

Loma Vista Pad Site For Lease

8750 Blue Ridge Blvd | Kansas City, MO 64138



48,239 Population within 3-miles

\$71,650 Avg HH Income in 3-miles

Close proximity to Oracle/Cerner
Innovations Campus

Approx 4,470 sq ft Bldg on .95 acres

Join Save-A-Lot, Dollar General and new Little Caesars Pizza

Minutes from Hwys 49, 435, 350, and 470

First time on the market.

Approximately .95 acres with drive-thru

Excellent visibility and access from Blue Ridge Blvd.

Perfect for Medical, Bank, or QSR.



Richard Hurst, CCIM

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Loma Vista Shopping Center



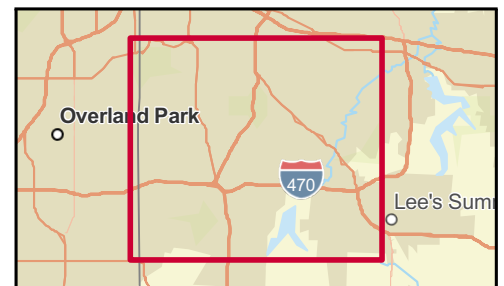
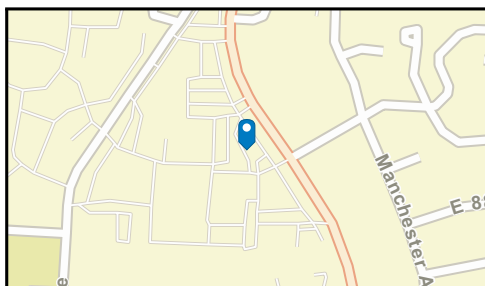
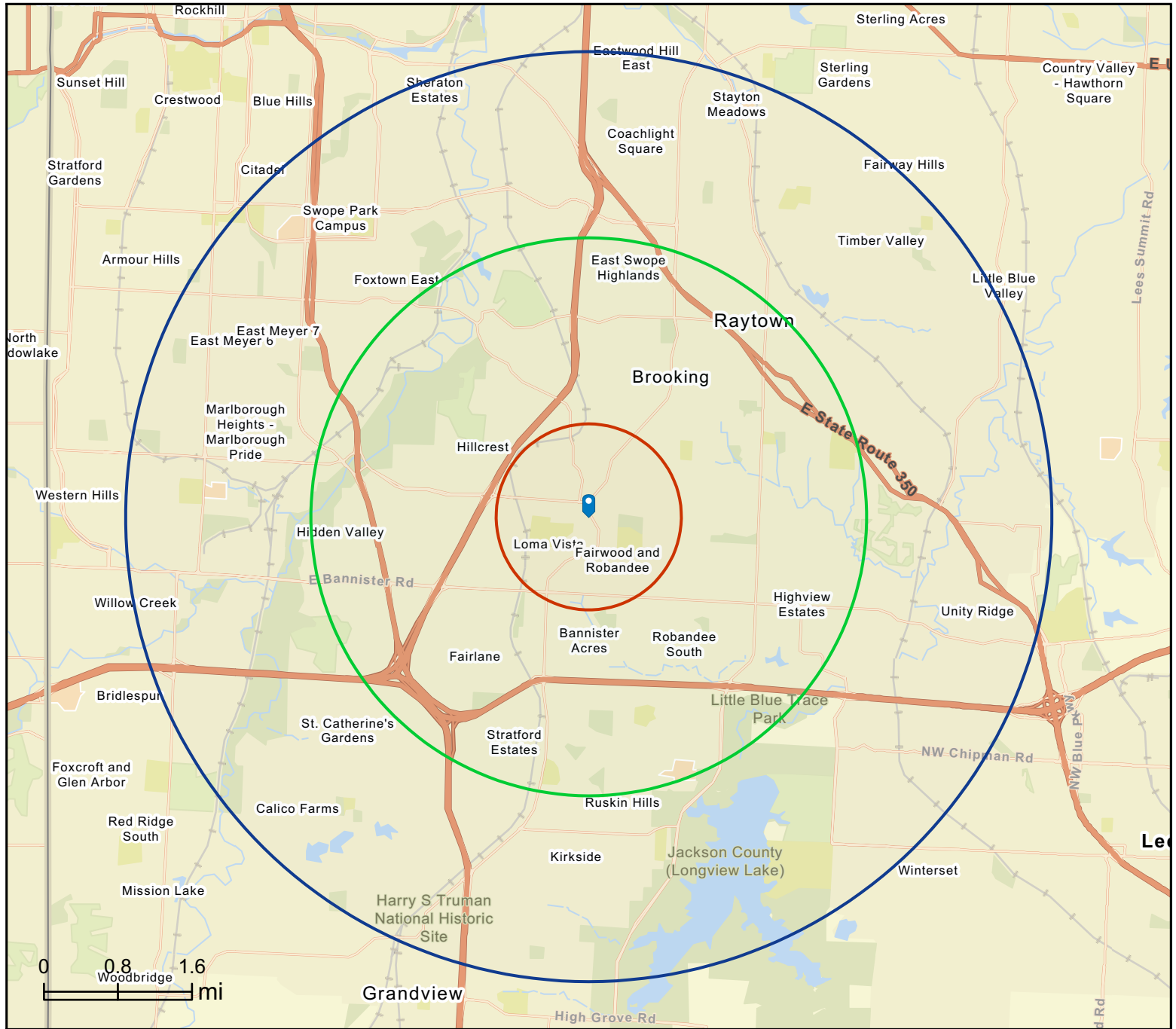
Site Map

