

REDEVELOPMENT OPPORTUNITY

SE Corner of 23rd & Lee's Summit Rd

15801 E 23rd Street S
Independence, MO



SITE SUMMARY

- 1.41 Acres - Hard Corner Location
- Strong Traffic Counts
- Great access to 23rd Street and S Lee's Summit Road
- Surrounding Retailers Include Hy-Vee, Walgreens, Casey's, Valvoline, Aldi, Discount Tire, Starbucks



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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.078/-94.3902

15801 East 23rd St S		1 mi radius	3 mi radius	5 mi radius
Independence, MO 64055				
Population				
2023 Estimated Population		9,641	71,960	147,054
2028 Projected Population		9,249	68,178	142,274
2020 Census Population		9,754	74,226	150,902
2010 Census Population		9,638	71,193	143,613
Projected Annual Growth 2023 to 2028		-0.8%	-1.1%	-0.7%
Historical Annual Growth 2010 to 2023		-	-	0.2%
Households				
2023 Estimated Households		4,311	30,111	61,106
2028 Projected Households		4,072	28,063	58,091
2020 Census Households		4,381	31,117	62,423
2010 Census Households		4,280	30,042	59,382
Projected Annual Growth 2023 to 2028		-1.1%	-1.4%	-1.0%
Historical Annual Growth 2010 to 2023		-	-	0.2%
Age				
2023 Est. Population Under 10 Years		11.1%	11.4%	11.5%
2023 Est. Population 10 to 19 Years		11.1%	11.5%	11.7%
2023 Est. Population 20 to 29 Years		13.4%	13.0%	12.9%
2023 Est. Population 30 to 44 Years		19.1%	19.2%	20.1%
2023 Est. Population 45 to 59 Years		17.7%	17.7%	18.1%
2023 Est. Population 60 to 74 Years		17.5%	18.2%	17.6%
2023 Est. Population 75 Years or Over		10.2%	9.0%	8.1%
2023 Est. Median Age		40.4	40.4	39.8
Marital Status & Gender				
2023 Est. Male Population		46.5%	47.5%	48.1%
2023 Est. Female Population		53.5%	52.5%	51.9%
2023 Est. Never Married		33.1%	31.6%	31.0%
2023 Est. Now Married		39.0%	42.7%	44.9%
2023 Est. Separated or Divorced		20.1%	18.4%	17.5%
2023 Est. Widowed		7.9%	7.3%	6.6%
Income				
2023 Est. HH Income \$200,000 or More		2.3%	4.1%	4.7%
2023 Est. HH Income \$150,000 to \$199,999		7.4%	6.1%	6.9%
2023 Est. HH Income \$100,000 to \$149,999		9.4%	14.5%	15.2%
2023 Est. HH Income \$75,000 to \$99,999		13.3%	14.7%	14.1%
2023 Est. HH Income \$50,000 to \$74,999		16.9%	17.5%	18.3%
2023 Est. HH Income \$35,000 to \$49,999		18.1%	14.2%	13.3%
2023 Est. HH Income \$25,000 to \$34,999		10.9%	10.1%	9.6%
2023 Est. HH Income \$15,000 to \$24,999		12.6%	10.0%	8.9%
2023 Est. HH Income Under \$15,000		9.0%	8.7%	8.9%
2023 Est. Average Household Income		\$84,746	\$86,254	\$89,689
2023 Est. Median Household Income		\$56,040	\$62,842	\$65,836
2023 Est. Per Capita Income		\$38,017	\$36,201	\$37,362
2023 Est. Total Businesses		321	2,145	4,092
2023 Est. Total Employees		3,651	19,085	37,793

