



6815 Winner Road

6,000 SF



6821 Winner Road

2,500 SF

Two Building Industrial Campus With Fenced Storage

- Properties are in an Opportunity Zone
- Two free-standing buildings
- Zoned Manufacturing (M-1)
- Land Area: 23,202 SF/0.53 acres
- One dock-high door
- Office: 1,500 square feet
- Fenced storage

For more information:

Don Gessen, CCIM
816.932.5574
dgessen@blockllc.com

Don Maddux
816.412.8440
dmaddux@blockllc.com

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

Price:	\$299,000	
Zoning:	M-1	
	<u>6815 Winner Road</u>	<u>6821 Winner Road</u>
Total Building SF:	6,000 SF + 720 SF Mezzanine	2,500 SF
Lot Size:	0.38 acres	0.16 acres
Year Built:	1970's	1920's
Dock Door:	10' x 12' loading platform 48" high	
Electrical:	110/208 volts, 200 amp service	
Construction:	Metal	Masonry
Ceiling Height:	14' to eaves/ 16' to center	
Taxes:	\$2,760.00	\$1,350.00
Roof:	Both buildings	TPO Roof Installed 2012
Land Use:	3120 - Light Industry, Storage Distribution, Vehicle Sale, Service	2100 - Commercial (Non-office)

Building Specifications Cont.

Zoning:	M1-5
City PIN:	46402
Council District:	4th
Trash Day:	Thursday
Patrol Division:	East
Census Neighborhood:	Sheffield
School District:	Kansas City, Missouri 110
Park District:	Central
PW Main District:	D2
Impact Zone Fee:	Exempt
EDC Territory:	East
Bldv Front Footage:	0

For more information:

