



## SALE PRICE: \$425,000 | 4,360 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	23,979	114,697	270,717
Avg. Household Income	\$60,478	\$76,254	\$73,122

- Located just west of future street car line extension on Main Street
- Existing tenant will relocate



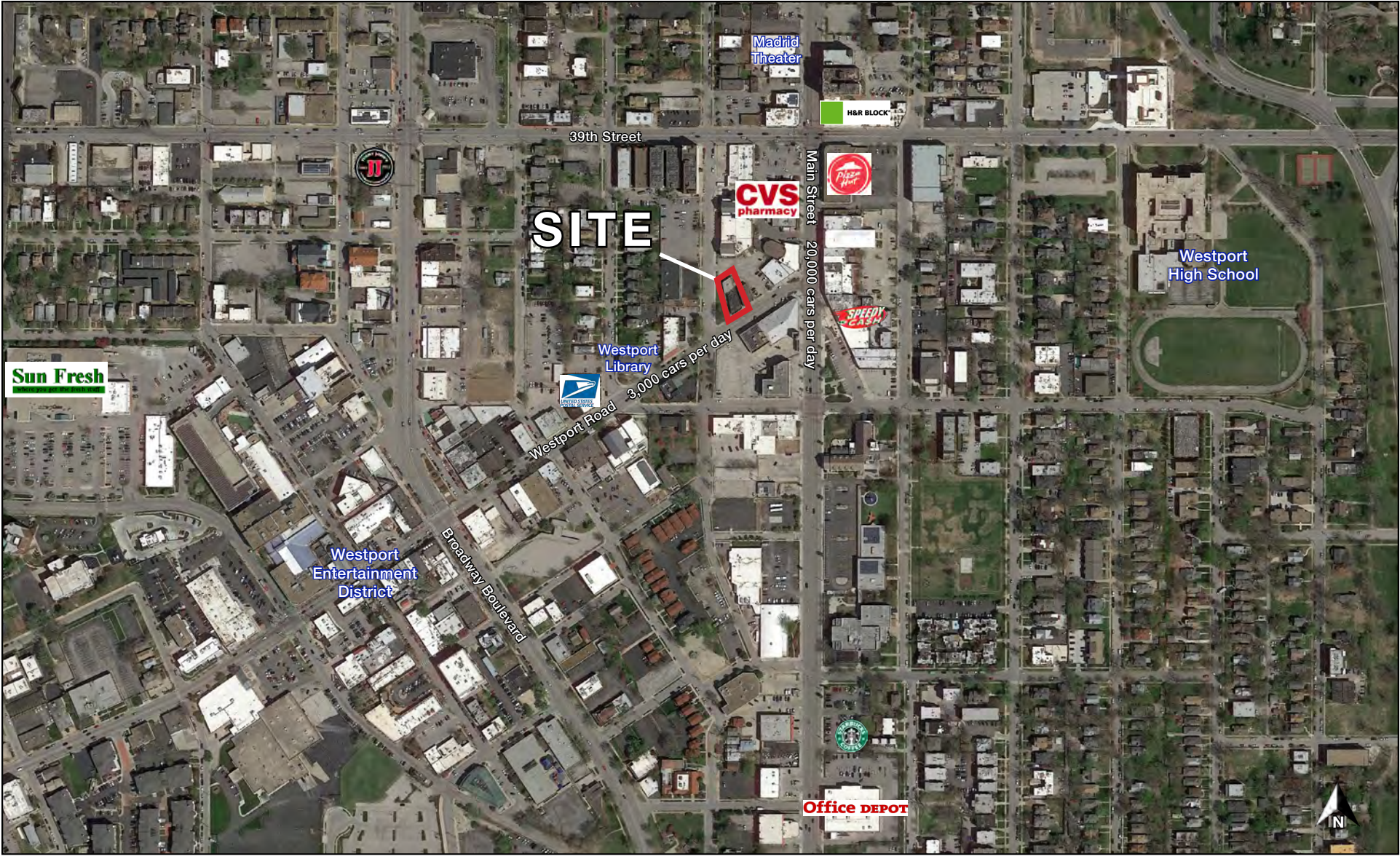
CLICK HERE TO VIEW MORE LISTING INFORMATION