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Race				
2023 Est. White		77.9%	77.3%	75.7%
2023 Est. Black		9.5%	9.5%	11.1%
2023 Est. Asian or Pacific Islander		1.6%	1.6%	1.7%
2023 Est. American Indian or Alaska Native		0.5%	0.5%	0.5%
2023 Est. Other Races		10.6%	11.1%	11.1%
Hispanic				
2023 Est. Hispanic Population		891	7,304	14,908
2023 Est. Hispanic Population		9.2%	10.2%	10.1%
2028 Proj. Hispanic Population		9.4%	10.2%	10.2%
2020 Hispanic Population		9.9%	11.0%	11.3%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,897	51,017	104,075
2023 Est. Elementary (Grade Level 0 to 8)		1.9%	2.3%	2.3%
2023 Est. Some High School (Grade Level 9 to 11)		3.6%	5.0%	6.2%
2023 Est. High School Graduate		38.7%	36.9%	35.0%
2023 Est. Some College		22.1%	24.2%	24.1%
2023 Est. Associate Degree Only		10.2%	9.0%	8.4%
2023 Est. Bachelor Degree Only		15.5%	14.1%	15.6%
2023 Est. Graduate Degree		8.0%	8.5%	8.4%
Housing				
2023 Est. Total Housing Units		4,792	33,278	67,432
2023 Est. Owner-Occupied		49.4%	52.6%	53.4%
2023 Est. Renter-Occupied		40.6%	37.9%	37.2%
2023 Est. Vacant Housing		10.0%	9.5%	9.4%
Homes Built by Year				
2023 Homes Built 2010 or later		4.0%	4.7%	5.4%
2023 Homes Built 2000 to 2009		3.7%	6.3%	8.2%
2023 Homes Built 1990 to 1999		6.6%	7.2%	8.4%
2023 Homes Built 1980 to 1989		10.5%	7.6%	7.9%
2023 Homes Built 1970 to 1979		20.6%	17.9%	15.2%
2023 Homes Built 1960 to 1969		14.9%	17.6%	15.3%
2023 Homes Built 1950 to 1959		15.3%	12.7%	13.4%
2023 Homes Built Before 1949		14.4%	16.5%	16.7%
Home Values				
2023 Home Value \$1,000,000 or More		0.4%	0.6%	0.7%
2023 Home Value \$500,000 to \$999,999		3.0%	3.5%	3.7%
2023 Home Value \$400,000 to \$499,999		4.3%	3.5%	4.1%
2023 Home Value \$300,000 to \$399,999		8.2%	9.7%	10.5%
2023 Home Value \$200,000 to \$299,999		20.7%	22.5%	22.2%
2023 Home Value \$150,000 to \$199,999		16.2%	19.2%	18.0%
2023 Home Value \$100,000 to \$149,999		31.2%	23.5%	21.6%
2023 Home Value \$50,000 to \$99,999		12.4%	13.5%	14.4%
2023 Home Value \$25,000 to \$49,999		1.8%	2.0%	2.4%
2023 Home Value Under \$25,000		1.7%	2.0%	2.3%
2023 Median Home Value		\$164,601	\$172,067	\$175,457
2023 Median Rent		\$784	\$809	\$826

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,923	58,665	119,375
2023 Est. Civilian Employed	58.9%	61.5%	63.3%
2023 Est. Civilian Unemployed	5.6%	2.9%	2.7%
2023 Est. in Armed Forces	0.3%	0.1%	-
2023 Est. not in Labor Force	35.2%	35.5%	34.0%
2023 Labor Force Males	45.9%	46.8%	47.4%
2023 Labor Force Females	54.1%	53.2%	52.6%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,668	36,043	75,504
2023 Mgmt, Business, & Financial Operations	17.2%	14.7%	14.9%
2023 Professional, Related	23.0%	23.0%	23.4%
2023 Service	15.5%	16.0%	15.7%
2023 Sales, Office	22.6%	22.8%	22.2%
2023 Farming, Fishing, Forestry	-	0.2%	0.2%
2023 Construction, Extraction, Maintenance	8.2%	8.7%	8.3%
2023 Production, Transport, Material Moving	13.5%	14.6%	15.2%
2023 White Collar Workers	62.8%	60.5%	60.5%
2023 Blue Collar Workers	37.2%	39.5%	39.5%
Transportation to Work			
2023 Drive to Work Alone	75.5%	71.8%	70.0%
2023 Drive to Work in Carpool	4.8%	6.7%	6.8%
2023 Travel to Work by Public Transportation	0.7%	0.7%	0.8%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.2%	1.2%	1.3%
2023 Other Means	1.0%	1.0%	0.9%
2023 Work at Home	16.8%	18.5%	20.1%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	25.5%	23.0%	22.3%
2023 Travel to Work in 15 to 29 Minutes	43.1%	46.8%	46.7%
2023 Travel to Work in 30 to 59 Minutes	28.4%	27.4%	28.0%
2023 Travel to Work in 60 Minutes or More	2.9%	2.8%	2.9%
2023 Average Travel Time to Work	21.1	21.5	22.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$270.94 M	\$1.91 B	\$3.97 B
2023 Est. Apparel	\$9.45 M	\$66.6 M	\$139.36 M
2023 Est. Contributions, Gifts	\$14.8 M	\$106.15 M	\$223.18 M
2023 Est. Education, Reading	\$8.14 M	\$58.12 M	\$123.57 M
2023 Est. Entertainment	\$15 M	\$106.51 M	\$223.05 M
2023 Est. Food, Beverages, Tobacco	\$42.07 M	\$294.45 M	\$612.62 M
2023 Est. Furnishings, Equipment	\$9.34 M	\$66.29 M	\$138.77 M
2023 Est. Health Care, Insurance	\$25.18 M	\$176.65 M	\$366.6 M
2023 Est. Household Operations, Shelter, Utilities	\$88.97 M	\$621.22 M	\$1.29 B
2023 Est. Miscellaneous Expenses	\$5.14 M	\$36.04 M	\$75.21 M
2023 Est. Personal Care	\$3.64 M	\$25.61 M	\$53.38 M
2023 Est. Transportation	\$49.2 M	\$347.53 M	\$724.66 M

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