

FULLY OCCUPIED FREESTANDING RESTAURANT

For Sale



875 Sq Ft Building on .25 Acres
23 E. Linwood Boulevard, Kansas City, Missouri



Estimated Population
267,439

Average Household Income
\$62,047

Five Mile Radius

- Currently Shawarmar Mediterranean Grill
- Excellent double drive-thru opportunity
- Tenant in first year of 10 year lease with options
- Located on the northeast corner of Linwood Boulevard & Main Street in front of Home Depot and Costco
- Just east of Concord Career College, Penn Valley Metropolitan Community College, and Children's Mercy Pediatric Care Center

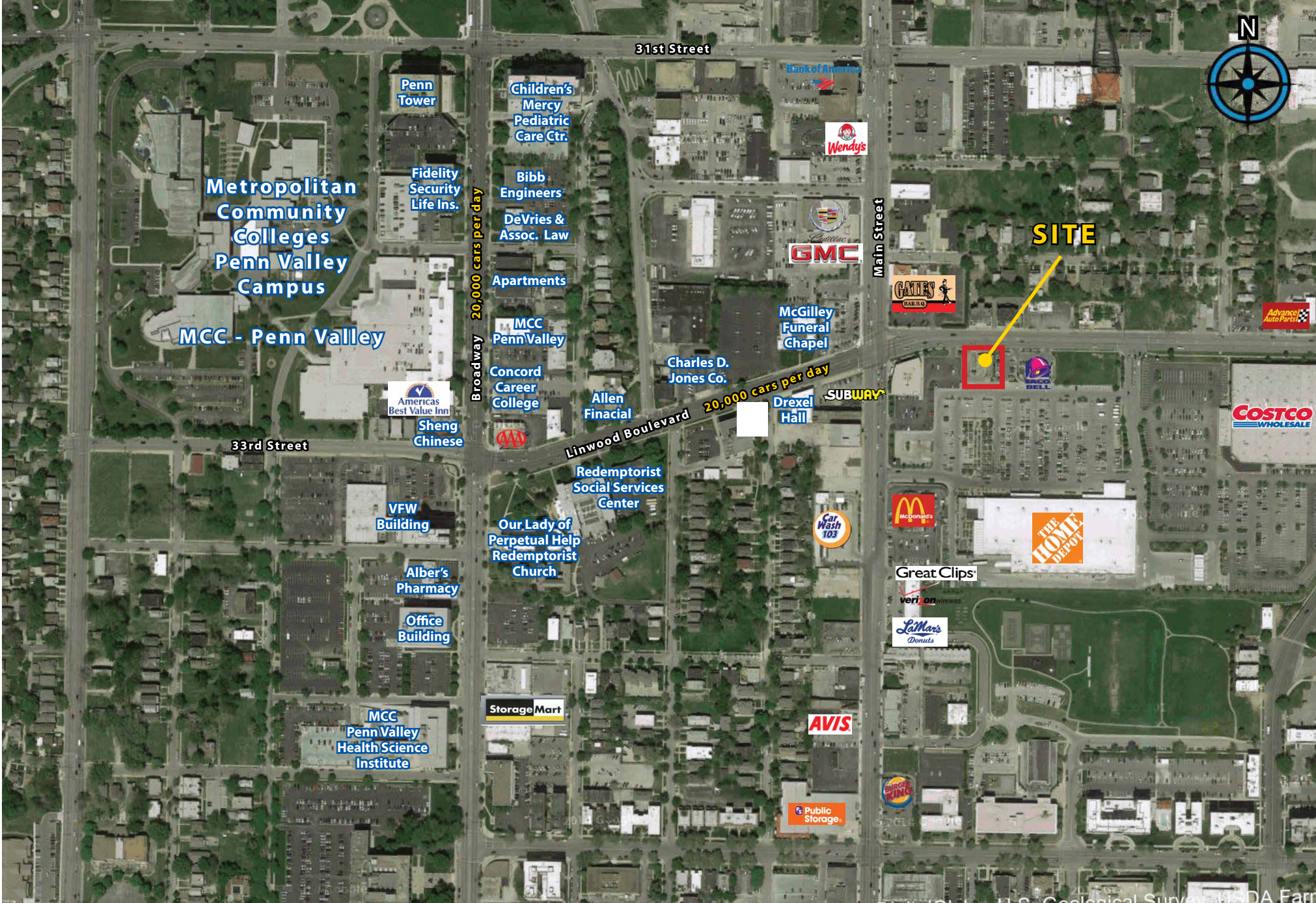
BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

