



Office Building on 25.64 Acres For Sale

214 McElwain Drive, Cameron, Missouri



Sale Price: \$1,100,000 | 55,764 SF Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,723	10,492	11,749
Avg. Household Income	\$65,446	\$66,532	\$68,666

- Former Cameron Mutual Insurance building
- Great redevelopment site on US 36 Highway
- Close proximity to Walmart Supercenter and many other retail and office users
- Potential for mixed-use



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com





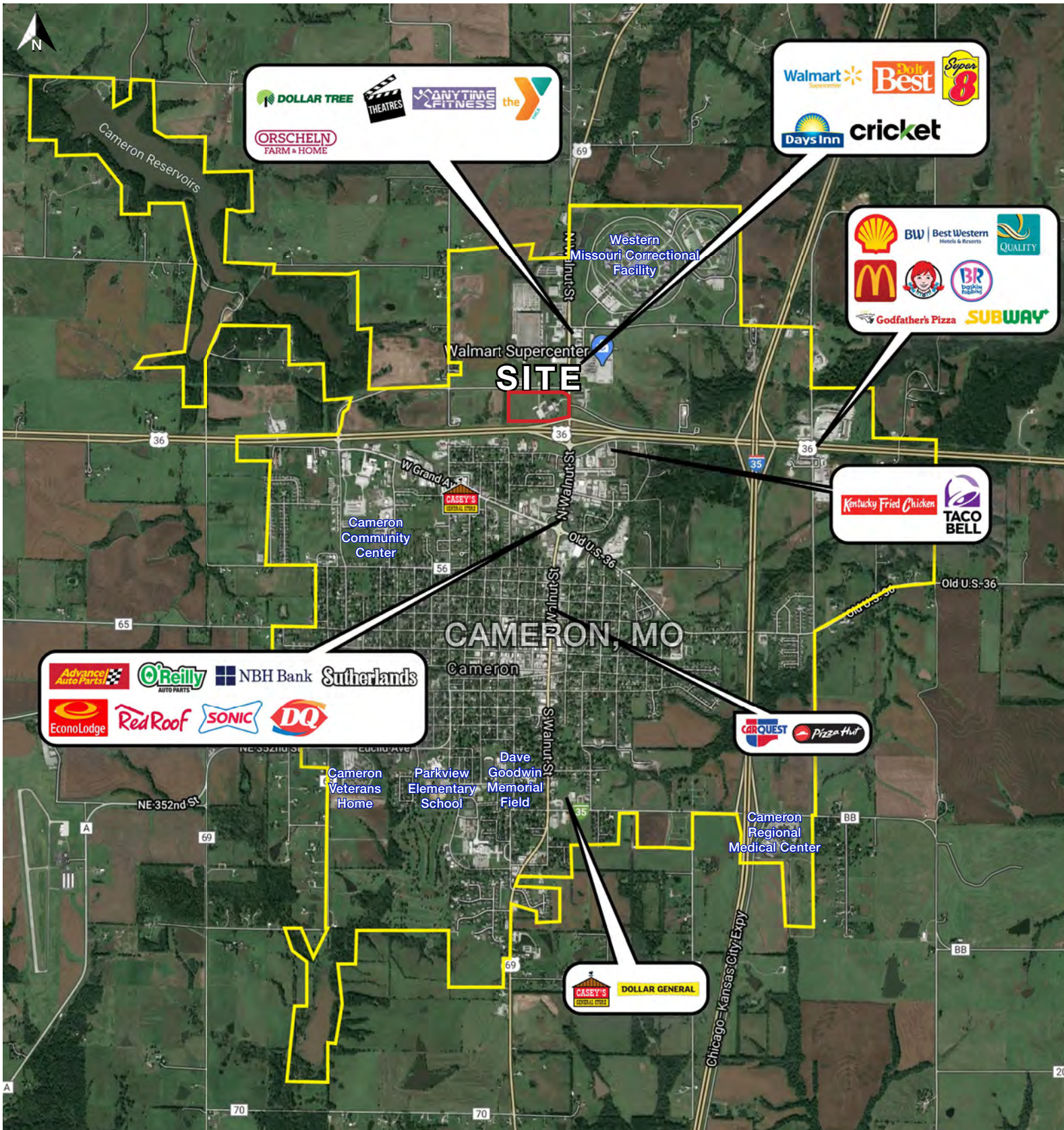
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AERIAL



