

Retail Space in Excellent Westport Location



Retail Space Available

- Potential 3,310 SF restaurant or retail space available
- 1,509 SF restaurant space available
- Big Biscuit coming soon
- 41,000 cars-per-day on Southwest Trafficway
- Excellent Westport location
- Tenants Include: Sun Fresh Grocery, GNC, AT&T, Great Clips, Sherwin-Williams, and America's Best Contacts

For more information:

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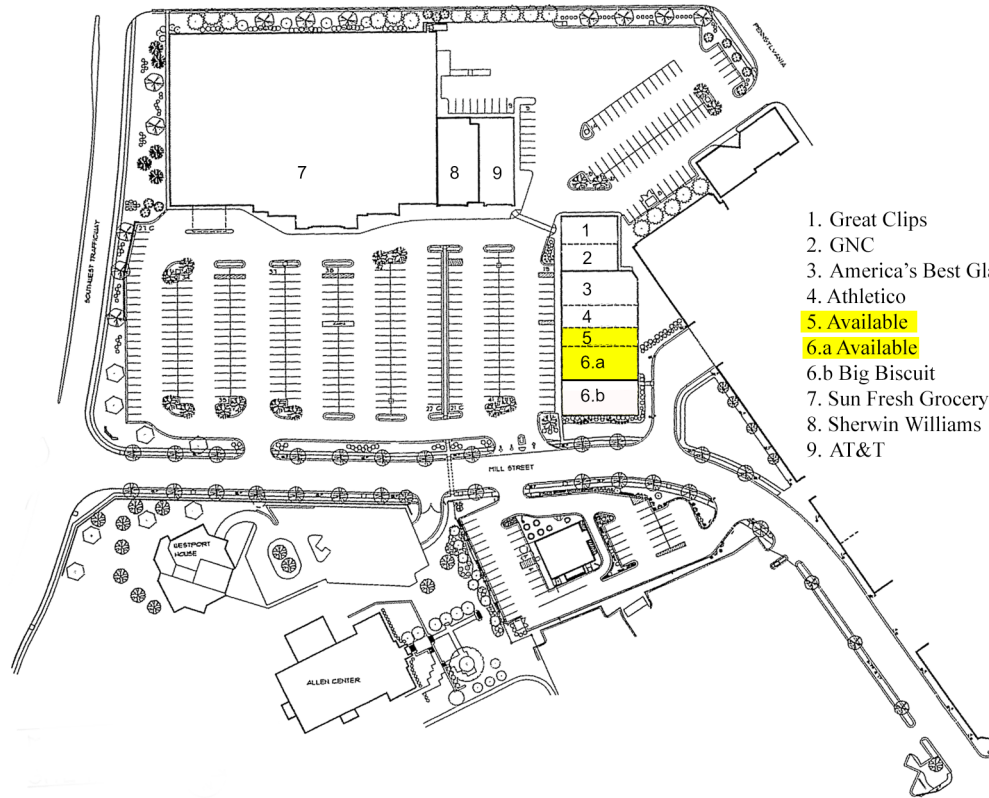
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Mill Street Station Shopping Center

4021 Mill Street, Kansas City, Missouri, 64111

For Lease

Site Plan / Available Space



- 1. Great Clips
- 2. GNC
- 3. America's Best Glasses
- 4. Athletico
- 5. Available
- 6.a Available
- 6.b Big Biscuit
- 7. Sun Fresh Grocery
- 8. Sherwin Williams
- 9. AT&T

| <u>Tenant</u> | <u>Square Feet</u> | | | | |
|---------------------------|--------------------|----------------------|--------|---------------------|-------|
| 1. GREAT CLIPS | 2,073 | 5. AVAILABLE | 1,509 | 8. SHERWIN WILLIAMS | 4,940 |
| 2. GNC | 2,023 | 6. a AVAILABLE | 3,310 | 9. AT&T | 4,257 |
| 3. AMERICA'S BEST GLASSES | 3,302 | 6.b BIG BISCUIT | 4,401 | | |
| 4. ATHLETICO | 2,765 | 7. SUN FRESH GROCERY | 65,000 | | |

