



Build-To-Suit or Ground Lease Available

114 W. Gregory Boulevard, Kansas City, Missouri



\$35/SF NNN | 1,200 - 4,200 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,157	103,539	245,093
Avg. Household Income	\$131,270	\$112,564	\$88,101

- Redevelopment pad site available for build-to-suit or ground lease
- White box building available to qualified tenant
- Ideal for office/medical use
- Opportunity to be in the heart of Brookside in a brand new building



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents

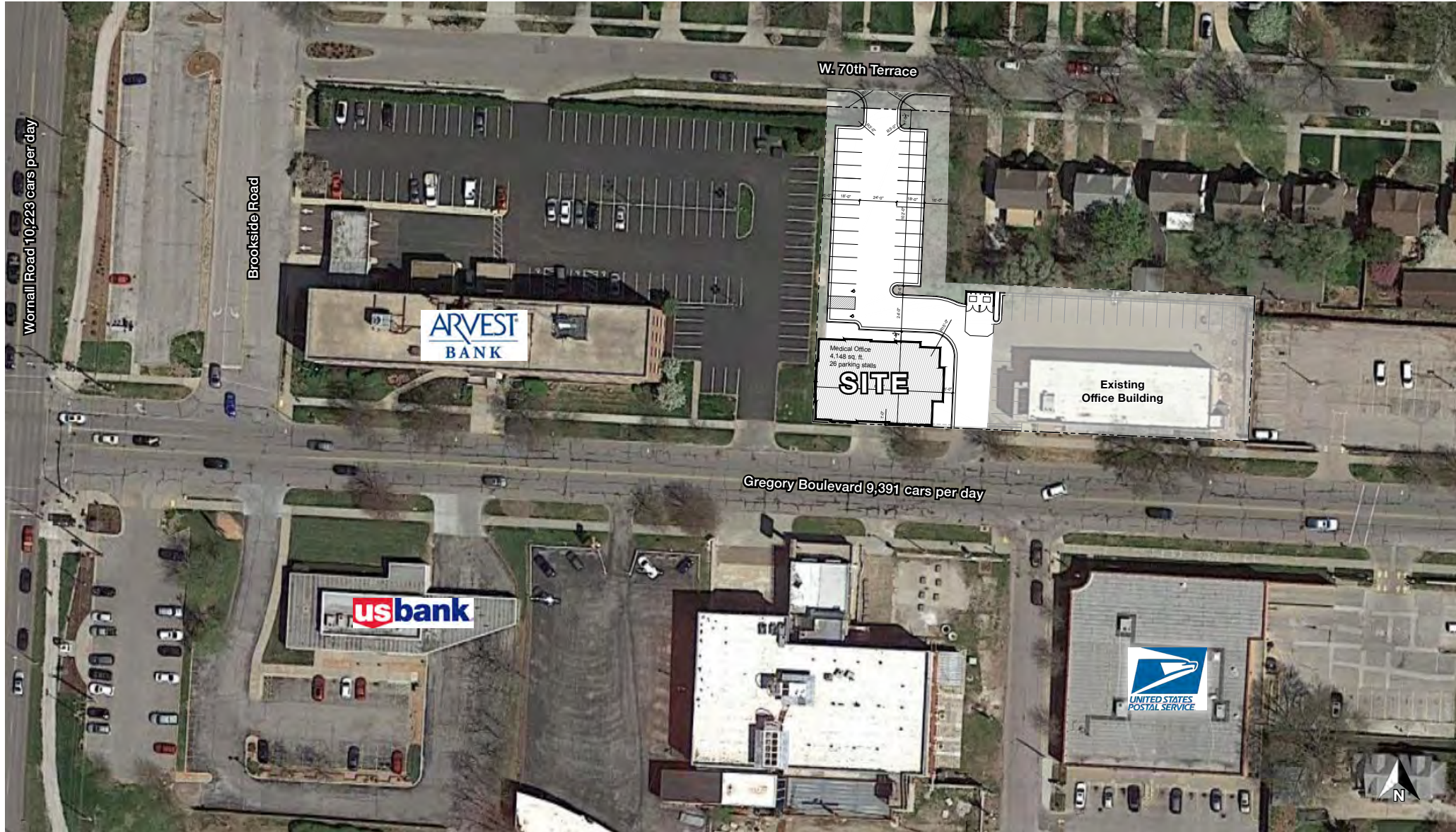




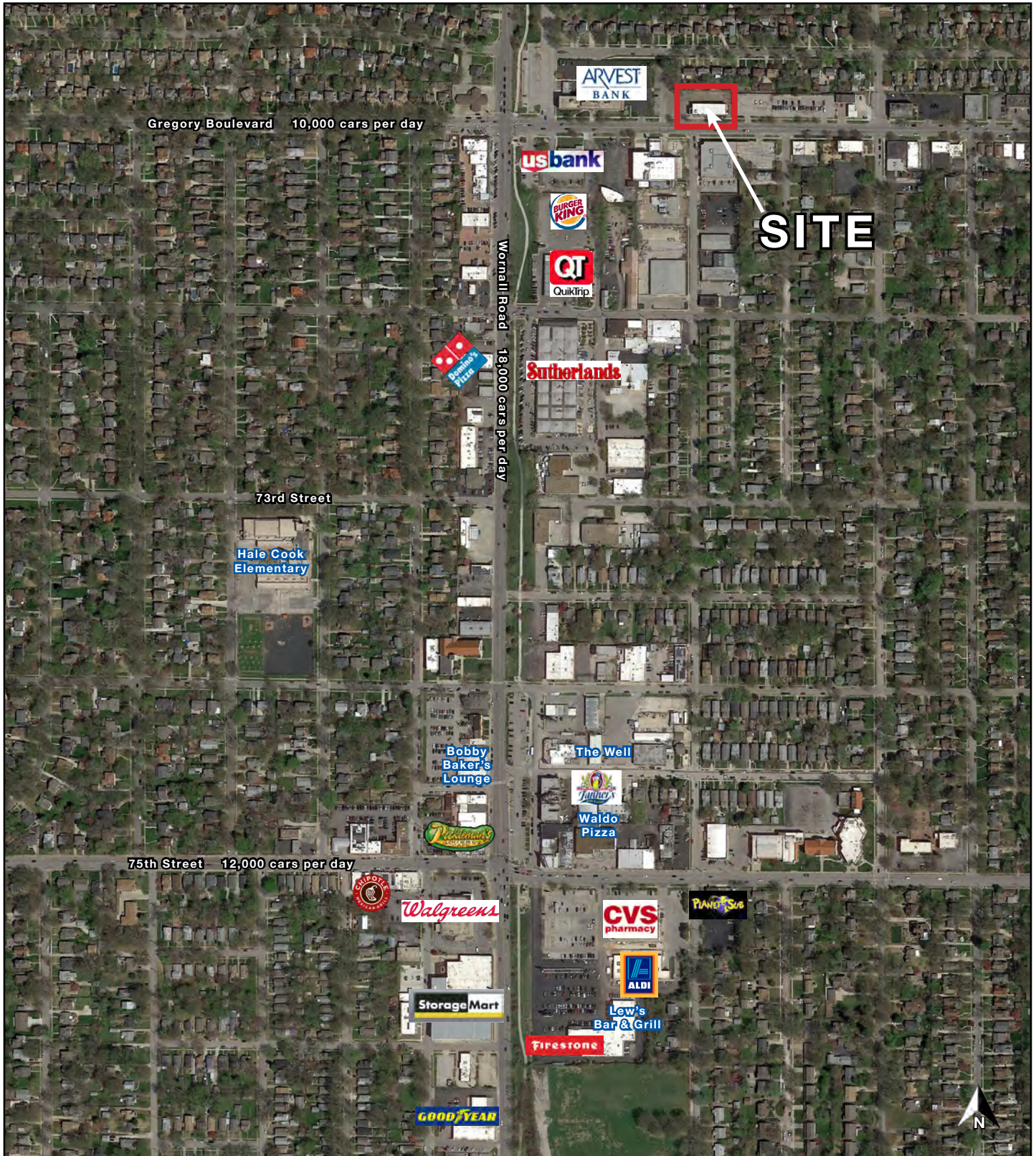
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AERIAL