8750 Blue Ridge Blvd, Raytown, Missouri, 64138
Rings: 1, 3, 5 mile radii

Prepared by SVN | The Hurst Company

Latitude: 38.96412

Longitude: -94.49953



July 29, 2024



Executive Summary

8750 Blue Ridge Blvd, Raytown, Missouri, 64138
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	1 mile	3 miles	5 miles
Population			
2010 Population	10,192	48,639	136,409
2020 Population	10,275	48,954	137,947
2024 Population	9,943	48,239	137,987
2029 Population	9,905	47,827	136,792
2010-2020 Annual Rate	0.08%	0.06%	0.11%
2020-2024 Annual Rate	-0.77%	-0.35%	0.01%
2024-2029 Annual Rate	-0.08%	-0.17%	-0.17%
2020 Male Population	46.4%	47.1%	46.9%
2020 Female Population	53.6%	52.9%	53.1%
2020 Median Age	35.7	35.9	36.6
2024 Male Population	47.1%	47.9%	47.8%
2024 Female Population	52.9%	52.1%	52.2%
2024 Median Age	36.4	36.4	37.3

In the identified area, the current year population is 137,987. In 2020, the Census count in the area was 137,947. The rate of change since 2020 was 0.01% annually. The five-year projection for the population in the area is 136,792 representing a change of -0.17% annually from 2024 to 2029. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 37.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	31.1%	36.0%	39.1%
2024 Black Alone	52.1%	47.8%	45.9%
2024 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2024 Asian Alone	2.6%	2.0%	1.6%
2024 Pacific Islander Alone	0.2%	0.2%	0.1%
2024 Other Race	5.2%	4.7%	4.1%
2024 Two or More Races	8.1%	8.7%	8.6%
2024 Hispanic Origin (Any Race)	9.6%	9.5%	8.7%

Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	36	49	55
2010 Households	4,138	19,522	55,667
2020 Households	4,219	20,116	58,035
2024 Households	4,213	20,188	58,500
2029 Households	4,234	20,257	58,666
2010-2020 Annual Rate	0.19%	0.30%	0.42%
2020-2024 Annual Rate	-0.03%	0.08%	0.19%
2024-2029 Annual Rate	0.10%	0.07%	0.06%
2024 Average Household Size	2.31	2.37	2.33

The household count in this area has changed from 58,035 in 2020 to 58,500 in the current year, a change of 0.19% annually. The five-year projection of households is 58,666, a change of 0.06% annually from the current year total. Average household size is currently 2.33, compared to 2.35 in the year 2020. The number of families in the current year is 33,963 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	21.8%	19.3%	20.7%
Median Household Income			
2024 Median Household Income	\$43,689	\$53,957	\$56,587
2029 Median Household Income	\$48,766	\$61,596	\$64,727
2024-2029 Annual Rate	2.22%	2.68%	2.72%
Average Household Income			
2024 Average Household Income	\$59,625	\$71,650	\$76,565
2029 Average Household Income	\$69,092	\$84,277	\$89,654
2024-2029 Annual Rate	2.99%	3.30%	3.21%
Per Capita Income			
2024 Per Capita Income	\$25,846	\$30,013	\$32,320
2029 Per Capita Income	\$30,140	\$35,709	\$38,266
2024-2029 Annual Rate	3.12%	3.54%	3.44%
GINI Index			
2024 Gini Index	38.6	40.4	41.7
Households by Income			

Current median household income is \$56,587 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$64,727 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$76,565 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,654 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,320 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$38,266 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	109	123	115
2010 Total Housing Units	4,553	21,864	63,211
2010 Owner Occupied Housing Units	2,288	12,016	33,399
2010 Renter Occupied Housing Units	1,850	7,506	22,268
2010 Vacant Housing Units	415	2,342	7,544
2020 Total Housing Units	4,599	21,994	64,647
2020 Owner Occupied Housing Units	1,833	10,460	30,180
2020 Renter Occupied Housing Units	2,386	9,656	27,855
2020 Vacant Housing Units	379	1,929	6,655
2024 Total Housing Units	4,597	22,102	65,384
2024 Owner Occupied Housing Units	1,864	10,536	30,277
2024 Renter Occupied Housing Units	2,349	9,652	28,223
2024 Vacant Housing Units	384	1,914	6,884
2029 Total Housing Units	4,638	22,258	65,837
2029 Owner Occupied Housing Units	1,922	10,782	30,943
2029 Renter Occupied Housing Units	2,313	9,475	27,723
2029 Vacant Housing Units	404	2,001	7,171
Socioeconomic Status Index			
2024 Socioeconomic Status Index	47.2	47.4	46.6

Currently, 46.3% of the 65,384 housing units in the area are owner occupied; 43.2%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 64,647 housing units in the area and 10.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.27%. Median home value in the area is \$186,994, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.22% annually to \$252,812.

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