



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

FOR

SALE

Existing tenant will relocate

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:Exclusive AgentPHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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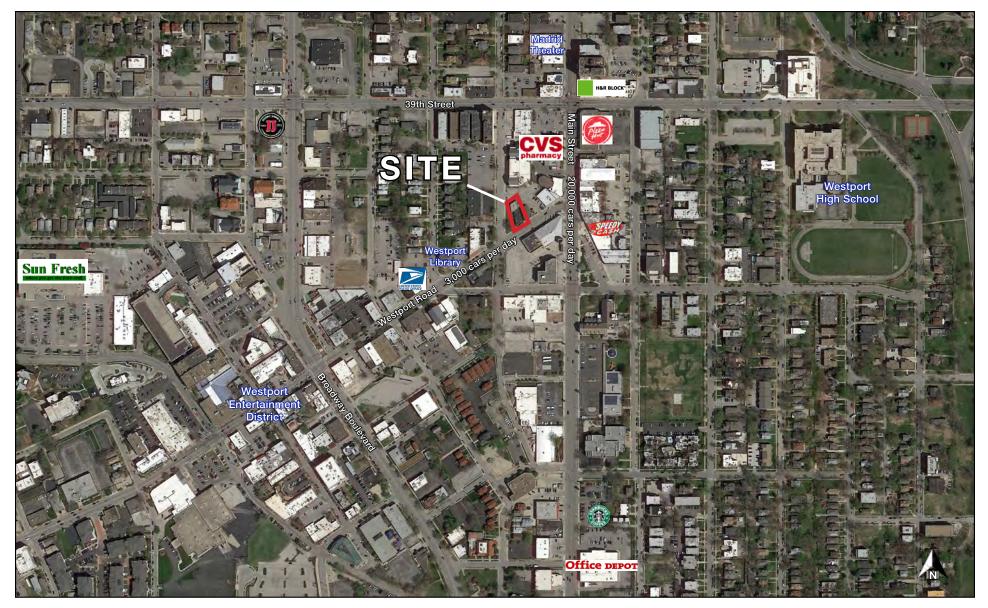


