



MAIN STREET PROPERTY FOR LEASE

3604-3614 Main Street, Kansas City, Missouri



LEASE RATE: \$10-\$14/SF NNN | 5,000 - 15,000 SF

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 21,055 | 116,612 | 269,870 |
| Avg. Household Income | \$57,806 | \$73,445 | \$75,036 |

- B3-2 Zoning allowing multiple uses
- 12' clear height in 10,000 SF
- 25 existing parking spaces
- Two drive-in doors with additional storage are in the basement
- In the direct path of the Street Car extension
- Potential Redevelopment Opportunity for the right user

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agents
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5,000 - 15,000 SF
AVAILABLE
FOR LEASE

AERIAL



AERIAL



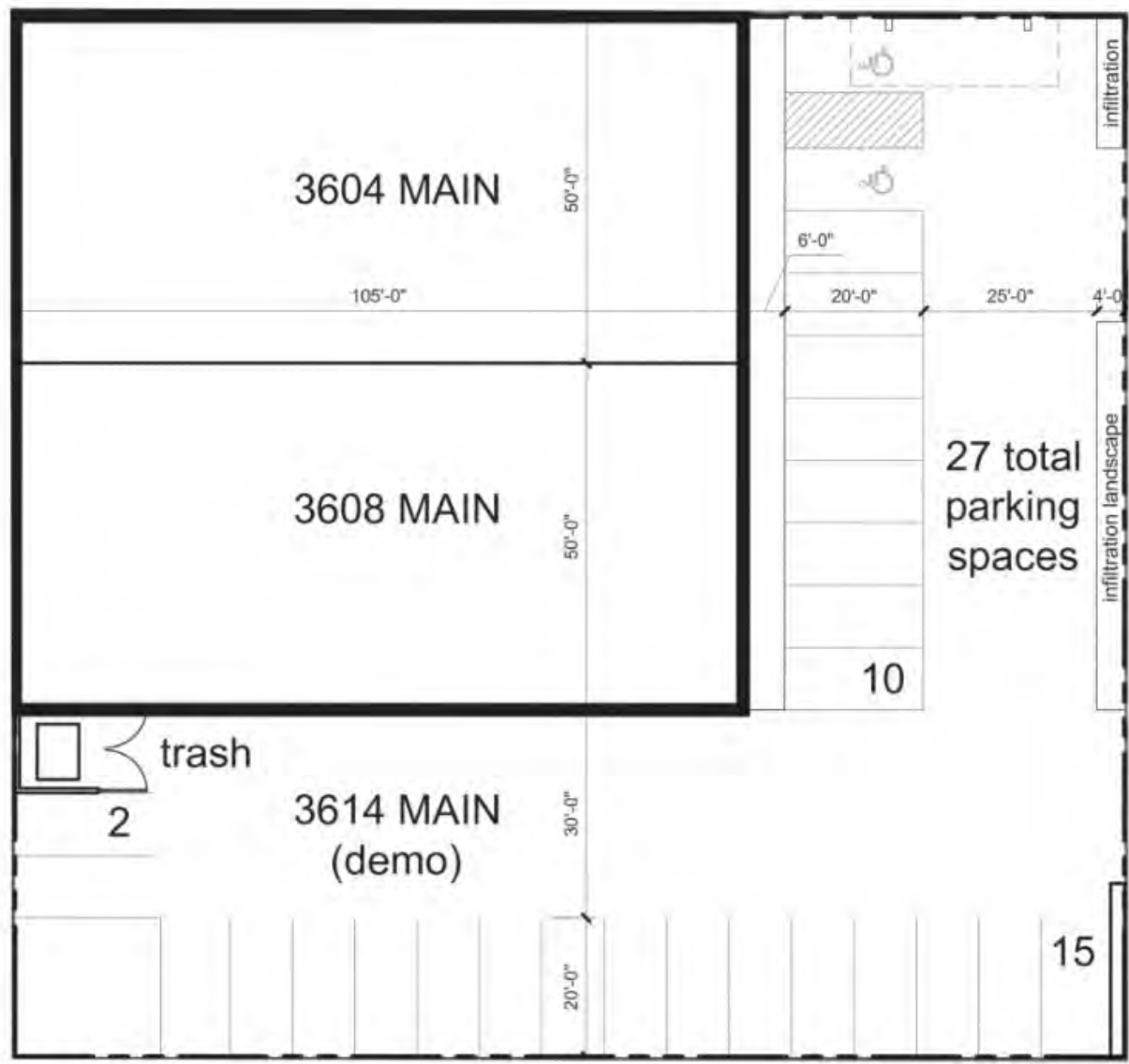


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PLAN

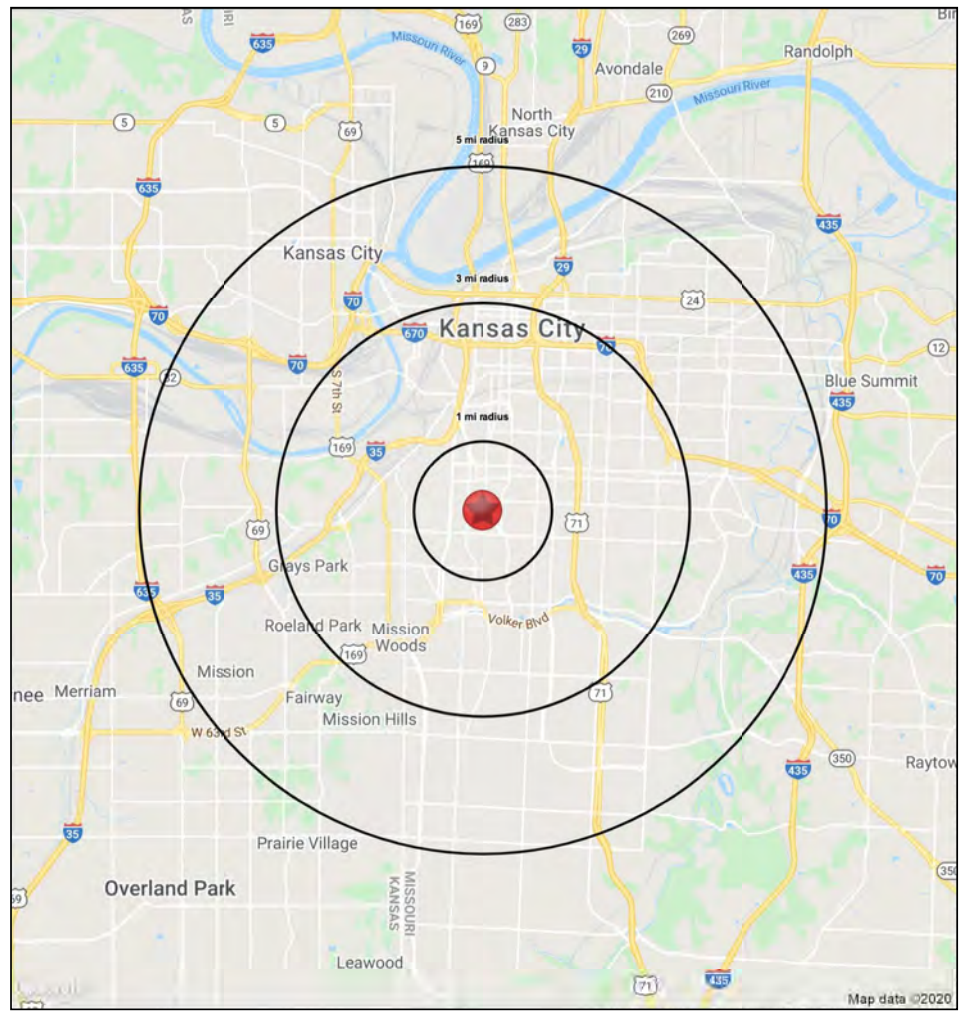
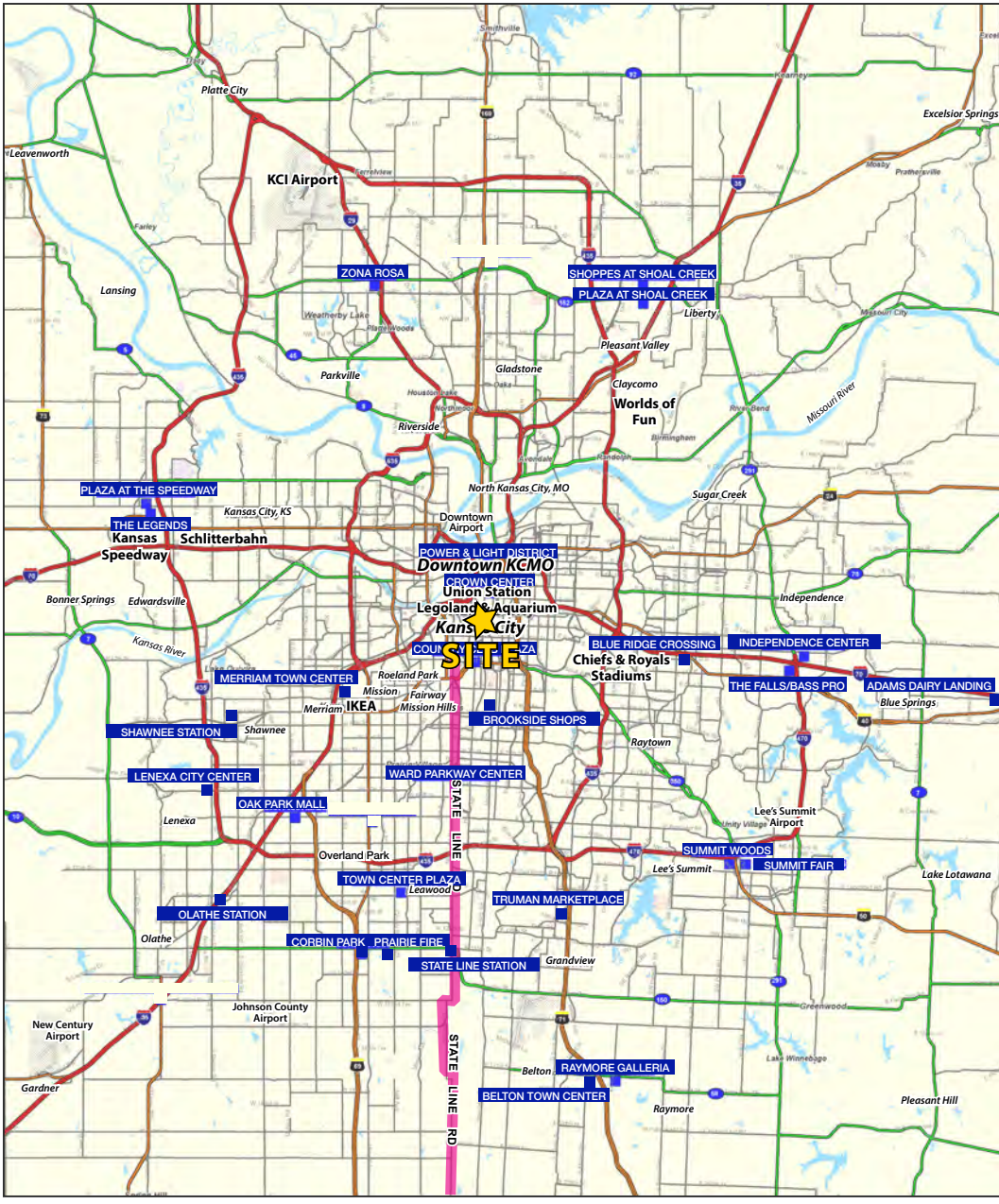




