



FORMER WENDY'S DRIVE THRU

1400 Platte Falls Road, Platte City, Missouri



\$9,500/Month NNN | 3,095 SF Building on 0.95 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,214	13,324	15,151
Avg. Household Income	\$111,826	\$128,529	\$130,368

- Turnkey freestanding drive-thru restaurant
- Located in rapidly developing Platte City near I-29 and 92 Highway just five miles from KCI
- Prominent pole sign visible from 92 Highway
- Excellent access and visibility
- Surrounding businesses include Price Chopper, Sonic, Walgreens, GO Car Wash, and many more



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agent

PHOTOS





FORMER WENDY'S DRIVE THRU

1400 Platte Falls Road, Platte City, Missouri

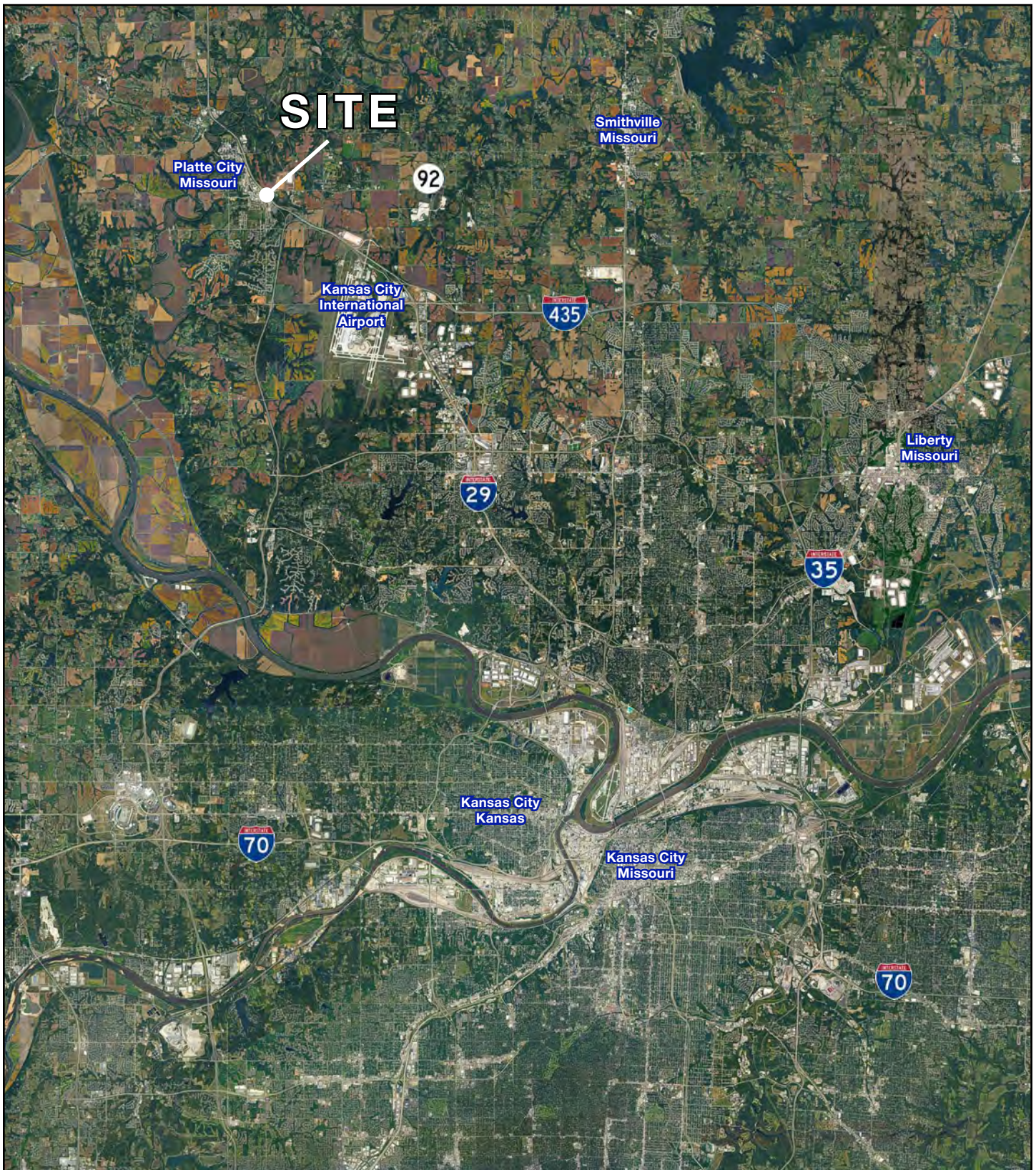
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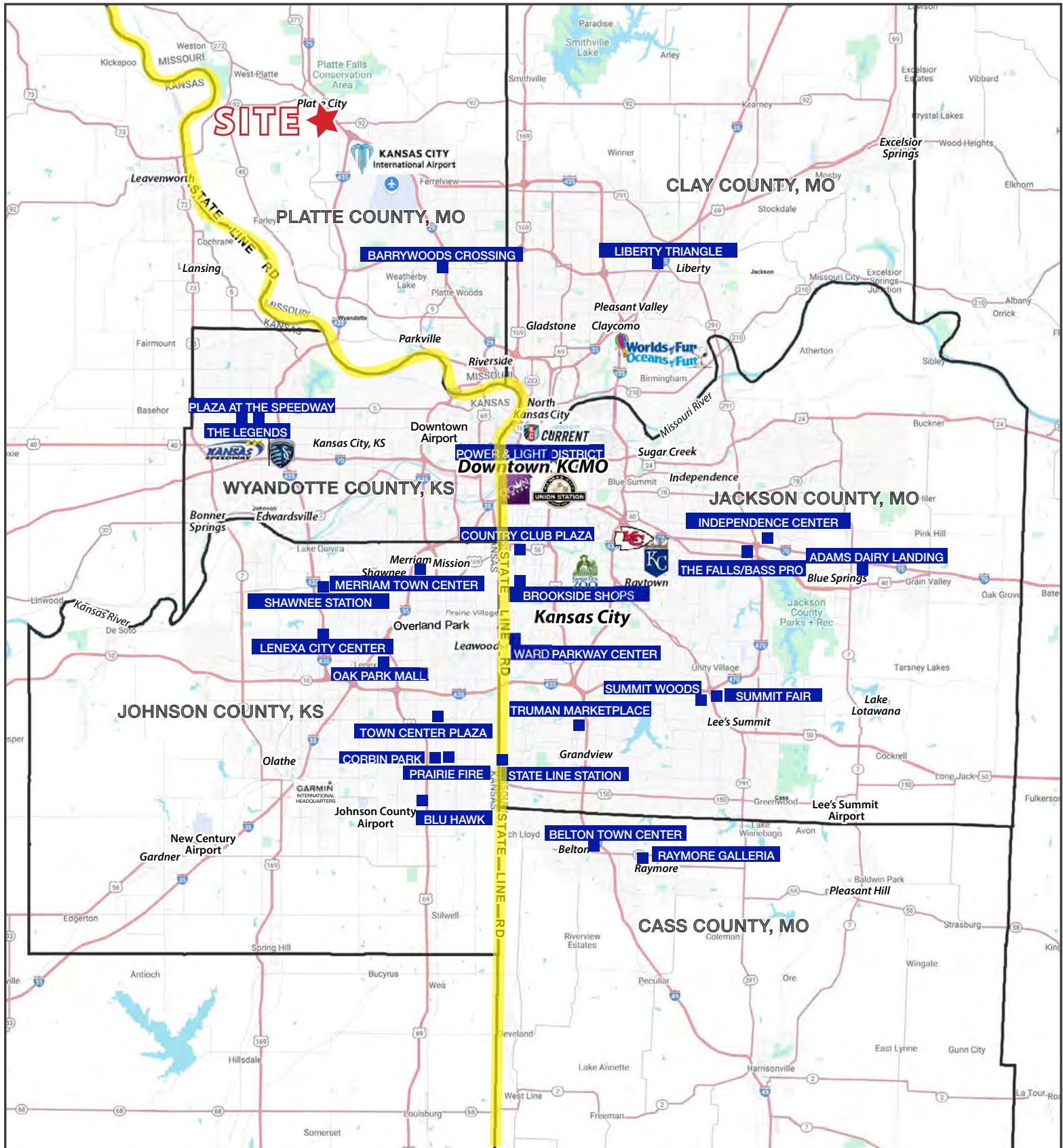
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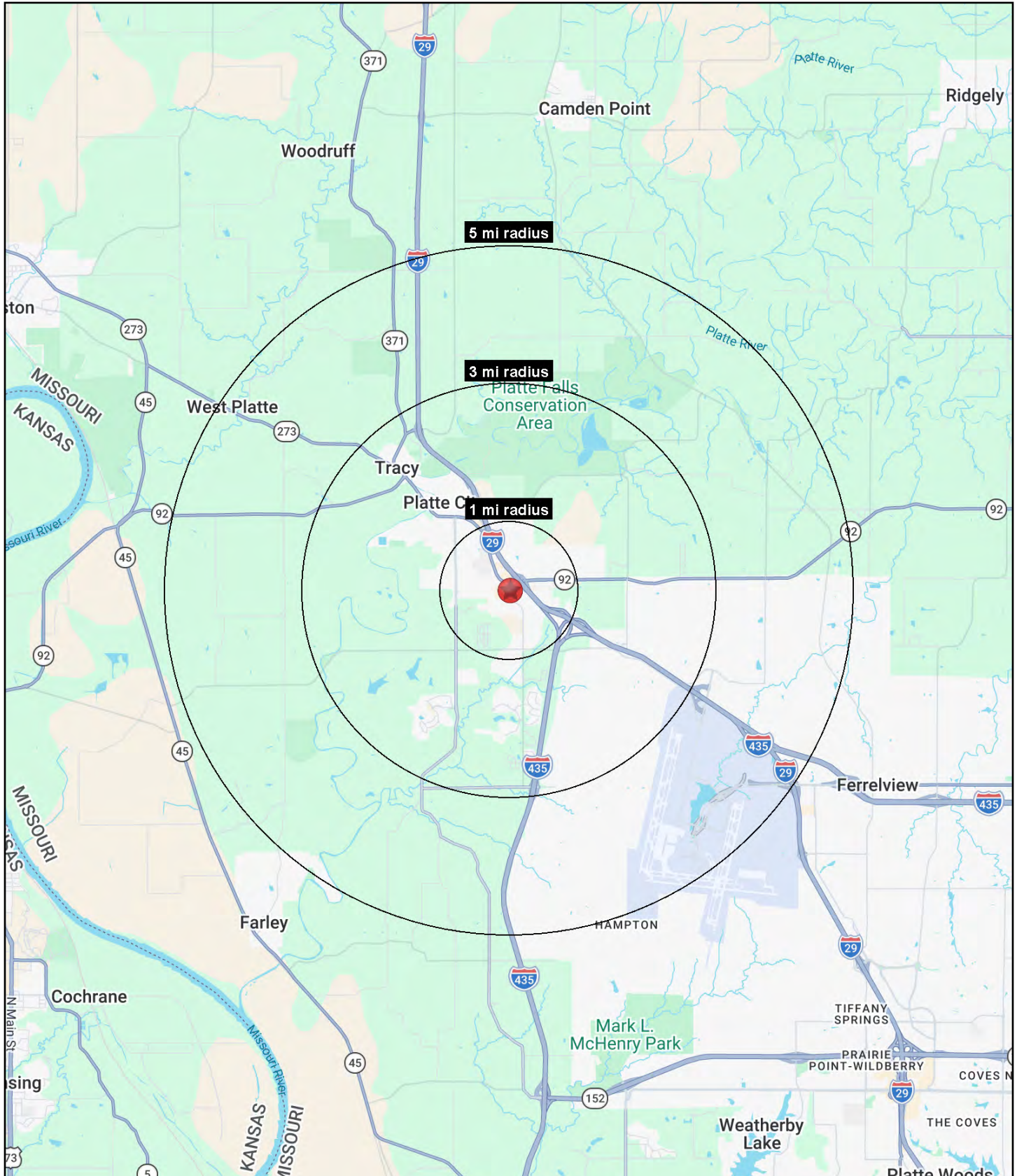
