



CENTRAL FLEX WAREHOUSE

5618 Troost Avenue, Kansas City, Missouri

FOR
LEASE



LEASE RATE: \$7/SF MOD GROSS | 6,000 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,222	119,502	238,663
Avg. Household Income	\$86,858	\$89,286	\$79,449

- Well maintained flex building
- 2,470 SF of warehouse and 3,530 SF of Office
- Fenced yard
- Garage and dock door
- Former daycare center
- Adjacent to Rockhurst University



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

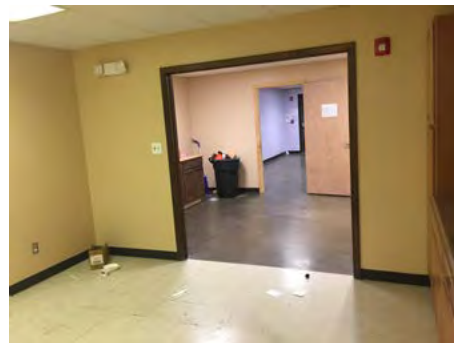
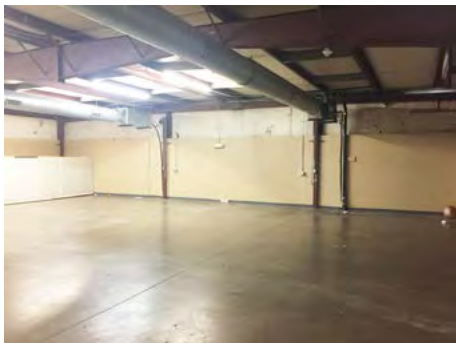
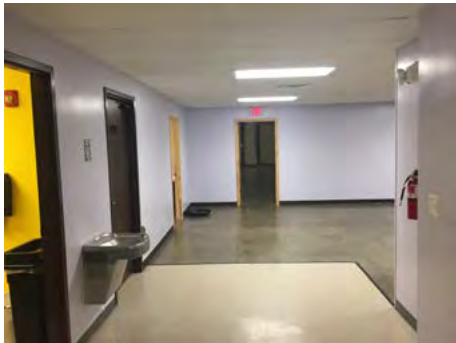
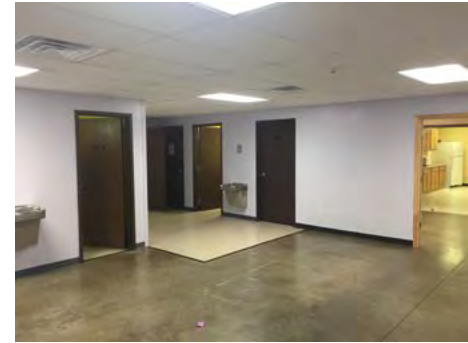
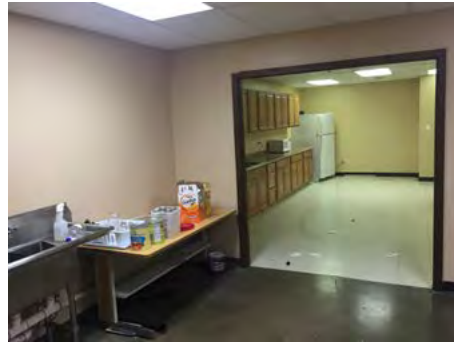
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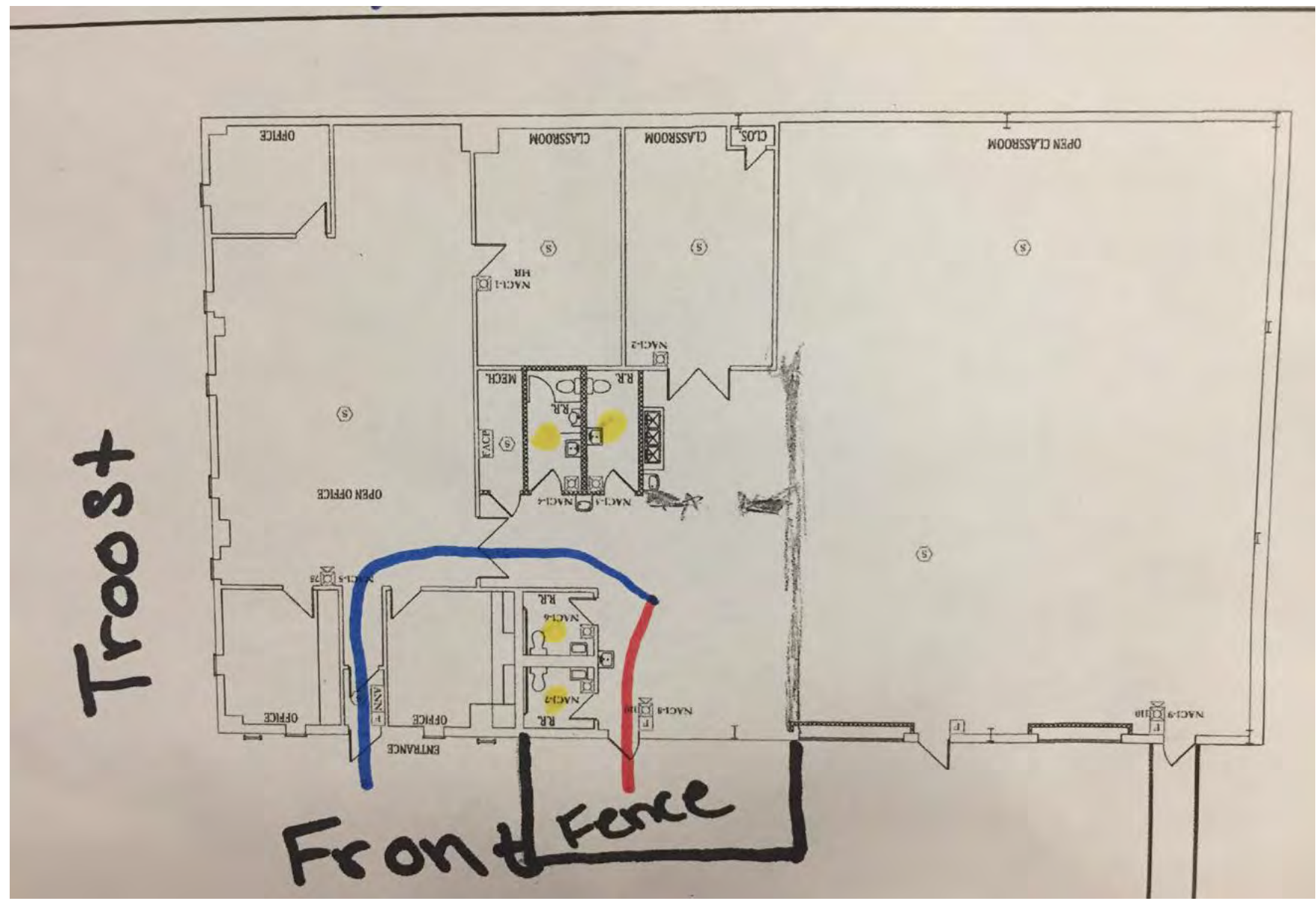
Exclusive Agents



