RETAIL BUILDING

For Sale

BLOCK & COMPANY, INC.®

18,000 Sq Ft Available - Can Be Divisible

204 Old Highway 40, Odessa, Missouri

Estimated Population
7,697

Average Household Income
$57,570

Five Mile Radius

- Great visibility off Old Highway 40
- Located on 74,260 sq ft of land
- Next to Dollar General, Pizza Hut, Bank of Odessa, Movie Gallery, and BP Gas Station
- High traffic area, ample parking
- Restrictions for grocery store

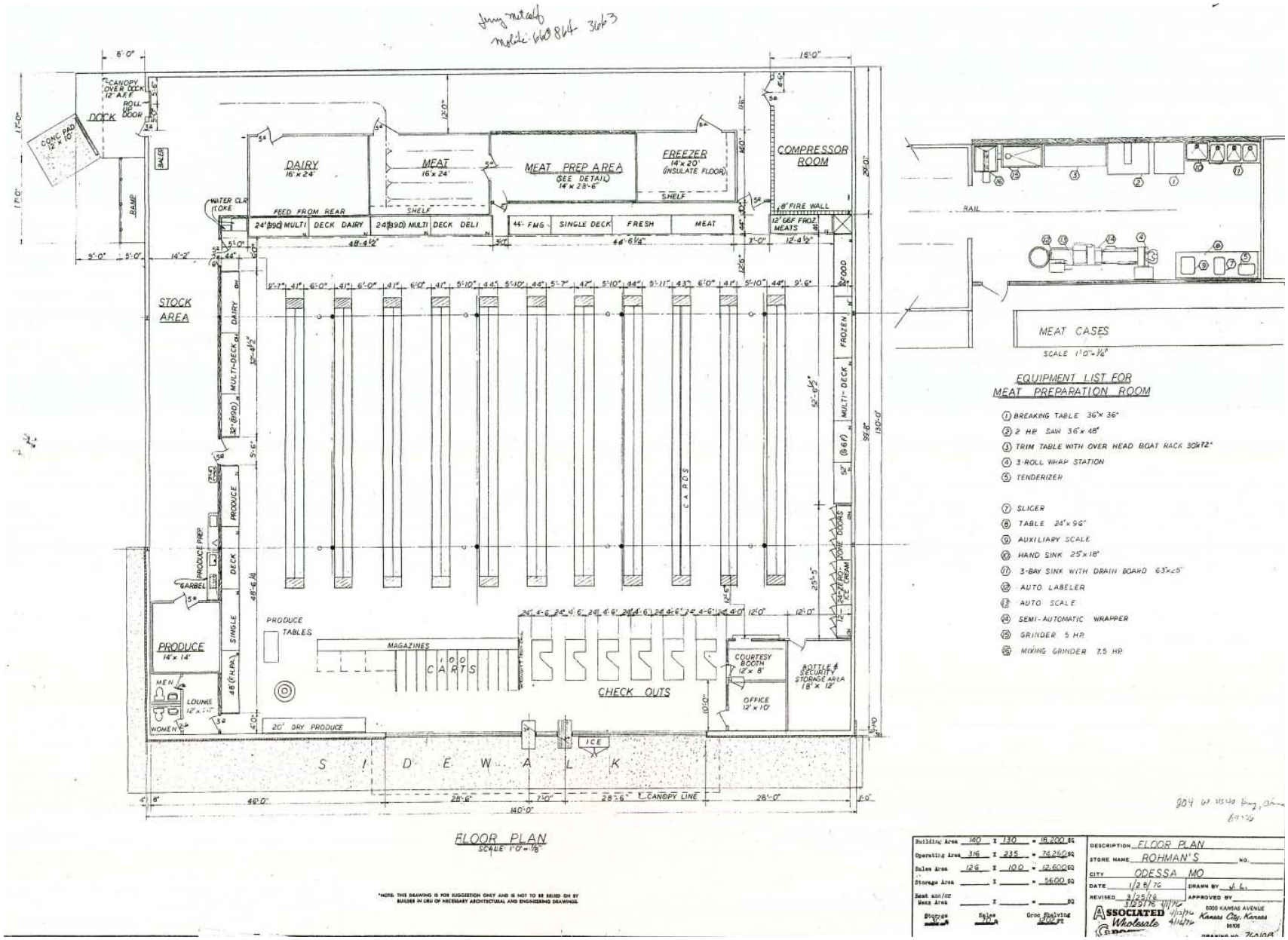
BLOCK & COMPANY, INC., Realtors 816.753.6000
4963 NE Goodview Circle, Suite C
Lee's Summit, Missouri 64064

For Information Contact:

William Glasgow
816.412.7210
wglasgow@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

