

Prime Intersection in Brookside/Waldo



NE Corner of Gregory Blvd & Oak St., Kansas City, Missouri

- Well-established Brookside/Waldo neighborhood
- Excellent demographics/Traffic Counts
- Minutes from the Country Club Plaza and Mission Hills
- Street parking and off-street parking available (in rear)
- Access to basements available for storage - free, not included in SF/Rent

For more information:

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2020 Estimated Net Charges

Net Charges: (2020 Est.)	Real Estate Taxes:	\$2.11 PSF
	Insurance:	\$0.11 PSF
	<u>CAM:</u>	<u>\$2.71 PSF</u>
	Total:	\$4.89 PSF

For more information:

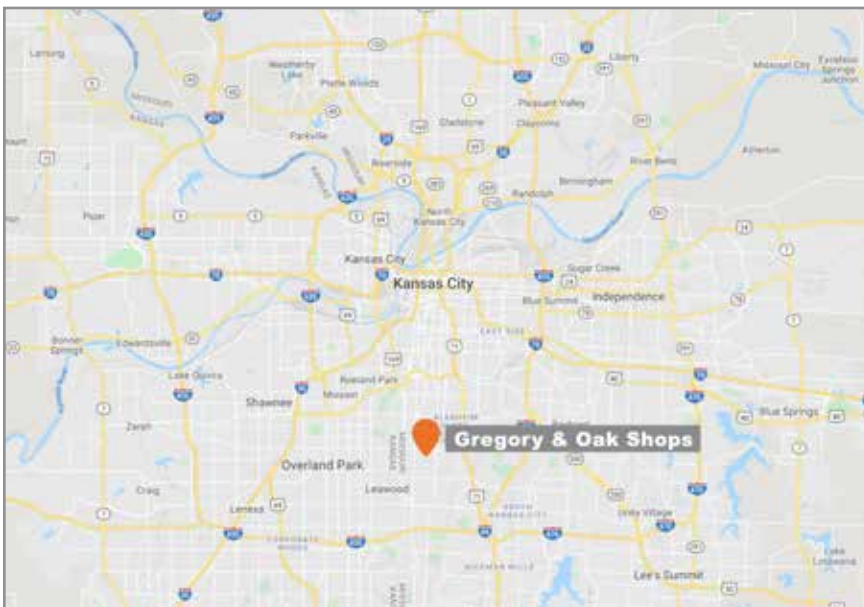
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Gregory & Oak Shops