PHOTOS



SITE PLAN



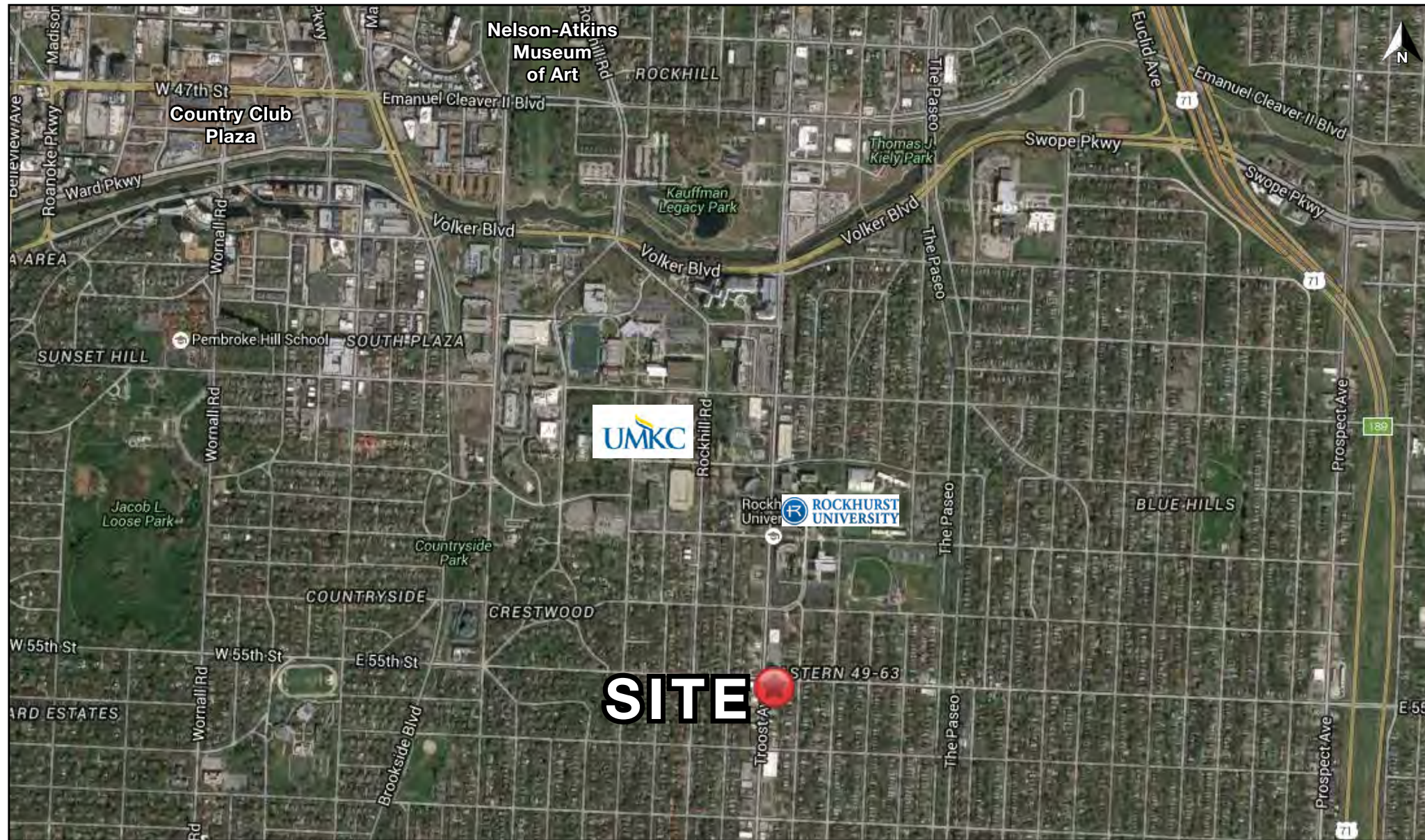


