

18901 E. US HIGHWAY 24

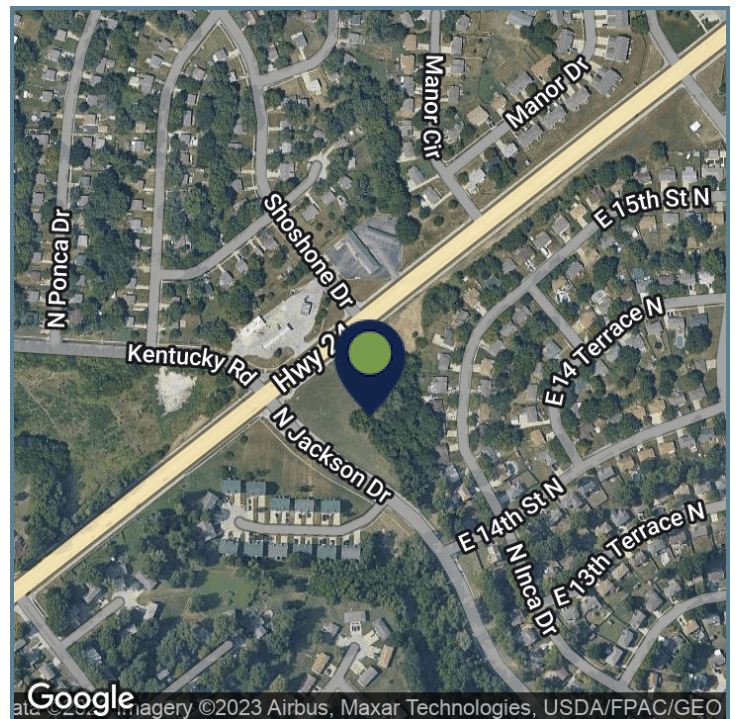
18901 E. US HIGHWAY 24, INDEPENDENCE, MO 64056

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Legacy Commercial Property has residential zoned real estate available at 18901 EAST US HIGHWAY 24 in Independence, MO. This is well-managed land located just east of N Jackson Dr on Hwy 24 in a well-established area with near the heart of the Independence business district and is ready for its next generation of owners. Give our Jackson County leasing or sales agents a call at (847) 904-9200 to learn more about about leasing options. This is the perfect opportunity to grow your footprint located just east of N Jackson Dr on Hwy 24.



OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	2.08 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,046	10,922	29,202
Total Population	10,960	27,721	66,084
Average HH Income	\$72,021	\$65,667	\$60,704

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

**LEGACY**
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

18901 E. US HIGHWAY 24

18901 E. US HIGHWAY 24, INDEPENDENCE, MO 64056

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

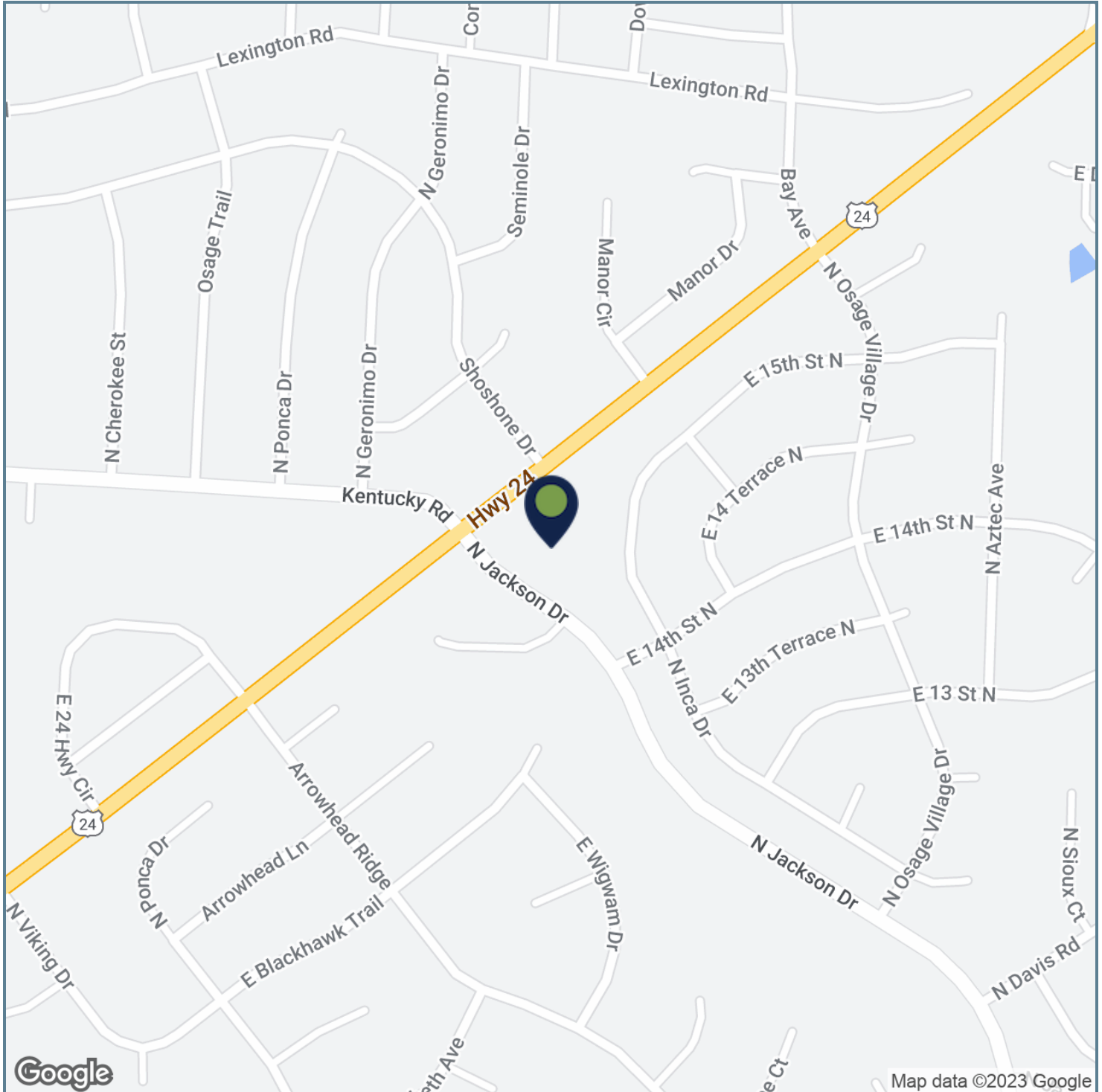
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