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For Lease



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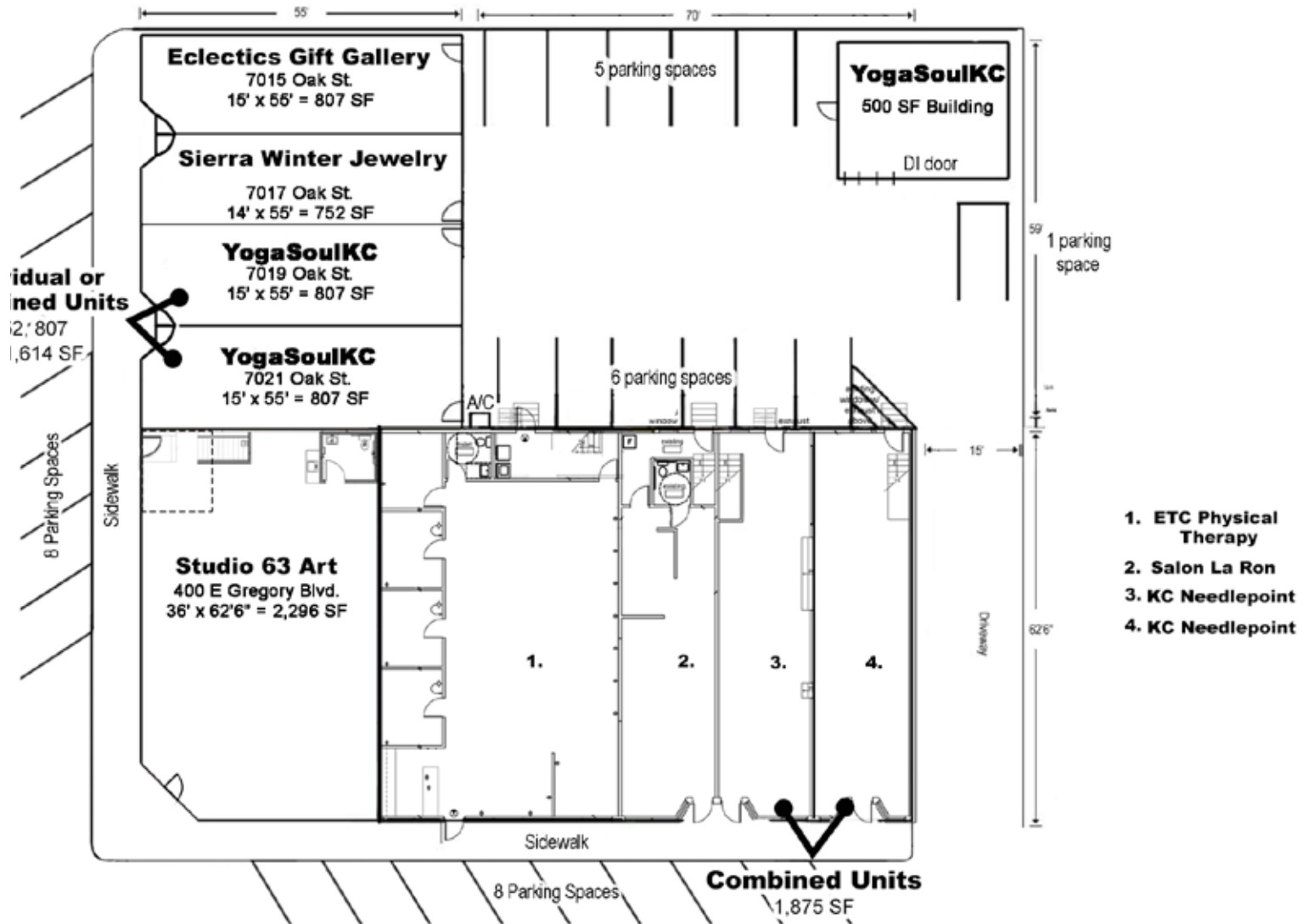
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Gregory & Oak Shops

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Demographics

Gregory & Oaks Shops		1 mi radius	2 mi radius	3 mi radius
KCMO, MO 64113				
POPULATION	2019 Estimated Population	14,762	53,003	97,067
	2024 Projected Population	14,912	54,190	100,443
	2010 Census Population	14,901	52,694	95,310
	2000 Census Population	15,436	56,173	102,642
	Projected Annual Growth 2019 to 2024	0.2%	0.4%	0.7%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.3%	-0.3%
	2019 Median Age	37.4	38.0	38.1
HOUSEHOLDS	2019 Estimated Households	7,073	24,628	44,725
	2024 Projected Households	7,196	25,331	46,532
	2010 Census Households	6,780	23,291	41,817
	2000 Census Households	6,957	24,176	44,422
	Projected Annual Growth 2019 to 2024	0.3%	0.6%	0.8%
	Historical Annual Growth 2000 to 2019	-	-	-
RACE AND ETHNICITY	2019 Estimated White	73.5%	60.0%	60.2%
	2019 Estimated Black or African American	20.8%	34.1%	33.1%
	2019 Estimated Asian or Pacific Islander	1.6%	1.7%	2.4%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2019 Estimated Other Races	3.8%	3.9%	4.0%
	2019 Estimated Hispanic	4.5%	4.2%	4.2%
INCOME	2019 Estimated Average Household Income	\$118,029	\$109,214	\$113,018
	2019 Estimated Median Household Income	\$90,004	\$82,383	\$80,972
	2019 Estimated Per Capita Income	\$56,592	\$50,801	\$52,192
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.7%	4.7%
	2019 Estimated High School Graduate	14.1%	18.5%	18.5%
	2019 Estimated Some College	15.9%	17.6%	17.9%
	2019 Estimated Associates Degree Only	5.0%	6.2%	5.9%
	2019 Estimated Bachelors Degree Only	34.9%	29.7%	29.3%
	2019 Estimated Graduate Degree	26.2%	22.0%	22.4%
BUSINESS	2019 Estimated Total Businesses	810	2,270	4,518
	2019 Estimated Total Employees	6,544	21,349	55,454
	2019 Estimated Employee Population per Business	8.1	9.4	12.3
	2019 Estimated Residential Population per Business	18.2	23.3	21.5