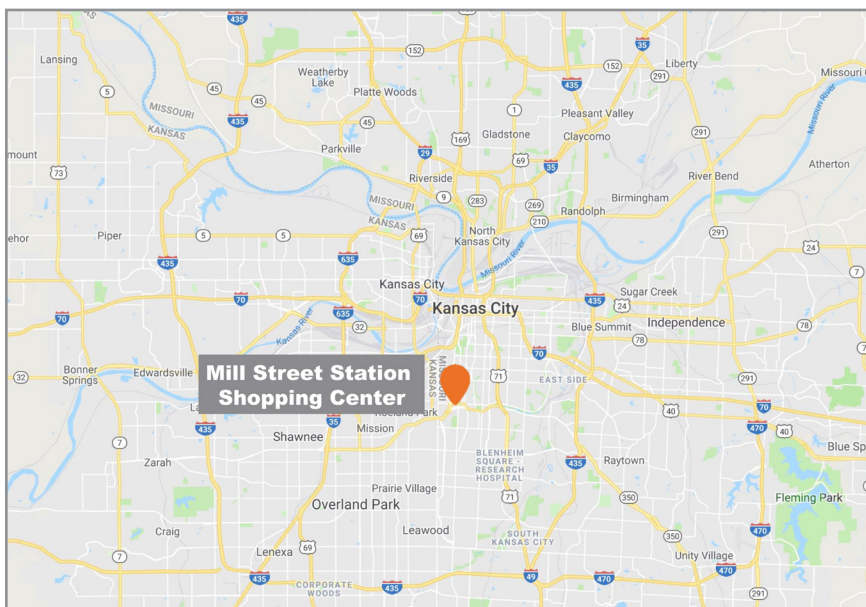
Demographics

| Mill St | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| KCMO, MO 64111 | | | | |
| POPULATION | 2019 Estimated Population | 25,362 | 114,528 | 273,438 |
| | 2024 Projected Population | 26,601 | 123,194 | 292,436 |
| | 2010 Census Population | 22,613 | 106,312 | 256,412 |
| | 2000 Census Population | 24,308 | 118,678 | 278,767 |
| | Projected Annual Growth 2019 to 2024 | 1.0% | 1.5% | 1.4% |
| | Historical Annual Growth 2000 to 2019 | 0.2% | -0.2% | -0.1% |
| | 2019 Median Age | 33.4 | 35.4 | 34.9 |
| HOUSEHOLDS | 2019 Estimated Households | 16,053 | 56,795 | 126,083 |
| | 2024 Projected Households | 16,536 | 60,227 | 133,367 |
| | 2010 Census Households | 13,514 | 49,605 | 111,335 |
| | 2000 Census Households | 14,618 | 54,130 | 118,380 |
| | Projected Annual Growth 2019 to 2024 | 0.6% | 1.2% | 1.2% |
| | Historical Annual Growth 2000 to 2019 | 0.5% | 0.3% | 0.3% |
| RACE AND ETHNICITY | 2019 Estimated White | 72.6% | 52.6% | 51.5% |
| | 2019 Estimated Black or African American | 13.3% | 34.7% | 32.9% |
| | 2019 Estimated Asian or Pacific Islander | 4.1% | 3.2% | 3.4% |
| | 2019 Estimated American Indian or Native Alaskan | 0.6% | 0.5% | 0.6% |
| | 2019 Estimated Other Races | 9.4% | 9.0% | 11.6% |
| | 2019 Estimated Hispanic | 12.6% | 12.3% | 17.1% |
| INCOME | 2019 Estimated Average Household Income | \$68,377 | \$78,355 | \$71,994 |
| | 2019 Estimated Median Household Income | \$57,627 | \$60,785 | \$57,209 |
| | 2019 Estimated Per Capita Income | \$43,403 | \$39,014 | \$33,414 |
| EDUCATION (AGE 25+) | 2019 Estimated Elementary (Grade Level 0 to 8) | 2.7% | 3.0% | 5.2% |
| | 2019 Estimated Some High School (Grade Level 9 to 11) | 3.7% | 7.7% | 8.9% |
| | 2019 Estimated High School Graduate | 14.7% | 21.3% | 23.5% |
| | 2019 Estimated Some College | 16.3% | 18.1% | 18.9% |
| | 2019 Estimated Associates Degree Only | 5.3% | 5.9% | 6.0% |
| | 2019 Estimated Bachelors Degree Only | 32.9% | 24.8% | 22.0% |
| | 2019 Estimated Graduate Degree | 24.5% | 19.2% | 15.4% |
| BUSINESS | 2019 Estimated Total Businesses | 3,647 | 9,012 | 17,159 |
| | 2019 Estimated Total Employees | 48,176 | 135,611 | 274,397 |
| | 2019 Estimated Employee Population per Business | 13.2 | 15.0 | 16.0 |
| | 2019 Estimated Residential Population per Business | 7.0 | 12.7 | 15.9 |

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