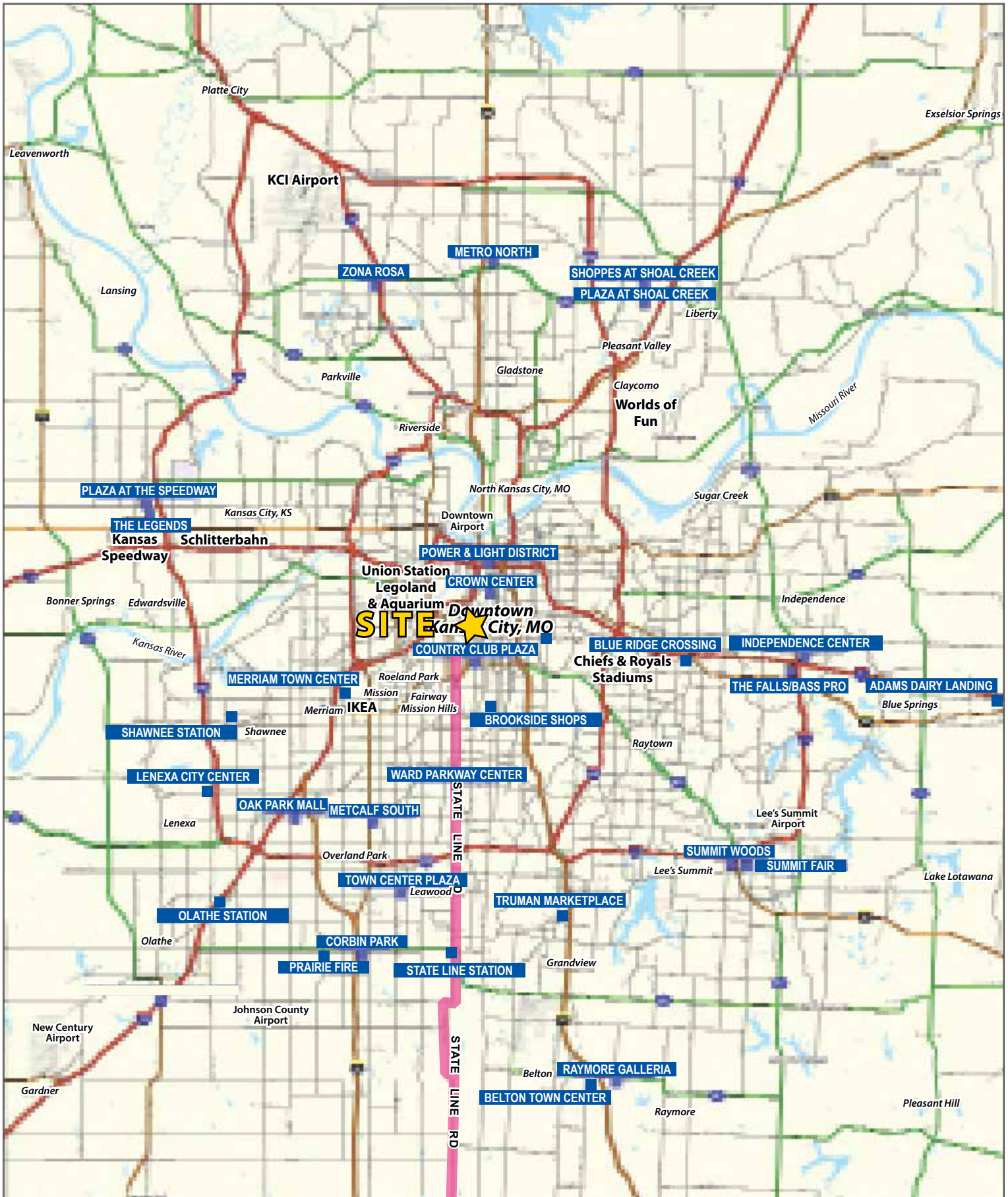
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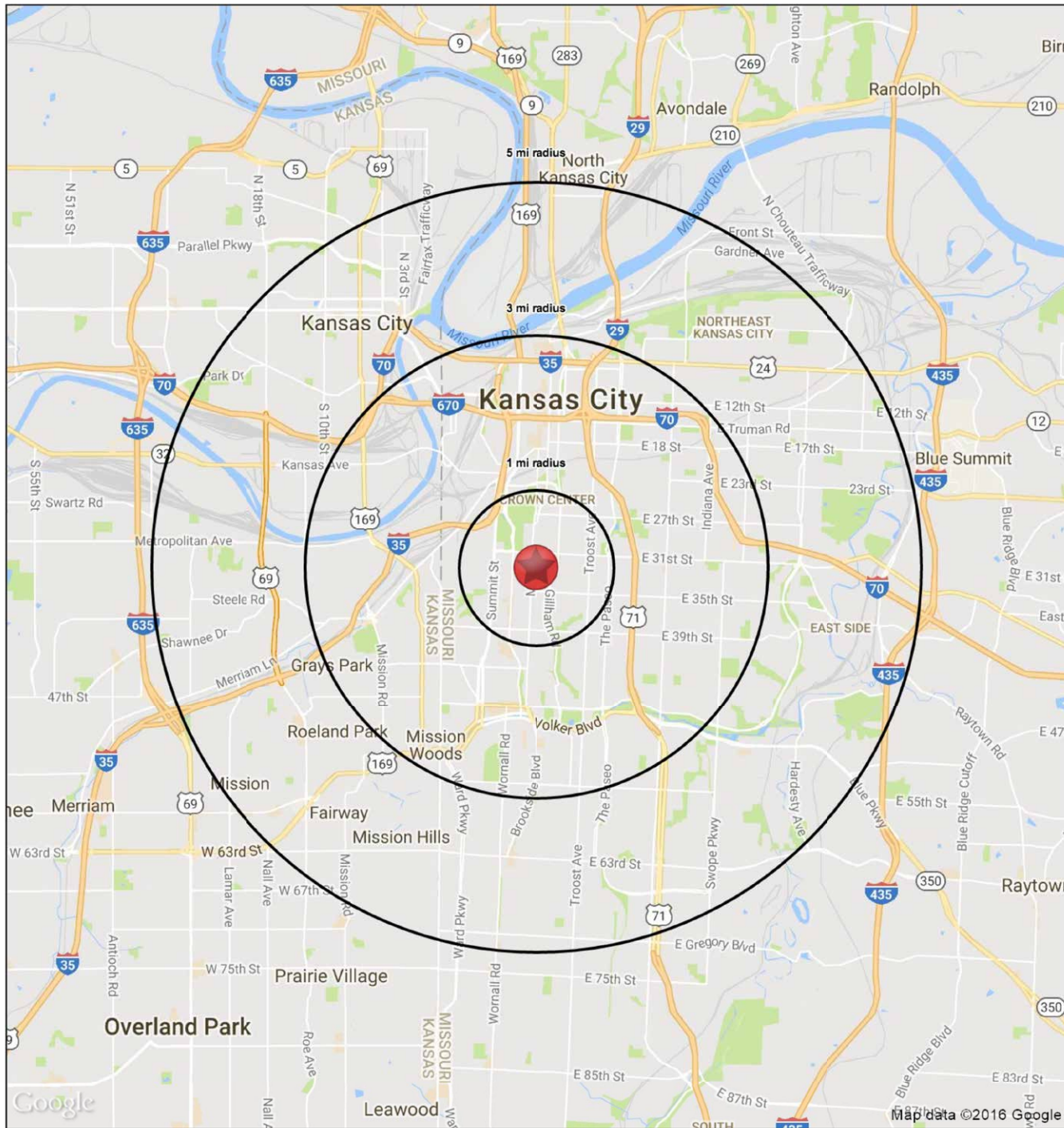