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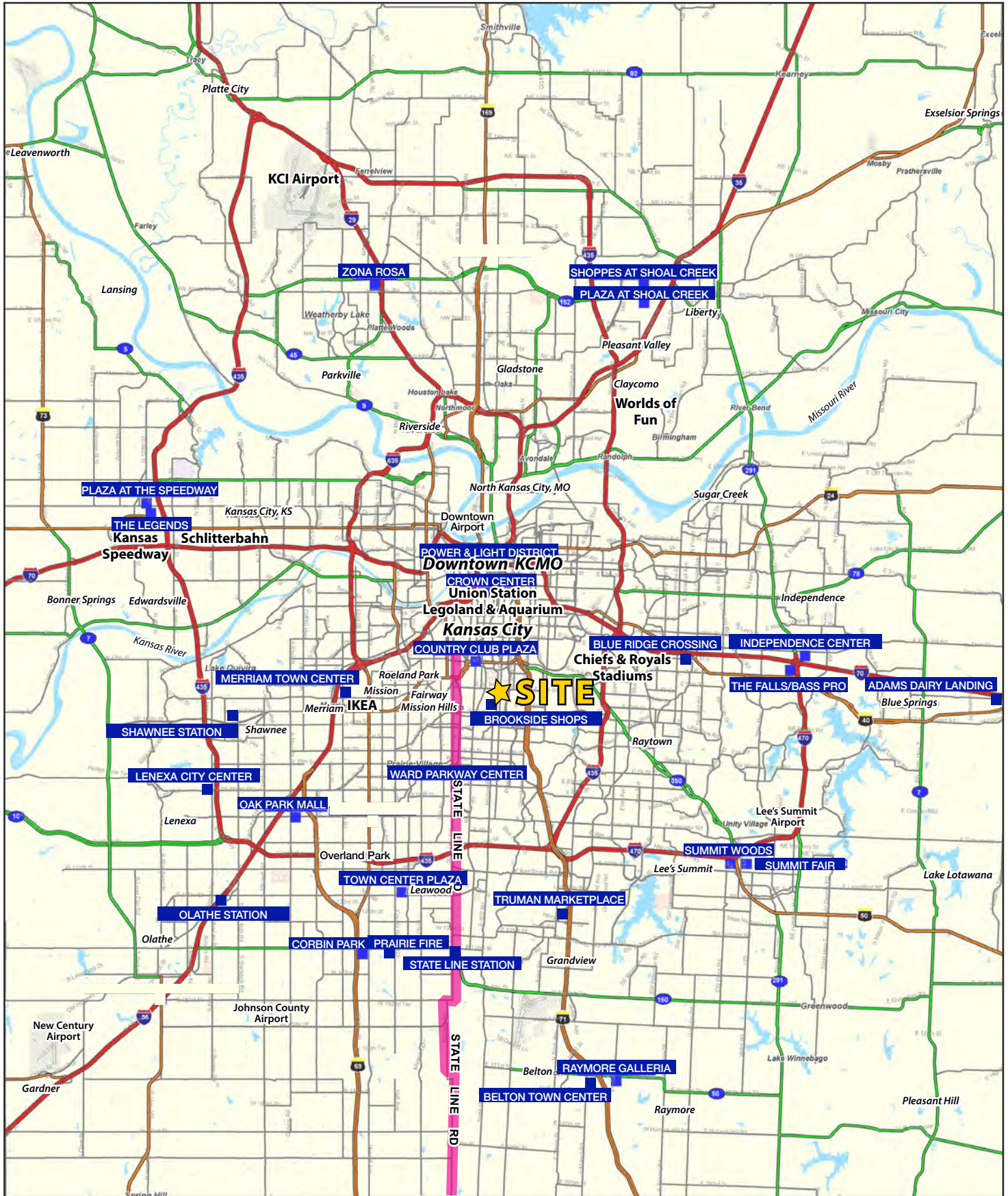