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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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3604 Main Street

Kansas City, MO 64111

1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|----------------------------|---|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 21,055 | 116,612 | 269,870 |
| | 2025 Projected Population | 21,861 | 122,600 | 283,753 |
| | 2010 Census Population | 18,395 | 105,149 | 253,797 |
| | 2000 Census Population | 20,395 | 116,616 | 275,889 |
| | Projected Annual Growth 2020 to 2025 | 0.8% | 1.0% | 1.0% |
| | Historical Annual Growth 2000 to 2020 | 0.2% | - | -0.1% |
| | 2020 Median Age | 34.2 | 34.9 | 34.6 |
| HOUSEHOLDS | 2020 Estimated Households | 12,444 | 59,291 | 122,468 |
| | 2025 Projected Households | 12,516 | 60,860 | 126,582 |
| | 2010 Census Households | 10,162 | 49,529 | 107,965 |
| | 2000 Census Households | 10,856 | 53,458 | 115,677 |
| | Projected Annual Growth 2020 to 2025 | 0.1% | 0.5% | 0.7% |
| | Historical Annual Growth 2000 to 2020 | 0.7% | 0.5% | 0.3% |
| RACE AND ETHNICITY | 2020 Estimated White | 62.2% | 47.6% | 49.3% |
| | 2020 Estimated Black or African American | 23.6% | 39.4% | 32.7% |
| | 2020 Estimated Asian or Pacific Islander | 2.5% | 3.2% | 3.8% |
| | 2020 Estimated American Indian or Native Alaskan | 0.7% | 0.6% | 0.6% |
| | 2020 Estimated Other Races | 11.0% | 9.2% | 13.6% |
| | 2020 Estimated Hispanic | 14.1% | 12.2% | 20.1% |
| INCOME | 2020 Estimated Average Household Income | \$57,806 | \$73,445 | \$75,036 |
| | 2020 Estimated Median Household Income | \$50,387 | \$54,541 | \$55,742 |
| | 2020 Estimated Per Capita Income | \$34,352 | \$37,635 | \$34,273 |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8) | 2.7% | 3.2% | 6.2% |
| | 2020 Estimated Some High School (Grade Level 9 to 11) | 5.0% | 7.5% | 8.9% |
| | 2020 Estimated High School Graduate | 16.8% | 22.2% | 24.1% |
| | 2020 Estimated Some College | 19.2% | 19.9% | 19.1% |
| | 2020 Estimated Associates Degree Only | 5.9% | 5.8% | 5.9% |
| | 2020 Estimated Bachelors Degree Only | 28.6% | 23.8% | 21.0% |
| | 2020 Estimated Graduate Degree | 21.7% | 17.5% | 14.8% |
| BUSINESS | 2020 Estimated Total Businesses | 2,295 | 10,544 | 16,808 |
| | 2020 Estimated Total Employees | 31,400 | 185,829 | 263,501 |
| | 2020 Estimated Employee Population per Business | 13.7 | 17.6 | 15.7 |
| | 2020 Estimated Residential Population per Business | 9.2 | 11.1 | 16.1 |

