



## School Facility For Sale

- Former Center District School Facility
- Currently houses Sherwood Center
- Approximately 28,000 SF on 2.61 acres
- Available for occupancy November, 2019
- 9+ classrooms, office area, gymnasium, basement, kitchen, large parking lot and outdoor playground
- Quiet neighborhood
- Built 1941 with additions in 1948, 1958, and 1971

## For more information:

Kim Bartalos, CLS  
816.412.8466  
kbartalos@blockllc.com

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## Building Specifications

|                             |  |
|-----------------------------|--|
| Location:                   | Near 80th & Prospect                       |
| Total Building Square Feet: | Approximately 28,000 SF on 2.61 Acres      |
| Zoning:                     | R-6  |
| Amenities:                  | Gymnasium, Playground and Two Parking Lots |



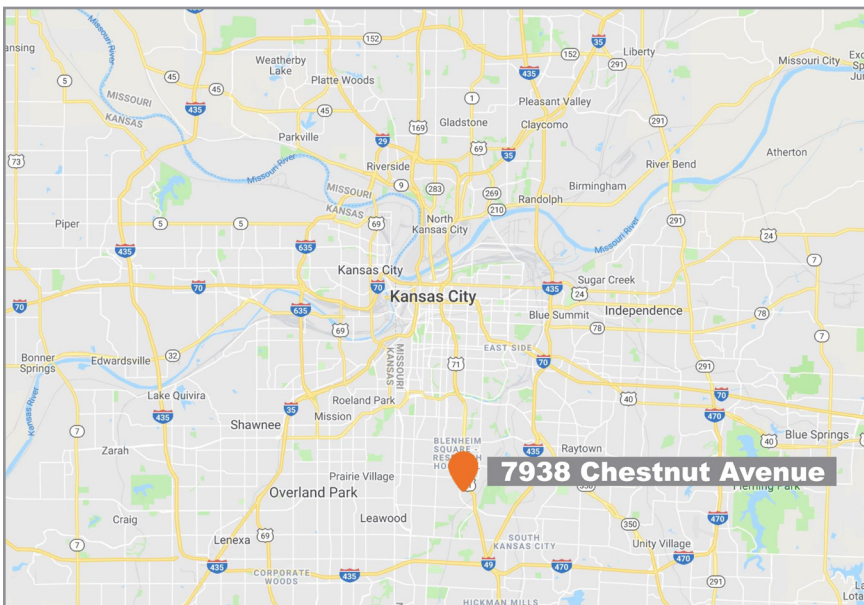
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# 7938 Chestnut Avenue

Kansas City, Missouri 64132

# For Sale



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[kbartalos@blockllc.com](mailto:kbartalos@blockllc.com)

700 W. 47th Street, Suite 200  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

7938 Chestnut Avenue

Kansas City, Missouri 64132

For Sale

Aerial Map



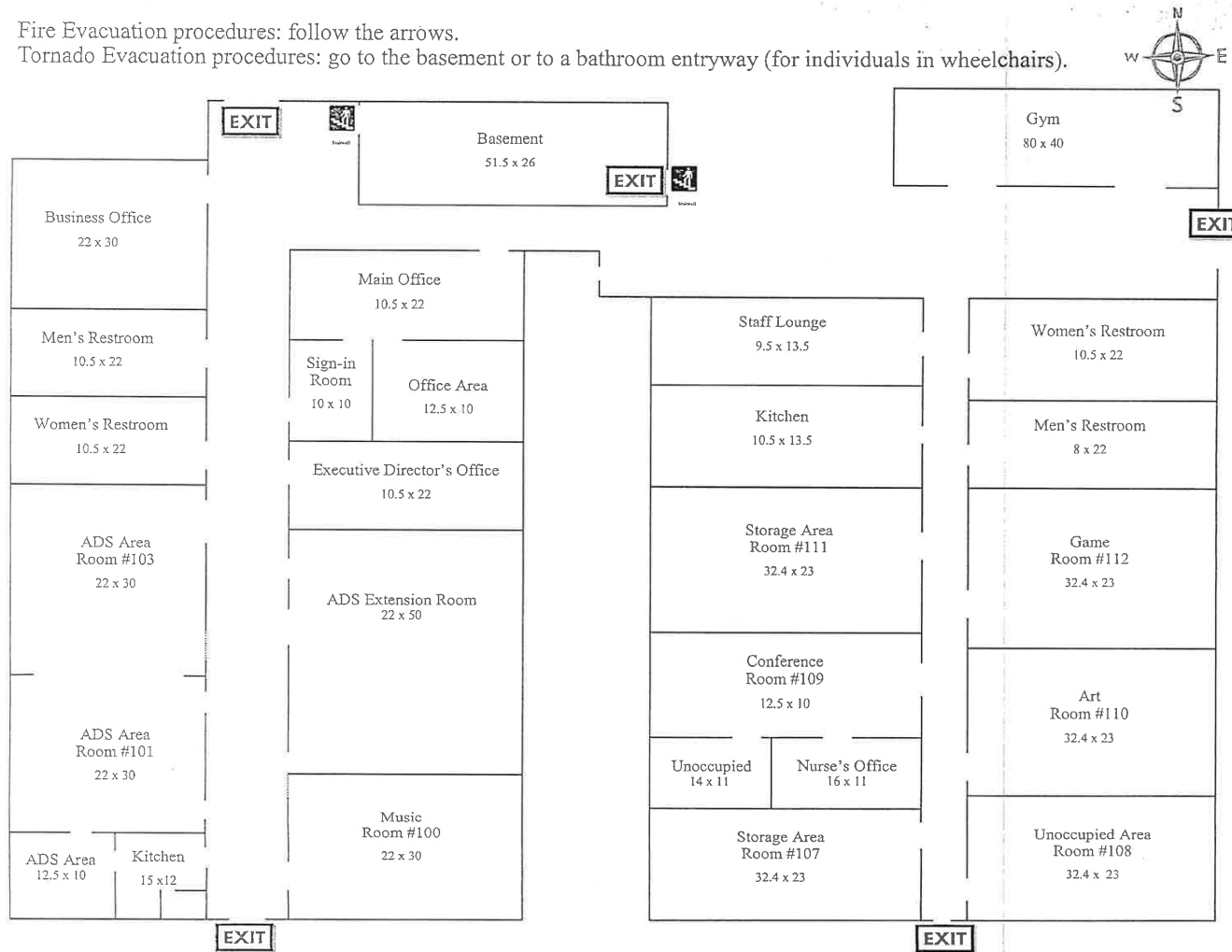
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## Floor Plan