Greater Kansas City Metropolitan Area | Locator Map



Lat: 39.06917 Long: -94.58414 Zoom: 13.75 mi

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23 Linwood Boulevard
Kansas City, MO 64111

September 2016

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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0682/-94.5841

RS1

23 E. Linwood Boulevard
Kansas City, MO 64111

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	15,815	112,718	267,439
	2021 Projected Population	17,032	117,317	277,674
	2010 Census Population	14,487	101,811	247,739
	2000 Census Population	16,531	111,409	269,341
	Projected Annual Growth 2016 to 2021	1.5%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	-0.3%	0.1%	-
	2016 Median Age	35.7	34.4	34.1
HOUSEHOLDS	2016 Estimated Households	8,678	54,903	115,152
	2021 Projected Households	9,486	58,004	121,719
	2010 Census Households	7,771	48,305	104,255
	2000 Census Households	8,460	50,927	112,173
	Projected Annual Growth 2016 to 2021	1.9%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	0.2%	0.5%	0.2%
RACE AND ETHNICITY	2016 Estimated White	57.7%	46.2%	49.2%
	2016 Estimated Black or African American	28.3%	41.6%	32.7%
	2016 Estimated Asian or Pacific Islander	2.4%	3.1%	3.5%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2016 Estimated Other Races	10.9%	8.6%	14.1%
	2016 Estimated Hispanic	15.3%	11.7%	21.3%
INCOME	2016 Estimated Average Household Income	\$52,700	\$56,384	\$62,047
	2016 Estimated Median Household Income	\$38,792	\$41,645	\$47,697
	2016 Estimated Per Capita Income	\$29,246	\$27,884	\$26,932
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.1%	7.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	6.5%	9.3%	11.0%
	2016 Estimated High School Graduate	22.6%	24.7%	25.7%
	2016 Estimated Some College	21.1%	20.8%	19.3%
	2016 Estimated Associates Degree Only	5.5%	6.1%	6.0%
	2016 Estimated Bachelors Degree Only	25.1%	20.7%	18.4%
	2016 Estimated Graduate Degree	15.6%	14.3%	12.7%
BUSINESS	2016 Estimated Total Businesses	1,873	10,070	16,216
	2016 Estimated Total Employees	29,118	201,977	287,748
	2016 Estimated Employee Population per Business	15.5	20.1	17.7
	2016 Estimated Residential Population per Business	8.4	11.2	16.5