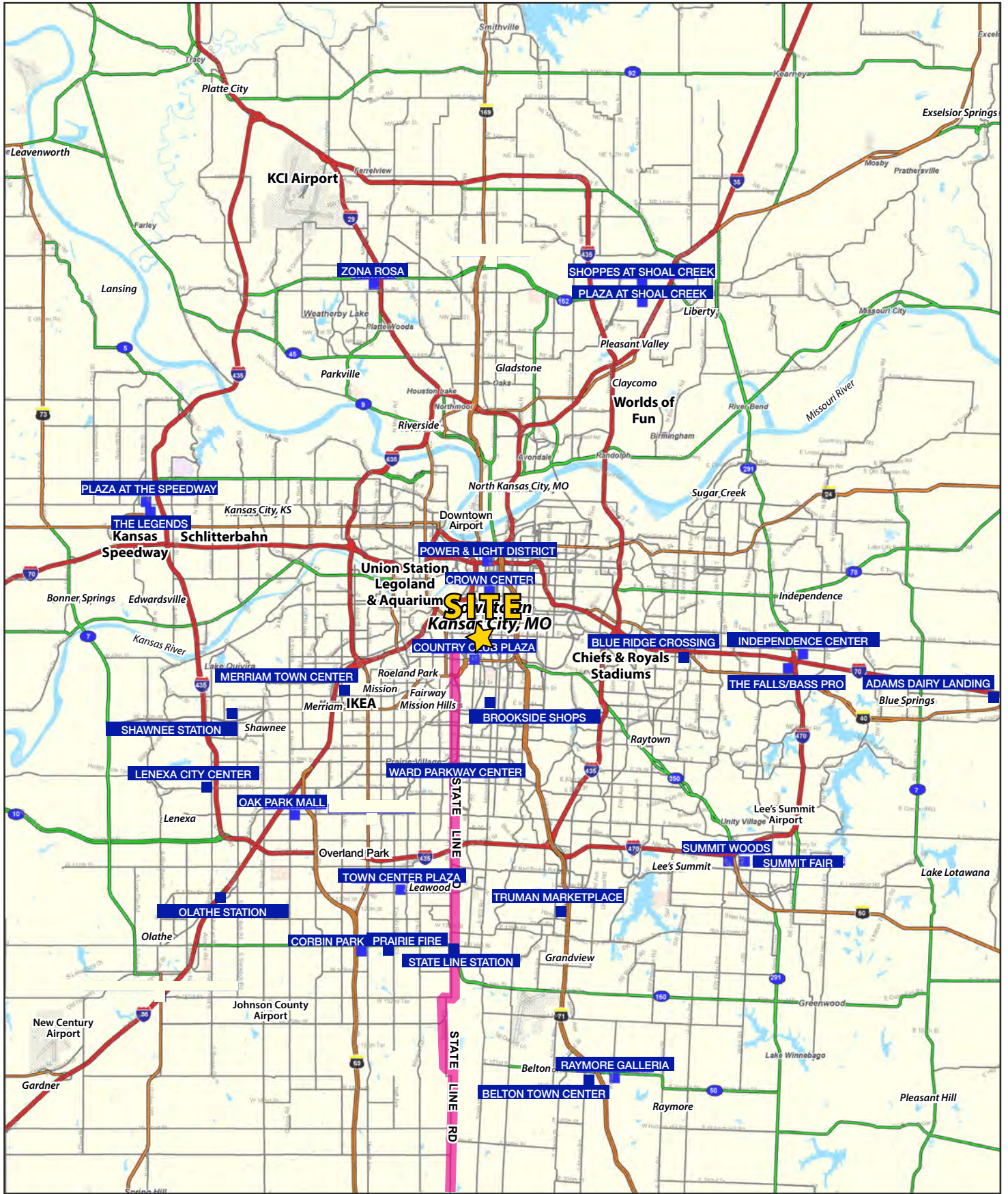
For More Information Contact:

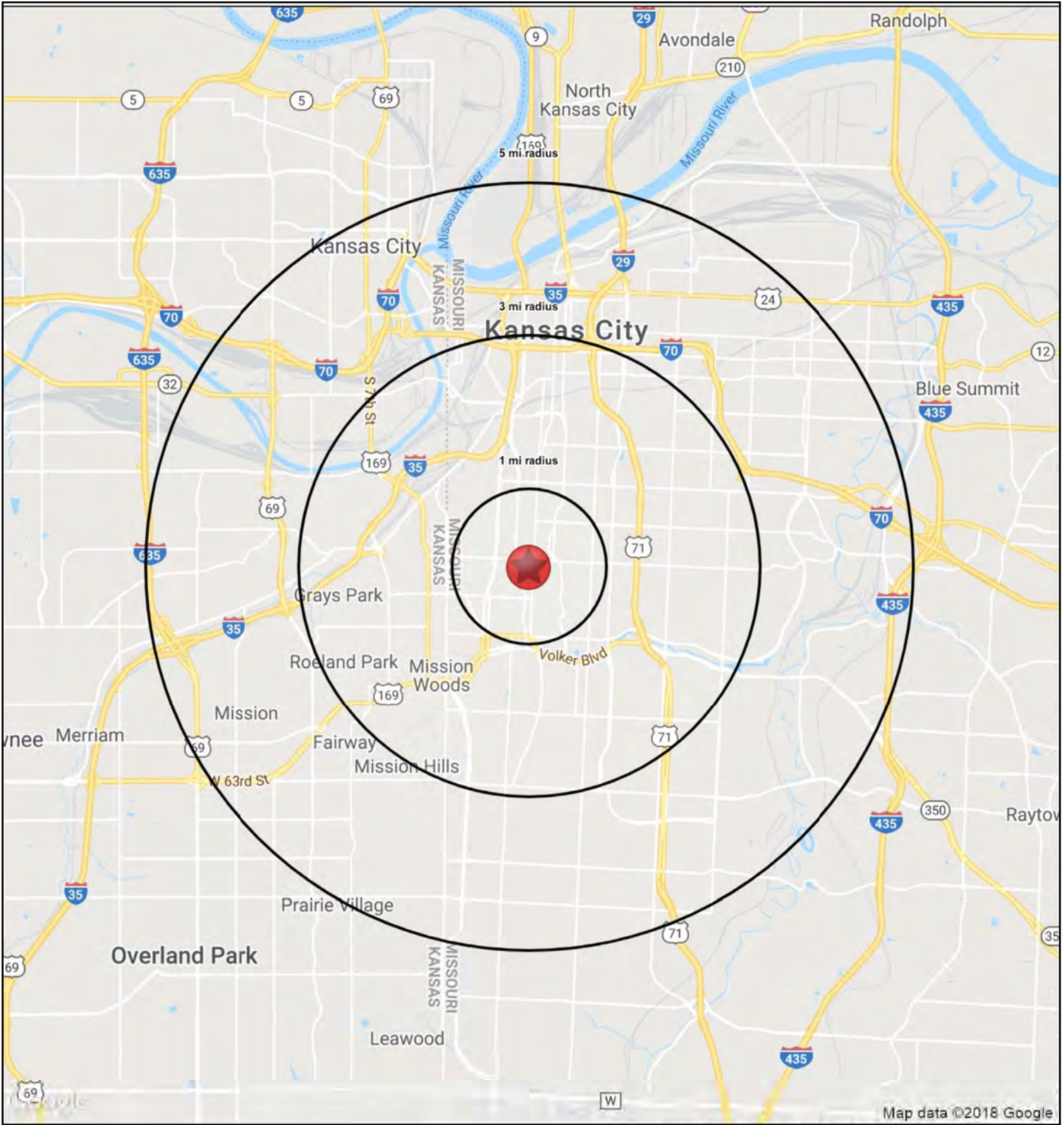
PHIL PECK, CCIM | 816.412.7364 | [ppeck@blockandco.com](mailto:ppeck@blockandco.com)

Exclusive Agent

AERIAL







20 Westport Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64111				
<b>POPULATION</b>	2018 Estimated Population	23,979	114,697	270,717
	2023 Projected Population	25,320	123,544	290,162
	2010 Census Population	21,484	106,825	254,973
	2000 Census Population	23,478	119,918	277,411
	Projected Annual Growth 2018 to 2023	1.1%	1.5%	1.4%
	Historical Annual Growth 2000 to 2018	0.1%	-0.2%	-0.1%
	2018 Median Age	32.8	35.2	34.6
<b>HOUSEHOLDS</b>	2018 Estimated Households	14,560	56,626	123,256
	2023 Projected Households	15,106	60,102	130,489
	2010 Census Households	12,328	49,802	109,942
	2000 Census Households	13,294	54,380	117,282
	Projected Annual Growth 2018 to 2023	0.7%	1.2%	1.2%
	Historical Annual Growth 2000 to 2018	0.5%	0.2%	0.3%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	65.6%	48.8%	50.4%
	2018 Estimated Black or African American	20.3%	39.1%	33.2%
	2018 Estimated Asian or Pacific Islander	3.1%	3.1%	3.5%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.6%
	2018 Estimated Other Races	10.3%	8.5%	12.3%
	2018 Estimated Hispanic	13.1%	11.3%	18.2%
<b>INCOME</b>	2018 Estimated Average Household Income	\$60,478	\$76,254	\$73,122
	2018 Estimated Median Household Income	\$48,809	\$56,923	\$55,545
	2018 Estimated Per Capita Income	\$36,894	\$37,884	\$33,511
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.1%	5.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.1%	8.0%	8.9%
	2018 Estimated High School Graduate	17.4%	22.3%	24.2%
	2018 Estimated Some College	19.6%	19.1%	18.8%
	2018 Estimated Associates Degree Only	5.2%	5.8%	5.9%
	2018 Estimated Bachelors Degree Only	30.3%	23.5%	21.5%
	2018 Estimated Graduate Degree	20.8%	18.3%	15.3%
<b>BUSINESS</b>	2018 Estimated Total Businesses	2,375	8,962	16,650
	2018 Estimated Total Employees	34,592	143,971	287,705
	2018 Estimated Employee Population per Business	14.6	16.1	17.3
	2018 Estimated Residential Population per Business	10.1	12.8	16.3