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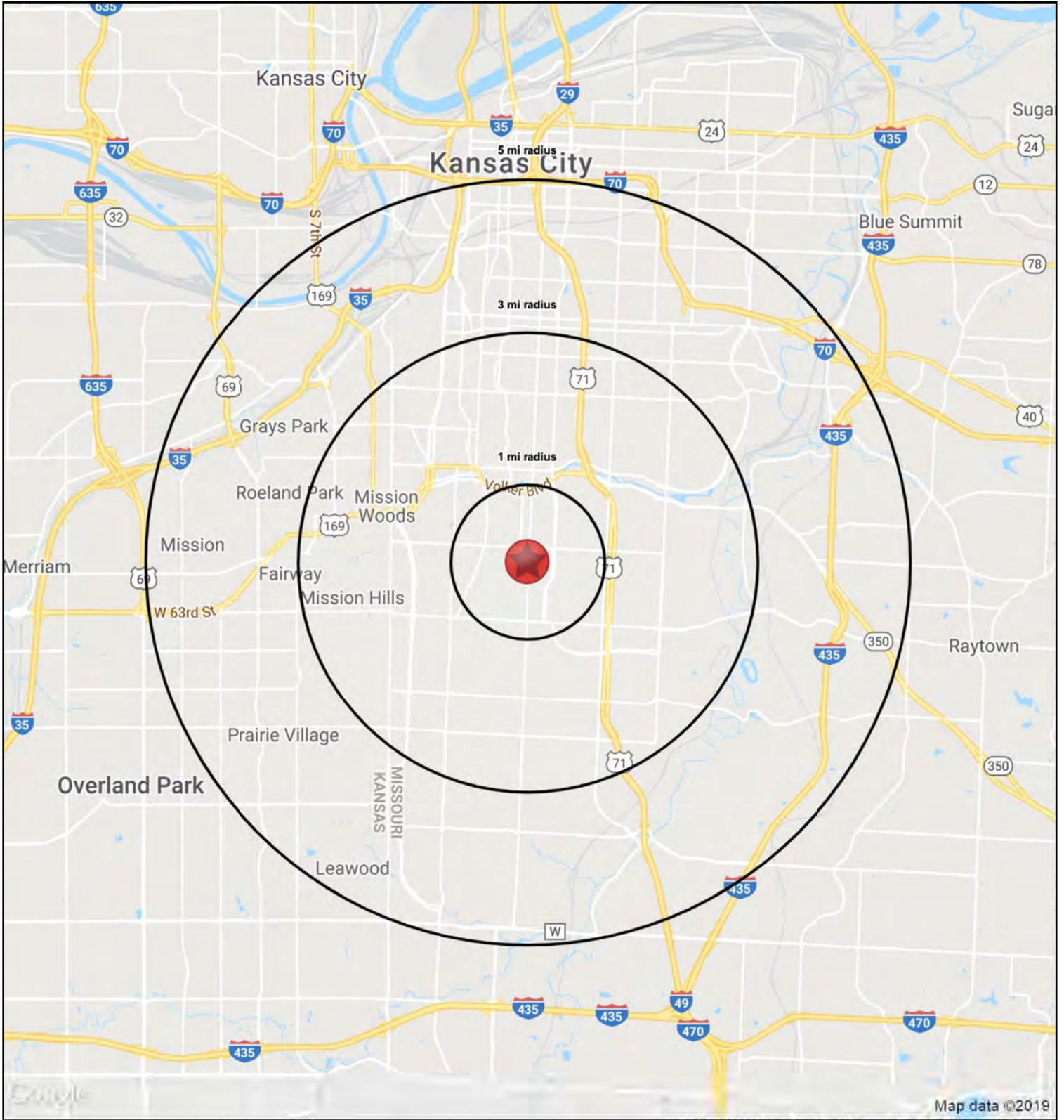