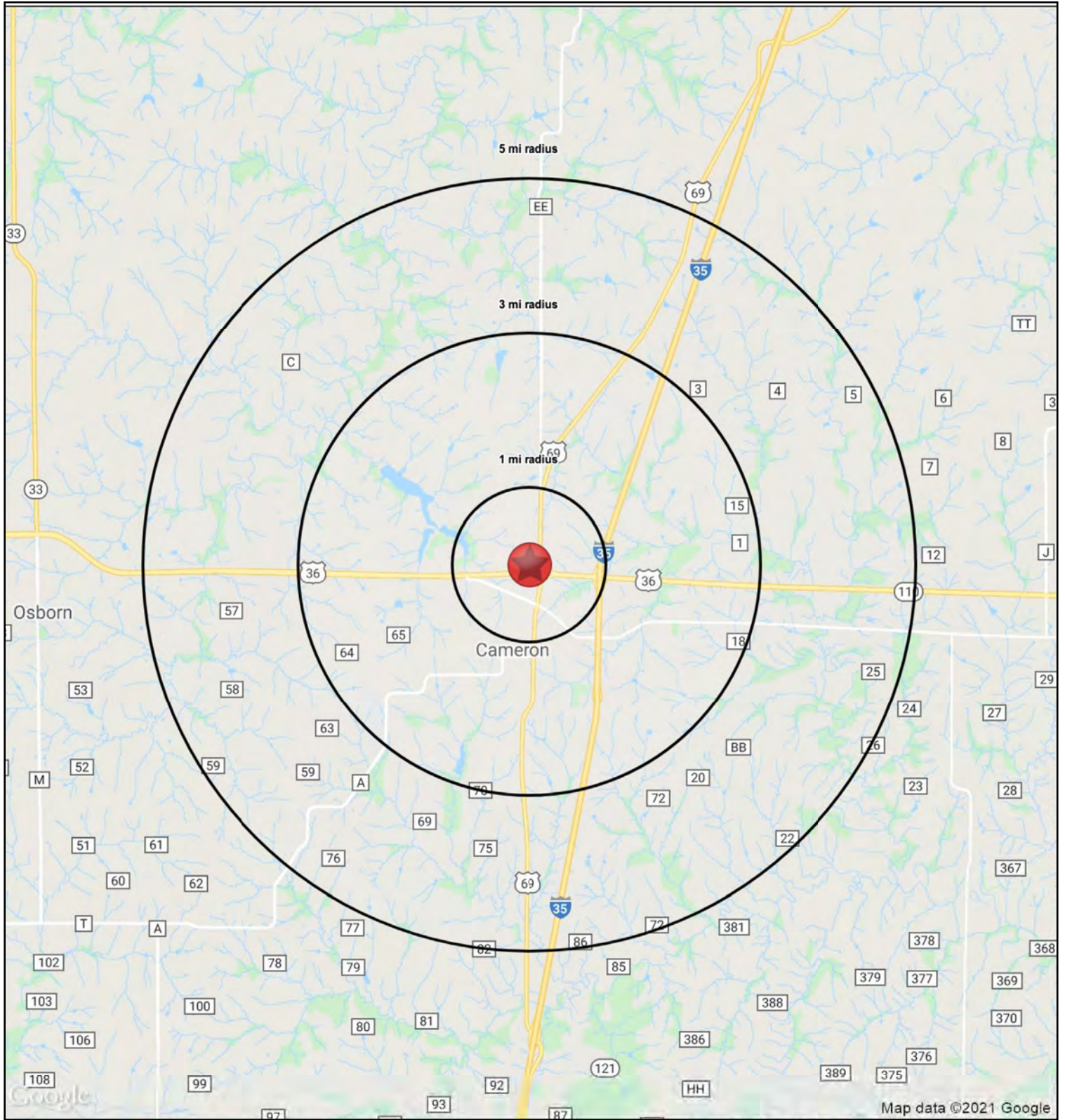
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Cameron, MO 64429

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	5,723	10,492	11,749
	2025 Projected Population	5,857	10,813	12,072
	2010 Census Population	5,877	10,749	11,984
	2000 Census Population	4,765	8,925	10,047
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.0%	0.9%	0.8%
	2020 Median Age	37.1	37.7	38.0
HOUSEHOLDS	2020 Estimated Households	1,108	2,861	3,335
	2025 Projected Households	1,162	3,008	3,485
	2010 Census Households	1,126	2,899	3,365
	2000 Census Households	959	2,490	2,910
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	0.9%
	Historical Annual Growth 2000 to 2020	0.8%	0.7%	0.7%
RACE AND ETHNICITY	2020 Estimated White	73.6%	82.6%	84.0%
	2020 Estimated Black or African American	23.9%	14.1%	12.7%
	2020 Estimated Asian or Pacific Islander	0.5%	0.8%	0.8%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
	2020 Estimated Other Races	1.6%	2.0%	2.1%
	2020 Estimated Hispanic	3.3%	3.0%	2.9%
INCOME	2020 Estimated Average Household Income	\$65,446	\$66,532	\$68,666
	2020 Estimated Median Household Income	\$58,437	\$58,147	\$57,608
	2020 Estimated Per Capita Income	\$21,284	\$23,187	\$24,001
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.4%	2.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	13.4%	11.5%	11.0%
	2020 Estimated High School Graduate	47.5%	43.2%	42.9%
	2020 Estimated Some College	20.0%	21.6%	21.3%
	2020 Estimated Associates Degree Only	6.7%	7.7%	7.7%
	2020 Estimated Bachelors Degree Only	7.8%	10.3%	11.4%
	2020 Estimated Graduate Degree	1.7%	3.3%	3.3%
BUSINESS	2020 Estimated Total Businesses	195	337	368
	2020 Estimated Total Employees	3,217	6,099	6,241
	2020 Estimated Employee Population per Business	16.5	18.1	16.9
	2020 Estimated Residential Population per Business	29.4	31.2	31.9