AERIAL



SITE PLAN



a new
Medical Office
114 W Gregory Blvd
Kansas City, Missouri

date
08.01.2019
drawn by
DAE
checked by
DAE
revision



sheet number
A1.1

drawing type
preliminary
project number
19154

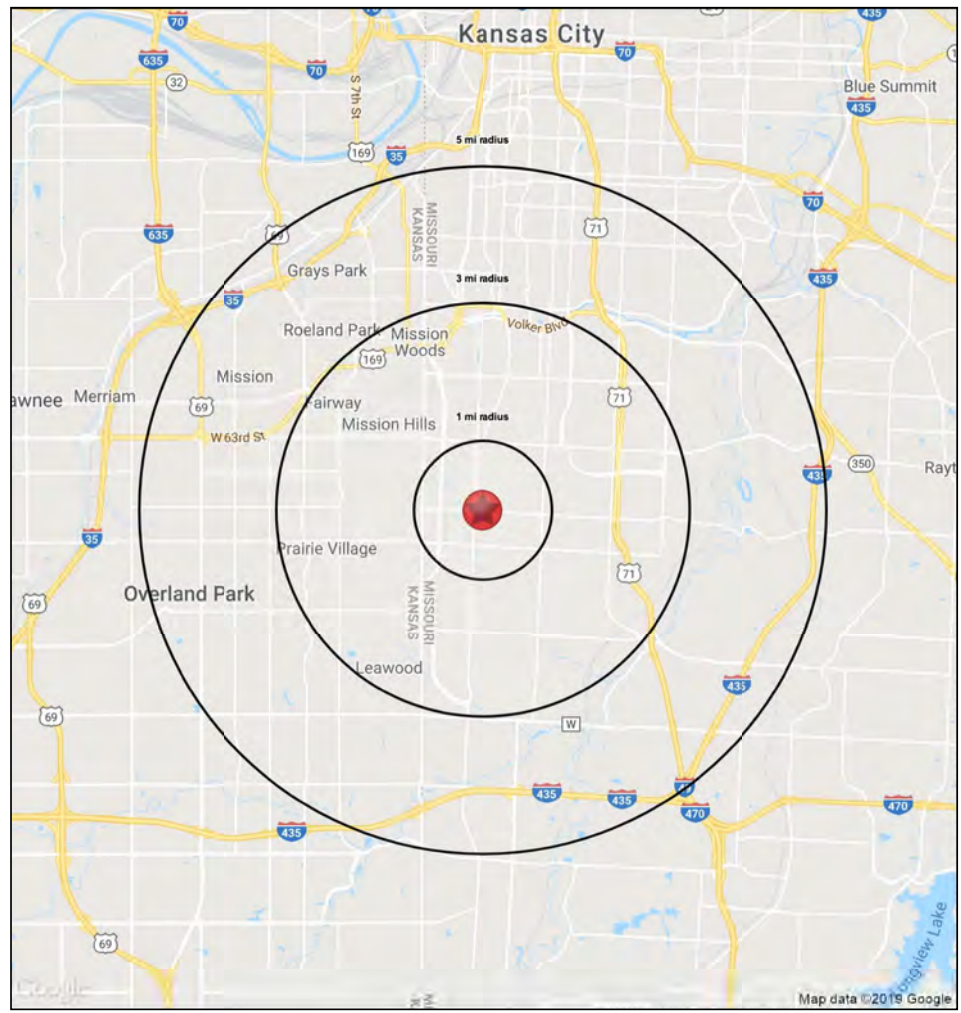
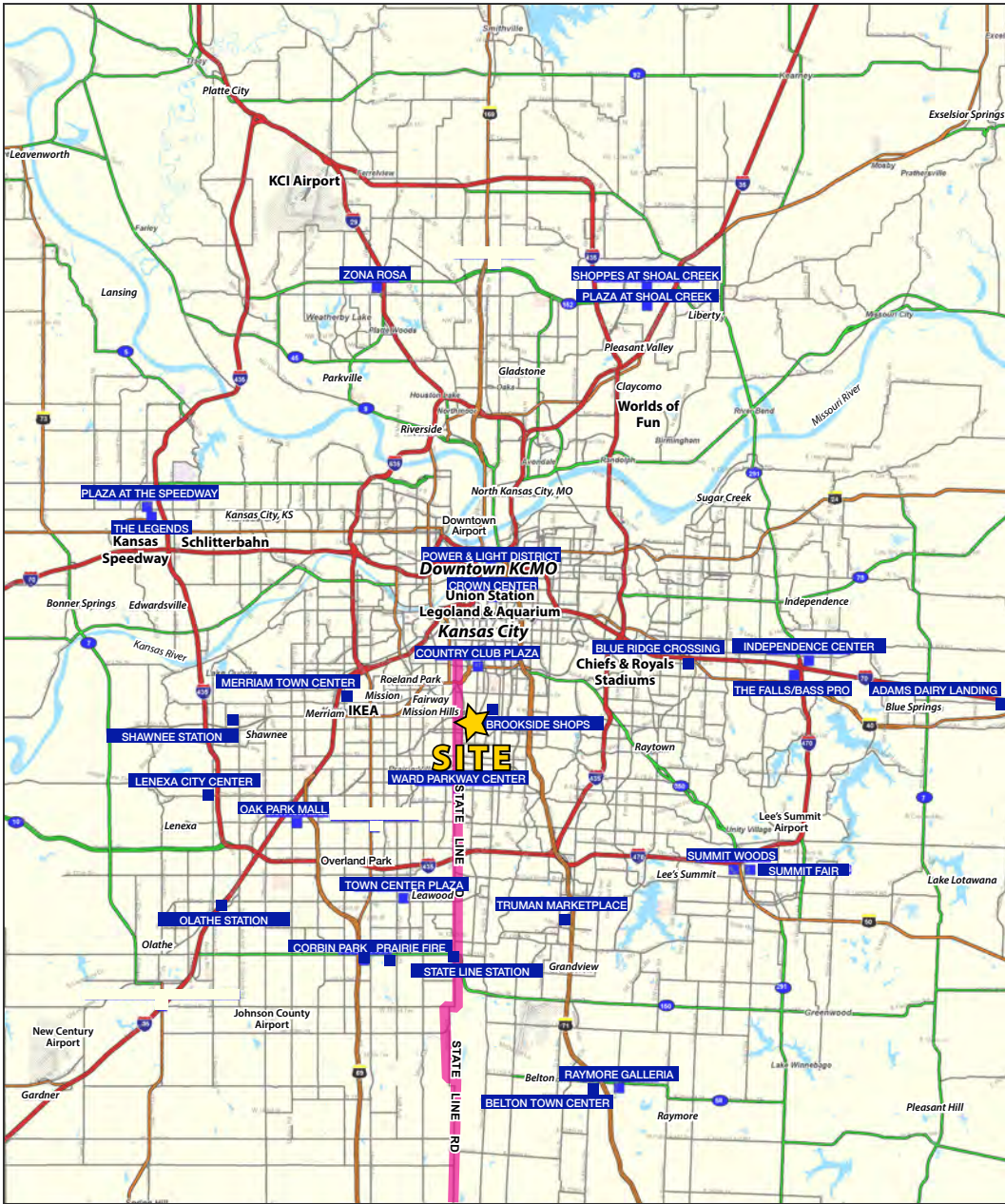
1 | **Site Plan** | scale: 1" = 20'-0" north





