	3,999

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