18901 E. US HIGHWAY 24

18901 E. US HIGHWAY 24, INDEPENDENCE, MO 64056

LOCATION MAP



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY

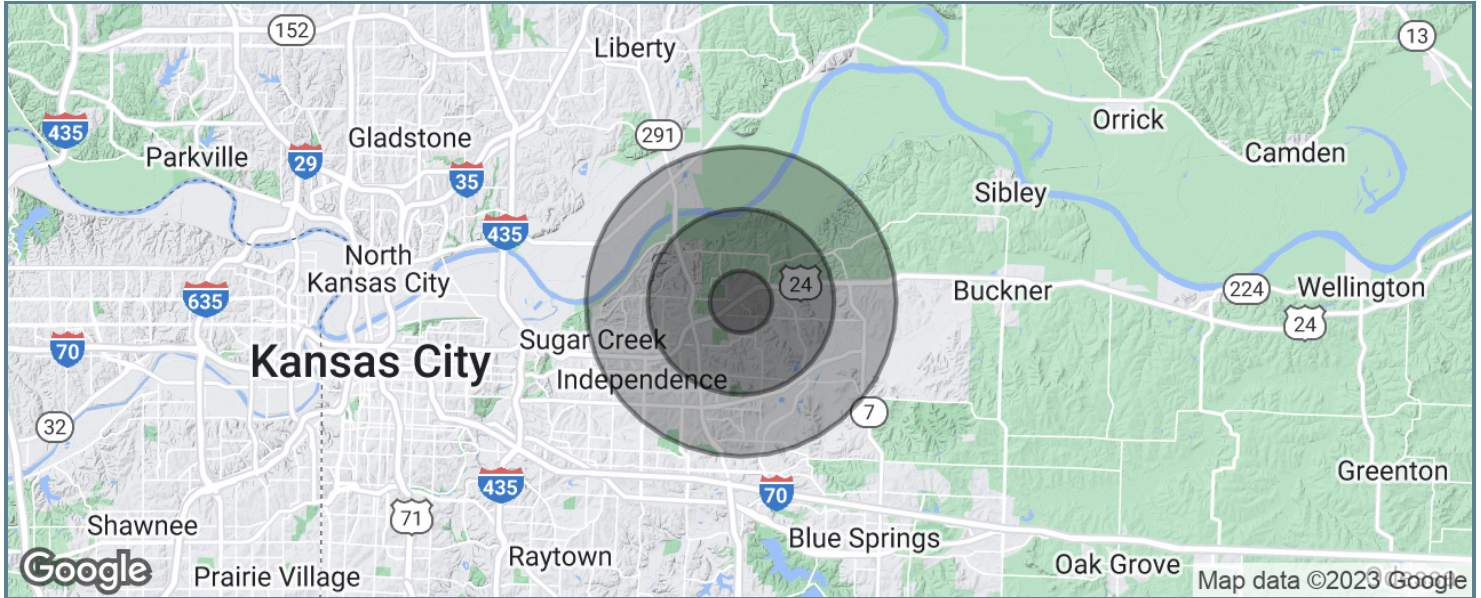
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

18901 E. US HIGHWAY 24

18901 E. US HIGHWAY 24, INDEPENDENCE, MO 64056

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,960	27,721	66,084
Median age	35.3	35.5	39.0
Median age (Male)	34.4	33.2	37.4
Median age (Female)	35.8	37.9	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,046	10,922	29,202
# of persons per HH	2.7	2.5	2.3
Average HH income	\$72,021	\$65,667	\$60,704
Average house value	\$126,312	\$126,145	\$122,954

* Demographic data derived from 2020 ACS - US Census

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>