

# FOR LEASE/ GROUND LEASE

9330 E State Rte-350 Hwy  
Raytown, Missouri



## SITE SUMMARY

- Former Freestanding Restaurant
- 5,600 SF Available on 2.11 Acres
- 37,000 VPD Off Hwy 350
- 106 Parking Spaces
- Great Access & Visibility



Brokerage • Development • Management



**Eric Gonsler**

egonsler@rhjohnson.com | 816.268.2434

**Luke Neville**

lneville@rhjohnson.com | 816.268.2430

4520 Madison Avenue, Suite 300 • Kansas City, MO 64111 • 816.561.5551 • rhjohnson.com

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**SITE**

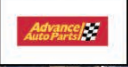
11,120 VPD

8,038 VPD

37,662 VPD

E GREGORY BLVD

E STATE RTE 350



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9939/-94.4711

<b>9330 E State Rte 350</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Raytown, MO 64133</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	7,755	54,613	123,734
2029 Projected Population	7,754	54,119	122,785
2020 Census Population	7,683	55,985	124,313
2010 Census Population	7,752	55,157	121,512
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	39.8	39.2	38.1
<b>Households</b>			
2024 Estimated Households	3,451	23,051	51,892
2029 Projected Households	3,450	22,911	51,659
2020 Census Households	3,377	23,346	51,628
2010 Census Households	3,337	22,443	49,704
Projected Annual Growth 2024 to 2029	-	-0.1%	-
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	60.1%	50.2%	46.1%
2024 Estimated Black or African American	28.9%	38.7%	42.7%
2024 Estimated Asian or Pacific Islander	1.4%	1.6%	1.5%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2024 Estimated Other Races	9.2%	9.1%	9.3%
2024 Estimated Hispanic	8.2%	8.5%	8.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$76,736	\$82,184	\$79,699
2024 Estimated Median Household Income	\$62,573	\$65,660	\$63,095
2024 Estimated Per Capita Income	\$34,181	\$34,757	\$33,492
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.5%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.7%	5.5%
2024 Estimated High School Graduate	36.0%	32.8%	32.7%
2024 Estimated Some College	24.1%	26.9%	25.7%
2024 Estimated Associates Degree Only	9.0%	9.3%	9.0%
2024 Estimated Bachelors Degree Only	16.8%	16.6%	16.4%
2024 Estimated Graduate Degree	7.5%	8.2%	8.5%
<b>Business</b>			
2024 Estimated Total Businesses	412	1,606	3,824
2024 Estimated Total Employees	3,981	13,871	39,192
2024 Estimated Employee Population per Business	9.7	8.6	10.2
2024 Estimated Residential Population per Business	18.8	34.0	32.4

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