



FLEX WAREHOUSE SPACE FOR LEASE

815 W. 23rd Street South, Independence, Missouri



LEASE RATE: \$10/SF MOD GROSS | 6,500+/- SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,417	80,874	153,211
Avg. Household Income	\$66,381	\$75,048	\$76,397

- Industrial Flex Warehouse Space
- Full Dock, Half Dock, and Drive in Door
- Roughly 50 Parking Spaces
- Two Small Offices
- Private Access to the Space
- Centrally located on 23rd Street in Independence



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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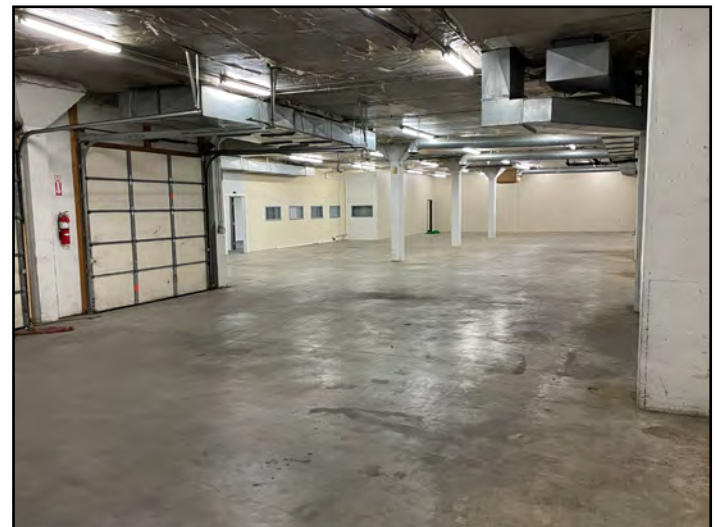
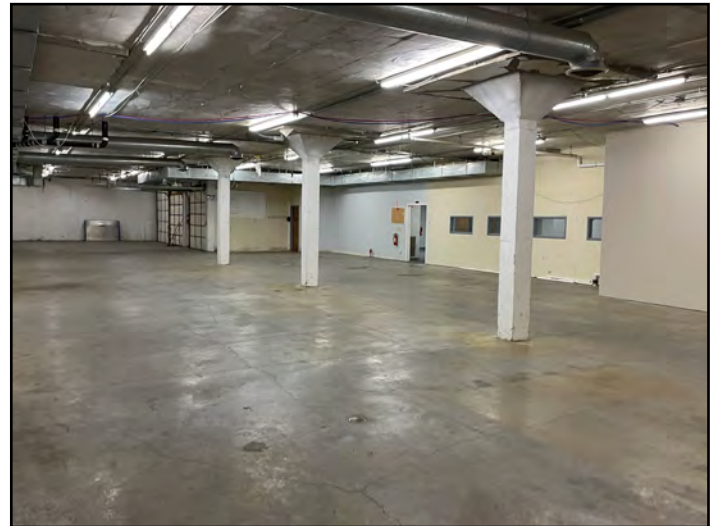
Exclusive Agents