WESTPORT RETAIL BUILDING

20 Westport Road, Kansas City, MO

FOR SALE

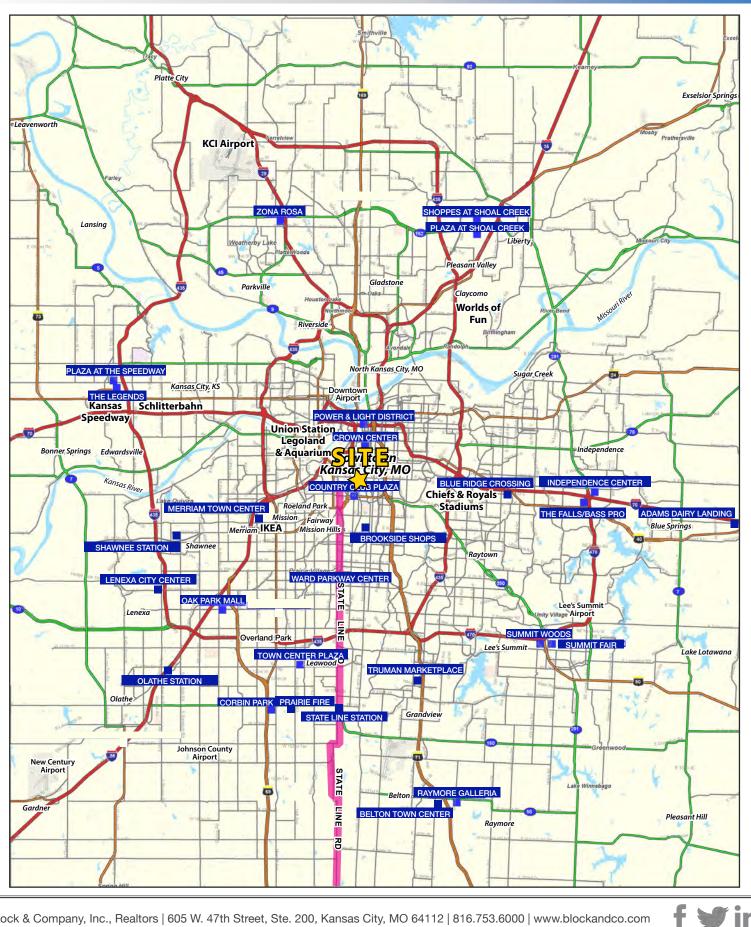
AERIAL



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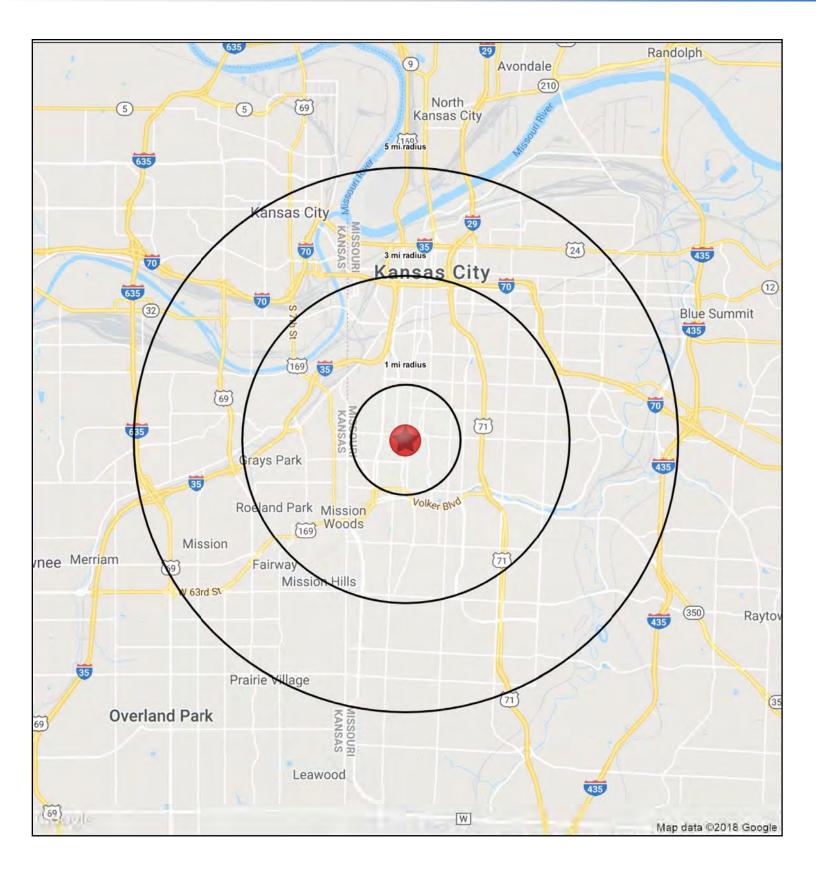


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| 20 Westport Road | | | | | |
|------------------------|-------------------------------------------------------|-------------|-------------|-------------|--|
| Kansa | as City, MO 64111 | 1 mi radius | 3 mi radius | 5 mi radius | |
| POPULATION | 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% | |
| A A | Historical Annual Growth 2000 to 2018 | 0.1% | -0.2% | -0.1% | |
| | 2018 Median Age | 32.8 | 35.2 | 34.6 | |
| | 2018 Estimated Households | 14,560 | 56,626 | 123,256 | |
| HOUSEHOLDS | 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% | |
| | 2018 Estimated White | 65.6% | 48.8% | 50.4% | |
| l ≘≻ | 2018 Estimated Black or African American | 20.3% | 39.1% | 33.2% | |
| RACE AND ETHNICITY | 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% | |
| INCOME | 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 | |
| EDUCATION (AGE 25+) | 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% | |
| BUSINESS | 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 | |

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