Don Gessen, CCIM
816.932.5574
dgessen@blockllc.com

Don Maddux
816.412.8440
dmaddux@blockllc.com

Photographs

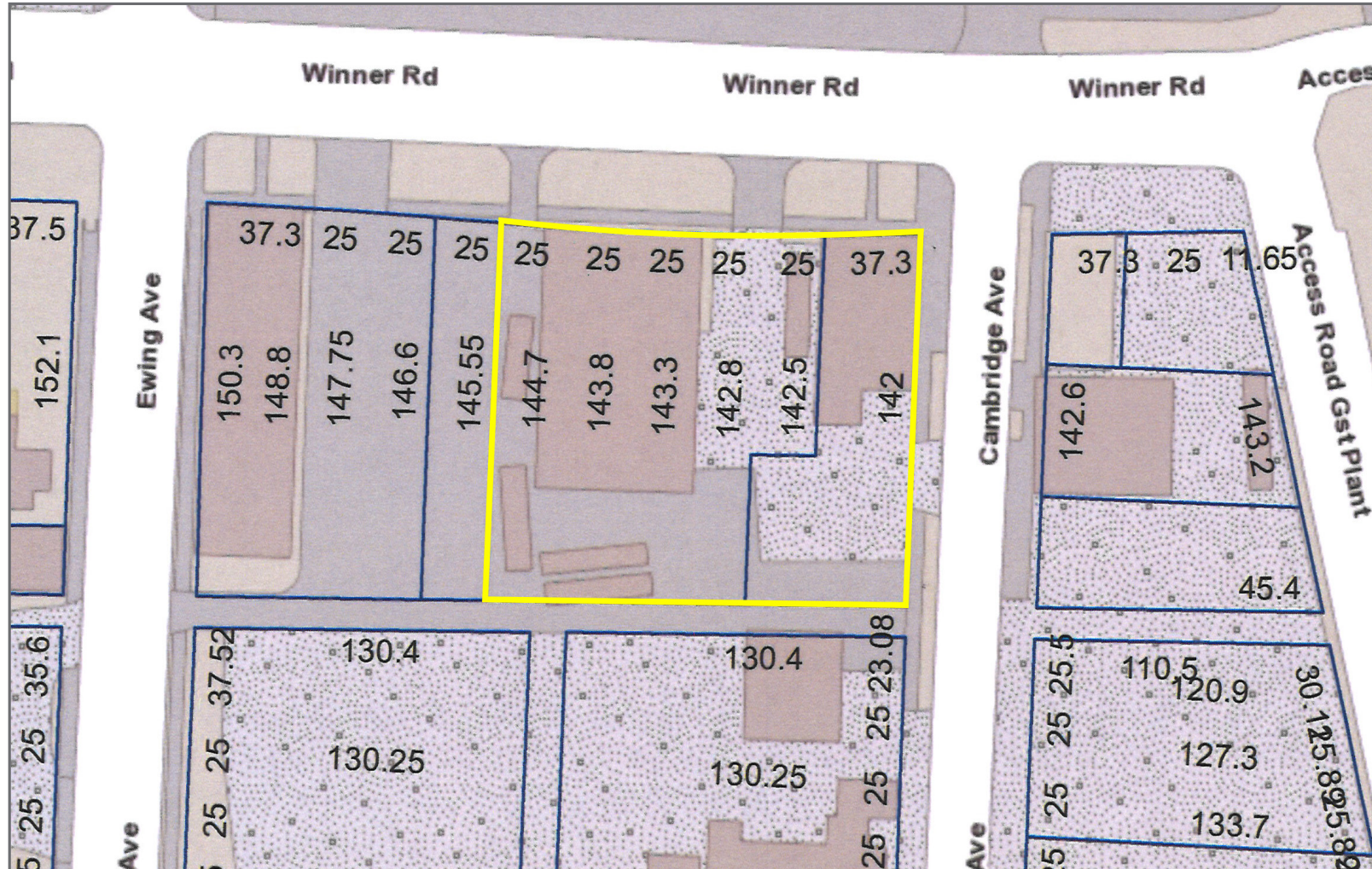


6815 & 6821 Winner Road

Kansas City, Missouri 64125

For Sale

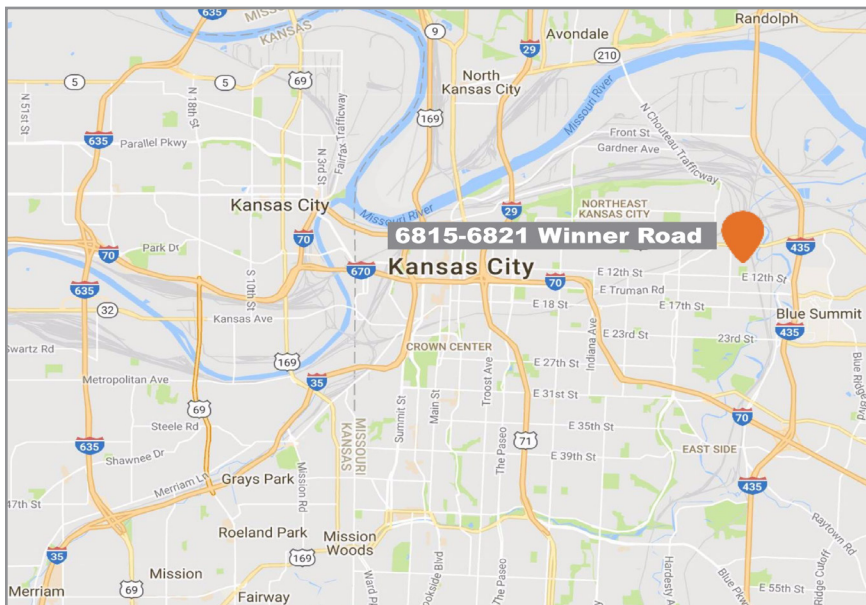
6815 Winner Road Plat Map



6815 & 6821 Winner Road

Kansas City, Missouri 64125

For Sale



For more information:

Don Gessen, CCIM

816.932.5574

dgessen@blockllc.com

Don Maddux

816.412.8440

dmaddux@blockllc.com

Demographics

6815 Winner Rd		1 mi radius	3 mi radius	5 mi radius
KCMO, MO 64125				
POPULATION	2019 Estimated Population	9,202	63,796	169,279
	2024 Projected Population	10,014	70,839	183,603
	2010 Census Population	9,016	60,941	158,951
	2000 Census Population	8,974	67,465	170,254
	Projected Annual Growth 2019 to 2024	1.8%	2.2%	1.7%
	Historical Annual Growth 2000 to 2019	0.1%	-0.3%	-
	2019 Median Age	29.7	32.2	34.9
HOUSEHOLDS	2019 Estimated Households	3,123	24,152	74,405
	2024 Projected Households	3,374	26,545	79,290
	2010 Census Households	2,904	21,917	65,447
	2000 Census Households	3,250	25,413	69,491
	Projected Annual Growth 2019 to 2024	1.6%	2.0%	1.3%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.3%	0.4%
RACE AND ETHNICITY	2019 Estimated White	46.3%	46.2%	50.4%
	2019 Estimated Black or African American	6.3%	22.8%	31.6%
	2019 Estimated Asian or Pacific Islander	6.1%	4.6%	3.1%
	2019 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
	2019 Estimated Other Races	40.3%	25.4%	14.2%
	2019 Estimated Hispanic	61.1%	36.7%	19.2%
INCOME	2019 Estimated Average Household Income	\$34,094	\$36,767	\$47,770
	2019 Estimated Median Household Income	\$32,190	\$34,106	\$41,210
	2019 Estimated Per Capita Income	\$11,603	\$13,989	\$21,233
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	19.9%	12.5%	7.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	15.4%	15.7%	12.3%
	2019 Estimated High School Graduate	36.4%	33.2%	33.1%
	2019 Estimated Some College	14.9%	19.6%	21.9%
	2019 Estimated Associates Degree Only	3.7%	5.7%	6.8%
	2019 Estimated Bachelors Degree Only	7.0%	8.8%	12.3%
	2019 Estimated Graduate Degree	2.6%	4.5%	6.7%
BUSINESS	2019 Estimated Total Businesses	205	1,642	9,442
	2019 Estimated Total Employees	2,918	24,538	190,255
	2019 Estimated Employee Population per Business	14.2	14.9	20.2
	2019 Estimated Residential Population per Business	44.8	38.9	17.9