204 Old Highway 40, Odessa, Missouri



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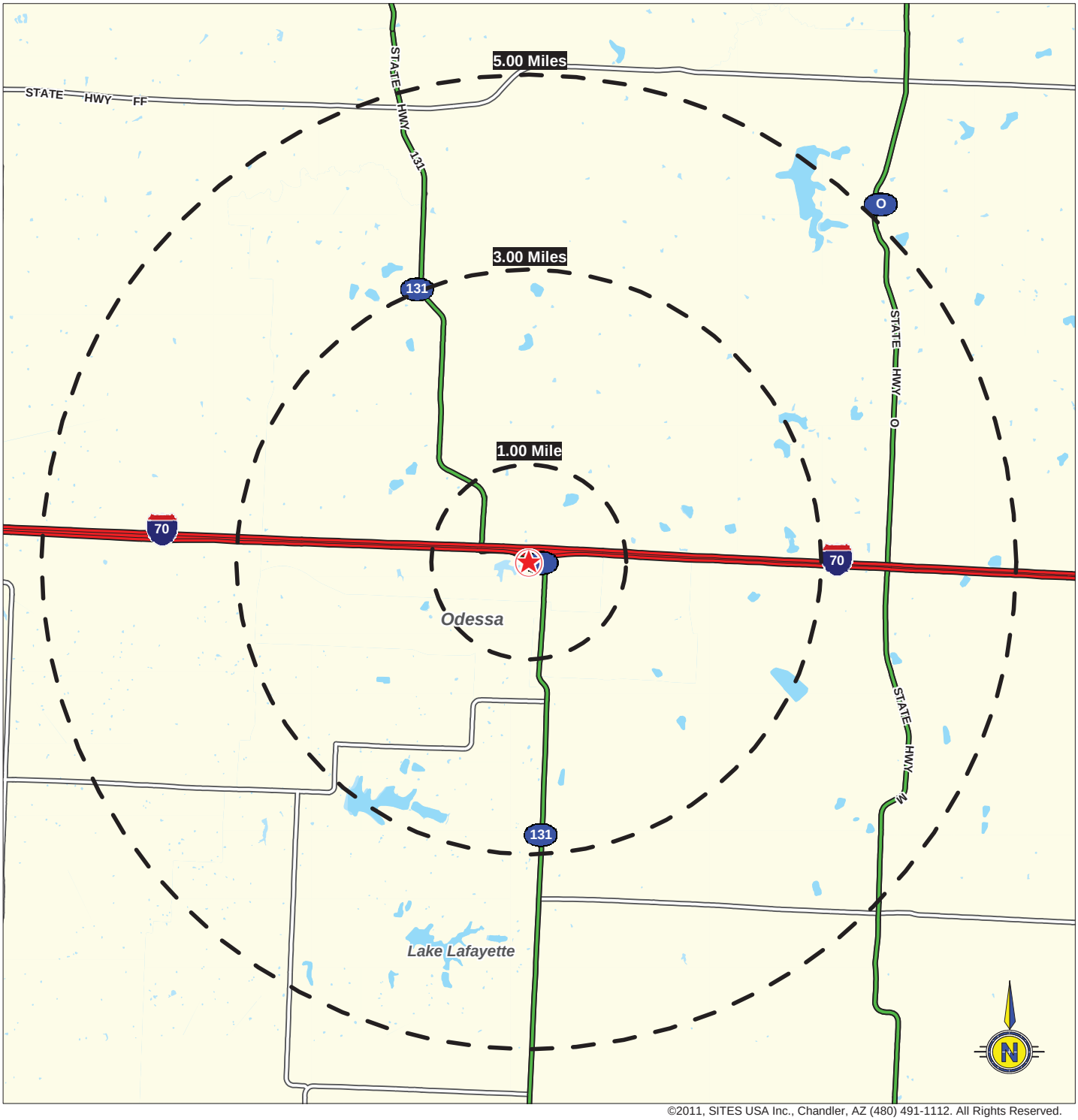

Lat: 39.0076 Lon: -93.9544 Zoom: 11 mi

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204 Old Highway 40
Odessa, Missouri

March 2011

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.00637/-93.95638 **March 2011**

RS1

204 Old Highway 40 Odessa, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	1,459	5,385	7,697
	2014 Projected Population	1,387	5,183	7,537
	2000 Census Population	1,556	5,671	7,876
	1990 Census Population	1,234	4,412	6,288
	Historical Annual Growth 1990 to 2009	1.0%	1.2%	1.2%
	Projected Annual Growth 2009 to 2014	-1.0%	-0.8%	-0.4%
	2009 Median Age	33.8	34.5	35.5
HOUSEHOLDS	2009 Estimated Households	638	2,237	3,129
	2014 Projected Households	637	2,256	3,211
	2000 Census Households	633	2,189	2,978
	1990 Census Households	504	1,713	2,364
	Historical Annual Growth 1990 to 2009	1.4%	1.6%	1.7%
	Projected Annual Growth 2009 to 2014	-0.1%	0.2%	0.5%
POPULATION BY RACE	2009 Estimated White	96.9%	97.0%	96.8%
	2009 Estimated Black or African American	1.5%	1.2%	1.3%
	2009 Estimated Asian & Pacific Islander	0.2%	0.3%	0.3%
	2009 Estimated American Indian & Native Alaskan	0.3%	0.4%	0.4%
	2009 Estimated Other Races	1.1%	1.1%	1.2%
	2009 Estimated Hispanic	0.9%	0.9%	1.0%
INCOME	2009 Estimated Average Household Income	$ 49,568	$ 55,123	$ 57,570
	2009 Estimated Median Household Income	$ 42,432	$ 47,632	$ 50,612
	2009 Estimated Per Capita Income	$ 22,095	$ 23,382	$ 23,751
EDUCATION (AGE 25+)	2009 Elementary	5.0%	4.0%	3.7%
	2009 Some High School	15.4%	13.8%	13.1%
	2009 High School Graduate	42.3%	42.8%	44.2%
	2009 Some College	20.4%	21.9%	22.2%
	2009 Associates Degree Only	3.9%	3.6%	4.1%
	2009 Bachelors Degree Only	8.8%	9.8%	9.0%
	2009 Graduate Degree	4.2%	4.1%	3.8%
BUSINESS	Number of Businesses	96	270	310
	Total Number of Employees	670	1,931	2,113
	Employee Population per Business	7.0	7.1	6.8
	Residential Population per Business	15.2	19.9	24.8

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Demographic Source: Applied Geographic Solutions / TIGER Geography 07/09

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