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PHOTOS



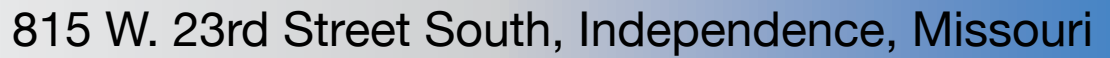


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AERIAL

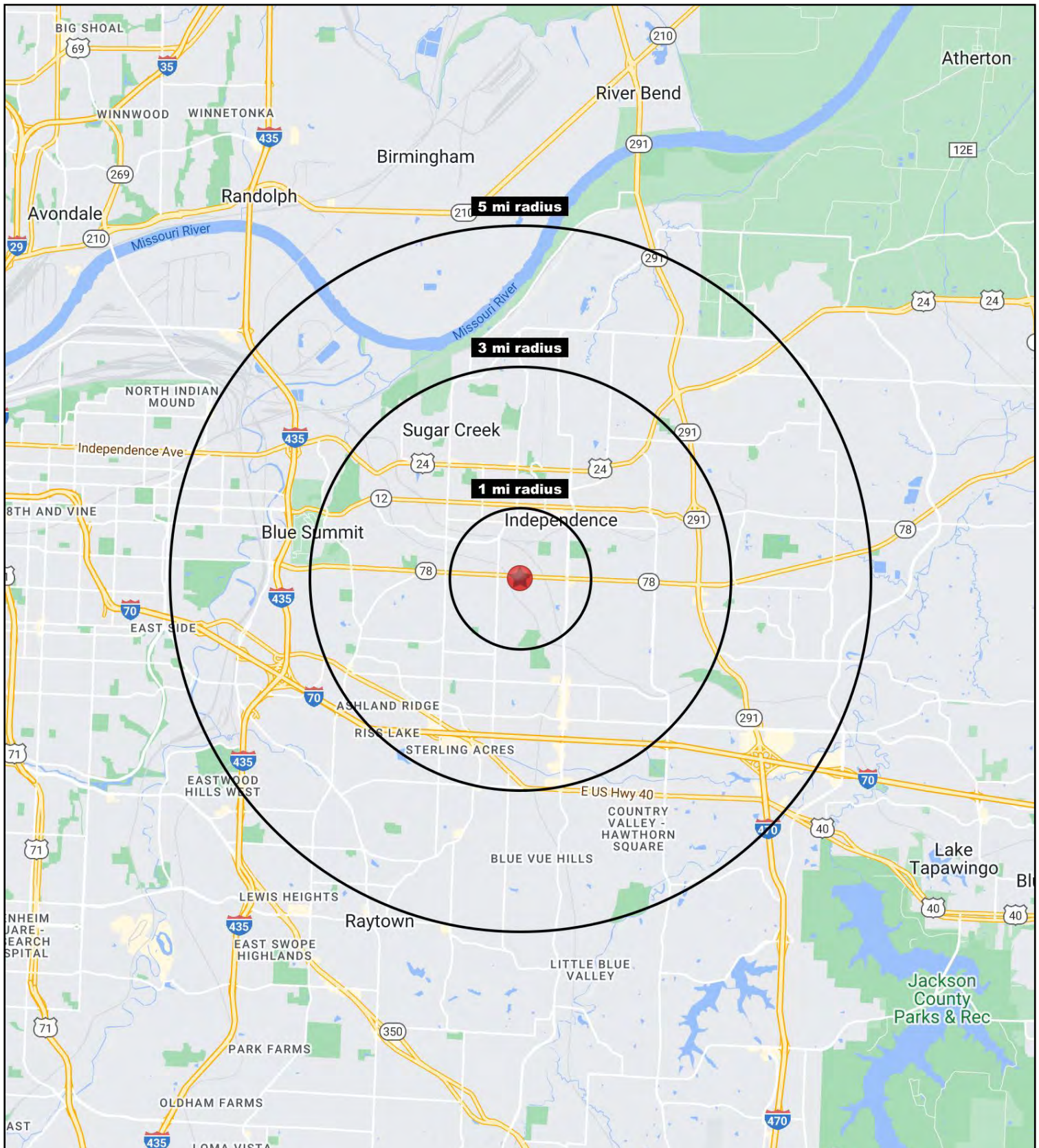




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815 W. 23rd Street South Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	10,417	80,874	153,211
2028 Projected Population	10,391	81,273	155,686
2020 Census Population	10,411	80,284	152,866
2010 Census Population	10,242	77,905	147,951
Projected Annual Growth 2023 to 2028	-	-	0.3%
Historical Annual Growth 2010 to 2023	0.1%	0.3%	0.3%
2023 Median Age	36.0	39.1	38.4
Households			
2023 Estimated Households	4,432	35,062	64,378
2028 Projected Households	4,369	34,766	64,557
2020 Census Households	4,383	34,415	63,503
2010 Census Households	4,356	33,425	61,279
Projected Annual Growth 2023 to 2028	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.4%
Race and Ethnicity			
2023 Estimated White	74.6%	72.5%	68.2%
2023 Estimated Black or African American	11.7%	13.2%	16.8%
2023 Estimated Asian or Pacific Islander	1.0%	1.4%	1.6%
2023 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
2023 Estimated Other Races	12.0%	12.3%	12.9%
2023 Estimated Hispanic	12.4%	12.4%	13.0%
Income			
2023 Estimated Average Household Income	\$66,381	\$75,048	\$76,397
2023 Estimated Median Household Income	\$47,442	\$55,790	\$58,570
2023 Estimated Per Capita Income	\$28,352	\$32,648	\$32,191
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.5%	2.8%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	7.5%	7.3%	7.5%
2023 Estimated High School Graduate	38.5%	38.4%	36.5%
2023 Estimated Some College	28.0%	24.4%	23.9%
2023 Estimated Associates Degree Only	6.0%	8.3%	8.5%
2023 Estimated Bachelors Degree Only	10.1%	12.3%	13.2%
2023 Estimated Graduate Degree	6.5%	6.5%	7.3%
Business			
2023 Estimated Total Businesses	401	2,516	4,373
2023 Estimated Total Employees	2,372	20,348	42,603
2023 Estimated Employee Population per Business	5.9	8.1	9.7
2023 Estimated Residential Population per Business	26.0	32.1	35.0

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