Fire Evacuation procedures: follow the arrows.

Tornado Evacuation procedures: go to the basement or to a bathroom entryway (for individuals in wheelchairs).



## Demographics

| 7938 Chestnut Ave   |   | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------|---|-------------|-------------|-------------|
| KCMO, MO 64132      |   |             |             |             |
| POPULATION          | 2018 Estimated Population                             | 11,610      | 72,834      | 222,629     |
|                     | 2023 Projected Population                             | 12,466      | 77,048      | 234,145     |
|                     | 2010 Census Population                                | 11,504      | 71,653      | 216,213     |
|                     | 2000 Census Population                                | 12,822      | 79,609      | 235,732     |
|                     | Projected Annual Growth 2018 to 2023                  | 1.5%        | 1.2%        | 1.0%        |
|                     | Historical Annual Growth 2000 to 2018                 | -0.5%       | -0.5%       | -0.3%       |
|                     | 2018 Median Age                                       | 35.5        | 36.7        | 38.0        |
| HOUSEHOLDS          | 2018 Estimated Households                             | 4,775       | 32,887      | 103,608     |
|                     | 2023 Projected Households                             | 5,101       | 34,397      | 108,004     |
|                     | 2010 Census Households                                | 4,512       | 30,861      | 95,927      |
|                     | 2000 Census Households                                | 4,825       | 33,215      | 103,476     |
|                     | Projected Annual Growth 2018 to 2023                  | 1.4%        | 0.9%        | 0.8%        |
|                     | Historical Annual Growth 2000 to 2018                 | -           | -           | -           |
| RACE AND ETHNICITY  | 2018 Estimated White                                  | 8.5%        | 44.9%       | 54.3%       |
|                     | 2018 Estimated Black or African American              | 86.5%       | 48.7%       | 37.8%       |
|                     | 2018 Estimated Asian or Pacific Islander              | 0.3%        | 1.4%        | 2.1%        |
|                     | 2018 Estimated American Indian or Native Alaskan      | 0.3%        | 0.4%        | 0.4%        |
|                     | 2018 Estimated Other Races                            | 4.4%        | 4.6%        | 5.4%        |
|                     | 2018 Estimated Hispanic                               | 2.6%        | 4.2%        | 5.7%        |
| INCOME              | 2018 Estimated Average Household Income               | \$47,411    | \$80,182    | \$88,159    |
|                     | 2018 Estimated Median Household Income                | \$35,626    | \$60,828    | \$66,491    |
|                     | 2018 Estimated Per Capita Income                      | \$19,532    | \$36,326    | \$41,130    |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8)        | 2.9%        | 1.8%        | 1.9%        |
|                     | 2018 Estimated Some High School (Grade Level 9 to 11) | 12.7%       | 6.9%        | 5.7%        |
|                     | 2018 Estimated High School Graduate                   | 39.6%       | 25.4%       | 23.3%       |
|                     | 2018 Estimated Some College                           | 24.1%       | 20.9%       | 20.6%       |
|                     | 2018 Estimated Associates Degree Only                 | 6.2%        | 6.3%        | 6.2%        |
|                     | 2018 Estimated Bachelors Degree Only                  | 9.0%        | 22.5%       | 24.9%       |
|                     | 2018 Estimated Graduate Degree                        | 5.5%        | 16.1%       | 17.3%       |
| BUSINESS            | 2018 Estimated Total Businesses                       | 123         | 2,785       | 9,850       |
|                     | 2018 Estimated Total Employees                        | 1,342       | 32,765      | 126,891     |
|                     | 2018 Estimated Employee Population per Business       | 10.9        | 11.8        | 12.9        |
|                     | 2018 Estimated Residential Population per Business    | 94.4        | 26.2        | 22.6        |