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



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Kansas City, Missouri

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	15,157	103,539	245,093
	2024 Projected Population	15,579	108,544	259,648
	2010 Census Population	15,367	100,568	233,679
	2000 Census Population	15,616	107,593	254,245
	Projected Annual Growth 2019 to 2024	0.6%	1.0%	1.2%
	Historical Annual Growth 2000 to 2019	-0.2%	-0.2%	-0.2%
	2019 Median Age	38.4	38.7	38.6
HOUSEHOLDS	2019 Estimated Households	7,404	48,195	118,572
	2024 Projected Households	7,543	50,250	124,827
	2010 Census Households	7,113	44,564	107,711
	2000 Census Households	7,272	47,092	115,179
	Projected Annual Growth 2019 to 2024	0.4%	0.9%	1.1%
	Historical Annual Growth 2000 to 2019	-	0.1%	0.2%
RACE AND ETHNICITY	2019 Estimated White	86.2%	64.7%	63.6%
	2019 Estimated Black or African American	8.3%	29.0%	27.1%
	2019 Estimated Asian or Pacific Islander	1.8%	2.3%	2.8%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2019 Estimated Other Races	3.3%	3.8%	6.1%
	2019 Estimated Hispanic	4.4%	4.0%	8.0%
INCOME	2019 Estimated Average Household Income	\$131,270	\$112,564	\$88,101
	2019 Estimated Median Household Income	\$96,985	\$81,682	\$69,083
	2019 Estimated Per Capita Income	\$64,158	\$52,499	\$42,709
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.3%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.7%	4.5%	5.2%
	2019 Estimated High School Graduate	10.2%	17.4%	19.0%
	2019 Estimated Some College	14.5%	17.3%	18.9%
	2019 Estimated Associates Degree Only	5.0%	5.5%	6.2%
	2019 Estimated Bachelors Degree Only	38.6%	31.0%	28.9%
	2019 Estimated Graduate Degree	29.1%	23.1%	20.0%
BUSINESS	2019 Estimated Total Businesses	737	4,793	13,359
	2019 Estimated Total Employees	5,935	57,408	163,040
	2019 Estimated Employee Population per Business	8.0	12.0	12.2
	2019 Estimated Residential Population per Business	20.6	21.6	18.3