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1400 Platte Falls Road Platte City, MO 64079	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	4,214	13,324	15,151
2031 Projected Population	4,451	14,003	15,967
2020 Census Population	3,709	12,528	14,265
2010 Census Population	3,554	10,477	12,016
Projected Annual Growth 2026 to 2031	1.1%	1.0%	1.1%
Historical Annual Growth 2010 to 2026	1.2%	1.7%	1.6%
2026 Median Age	38.1	39.7	40.2
Households			
2026 Estimated Households	1,851	5,225	5,911
2031 Projected Households	1,991	5,557	6,309
2020 Census Households	1,512	4,683	5,341
2010 Census Households	1,451	3,999	4,585
Projected Annual Growth 2026 to 2031	1.5%	1.3%	1.3%
Historical Annual Growth 2010 to 2026	1.7%	1.9%	1.8%
Race and Ethnicity			
2026 Estimated White	84.3%	86.4%	87.0%
2026 Estimated Black or African American	6.1%	4.6%	4.3%
2026 Estimated Asian or Pacific Islander	2.3%	2.2%	2.1%
2026 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2026 Estimated Other Races	6.9%	6.4%	6.3%
2026 Estimated Hispanic	6.9%	6.1%	5.9%
Income			
2026 Estimated Average Household Income	\$111,826	\$128,529	\$130,368
2026 Estimated Median Household Income	\$96,972	\$110,572	\$110,588
2026 Estimated Per Capita Income	\$49,160	\$50,456	\$50,913
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.6%	0.6%	0.6%
2026 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.3%	2.2%
2026 Estimated High School Graduate	30.4%	23.9%	24.0%
2026 Estimated Some College	25.0%	21.3%	20.7%
2026 Estimated Associates Degree Only	7.0%	7.1%	7.4%
2026 Estimated Bachelors Degree Only	19.0%	26.7%	27.1%
2026 Estimated Graduate Degree	14.9%	18.3%	18.0%
Business			
2026 Estimated Total Businesses	160	388	474
2026 Estimated Total Employees	1,492	2,909	4,723
2026 Estimated Employee Population per Business	9.3	7.5	10.0
2026 Estimated Residential Population per Business	26.3	34.3	31.9

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