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5618 Troost Avenue		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64110				
POPULATION	2019 Estimated Population	16,222	119,502	238,663
	2024 Projected Population	17,211	128,129	254,950
	2010 Census Population	16,075	113,876	226,331
	2000 Census Population	18,201	127,830	249,927
	Projected Annual Growth 2019 to 2024	1.2%	1.4%	1.4%
	Historical Annual Growth 2000 to 2019	-0.6%	-0.3%	-0.2%
	2019 Median Age	35.3	37.2	36.8
HOUSEHOLDS	2019 Estimated Households	6,824	58,123	113,980
	2024 Projected Households	7,204	61,557	120,592
	2010 Census Households	6,439	52,185	102,408
	2000 Census Households	7,191	57,207	109,972
	Projected Annual Growth 2019 to 2024	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	-0.3%	-	0.2%
RACE AND ETHNICITY	2019 Estimated White	48.5%	50.7%	54.2%
	2019 Estimated Black or African American	43.8%	40.9%	35.4%
	2019 Estimated Asian or Pacific Islander	3.5%	2.3%	2.4%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
	2019 Estimated Other Races	4.0%	5.6%	7.5%
	2019 Estimated Hispanic	3.1%	6.3%	9.7%
INCOME	2019 Estimated Average Household Income	\$86,858	\$89,286	\$79,449
	2019 Estimated Median Household Income	\$65,887	\$67,200	\$62,560
	2019 Estimated Per Capita Income	\$36,876	\$43,545	\$38,068
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.1%	2.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.8%	7.0%
	2019 Estimated High School Graduate	21.3%	21.6%	22.0%
	2019 Estimated Some College	17.4%	18.2%	19.7%
	2019 Estimated Associates Degree Only	5.5%	5.6%	6.0%
	2019 Estimated Bachelors Degree Only	25.5%	25.8%	24.9%
	2019 Estimated Graduate Degree	22.1%	19.8%	17.6%
BUSINESS	2019 Estimated Total Businesses	511	6,781	14,277
	2019 Estimated Total Employees	6,824	83,445	213,427
	2019 Estimated Employee Population per Business	13.4	12.3	14.9
	2019 Estimated Residential Population per Business	31.8	17.6	16.7

