



Truman Presidential Museum & Library

The U.S. 24 Highway Corridor is a primary gateway to the City of Independence. The corridor is anchored by the historic Mt. Washington Cemetery on the west end and the Truman Presidential Museum and Library on the east end. Along the corridor exists several commercial development nodes, many of which are primed for redevelopment. In 2006, the City of Independence adopted a comprehensive strategic plan to revitalize the commercial corridor and the neighborhoods surrounding it. The plan calls for beautification of the gateways, revitalization of the surrounding neighborhoods through infill housing and strict code enforcement and the redevelopment of the commercial districts into viable mixed use centers. The complete plan can be viewed online at www.independencemo.org/comdev.

The Fairmount Business District, a historic Town Center, is the largest development node along the corridor and was once the retail hub for northwest Independence. A vision for a new mixed use development that serves local residents and tourists has been created as well as the opportunity for investment from local and regional business owners. Other key development nodes are at 24 Highway & Sterling and 24 Highway & River Blvd. Development opportunities include new live/work housing, row housing, mixed used developments that include neighborhood shops and office space.

Demographic Highlights*

- Approximately 64,022 people live within a seven minute drive of the Fairmount shopping district.
- Number of households in the trade area is 26,773.
- Average household size is 2.37.
- Average household income in the trade area is \$42,034.
- Household income in the area is estimated to total \$1.13 billion.
- Average age of the trade area is 37.3.
- Approximately 52% of the residents within the trade area are in the "Household and Family Formation" (25 to 44) and "Peak Earning" (45 to 64) years.
- Most of the dwellings (59.6%) in this area are estimated to be owner-occupied.
- Average value of owner-occupied houses in the trade area is \$69,953
- Work place population within the trade area is 27,890.
- Total retail demand in the trade area is estimated at \$425 million.

FAIRMOUNT / 24 HIGHWAY GATEWAY

