



INDUSTRIAL BUILDING/REDEVELOPMENT SITE FOR SALE

3100 Gillham Road, Kansas City, Missouri



SALE PRICE: \$1,200,000 | 50,100 +/- SF TOTAL BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,426	118,719	251,405
Avg. Household Income	\$50,816	\$60,202	\$68,322

- Industrial office/warehouse building on 1.1 acre parcel
- Two level building | 25,000+/- SF first floor & 25,000+/- SF Basement
- Former dairy production facility with 7,745 SF of former cooler/freezer space
- Excellent redevelopment opportunity
- Rare infill/urban site, adjacent development properties
- Union Hill / Hallmark / Crown Center / Martini Corner
- Zoned M-1 with 35+/- parking spaces



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

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PHOTOS

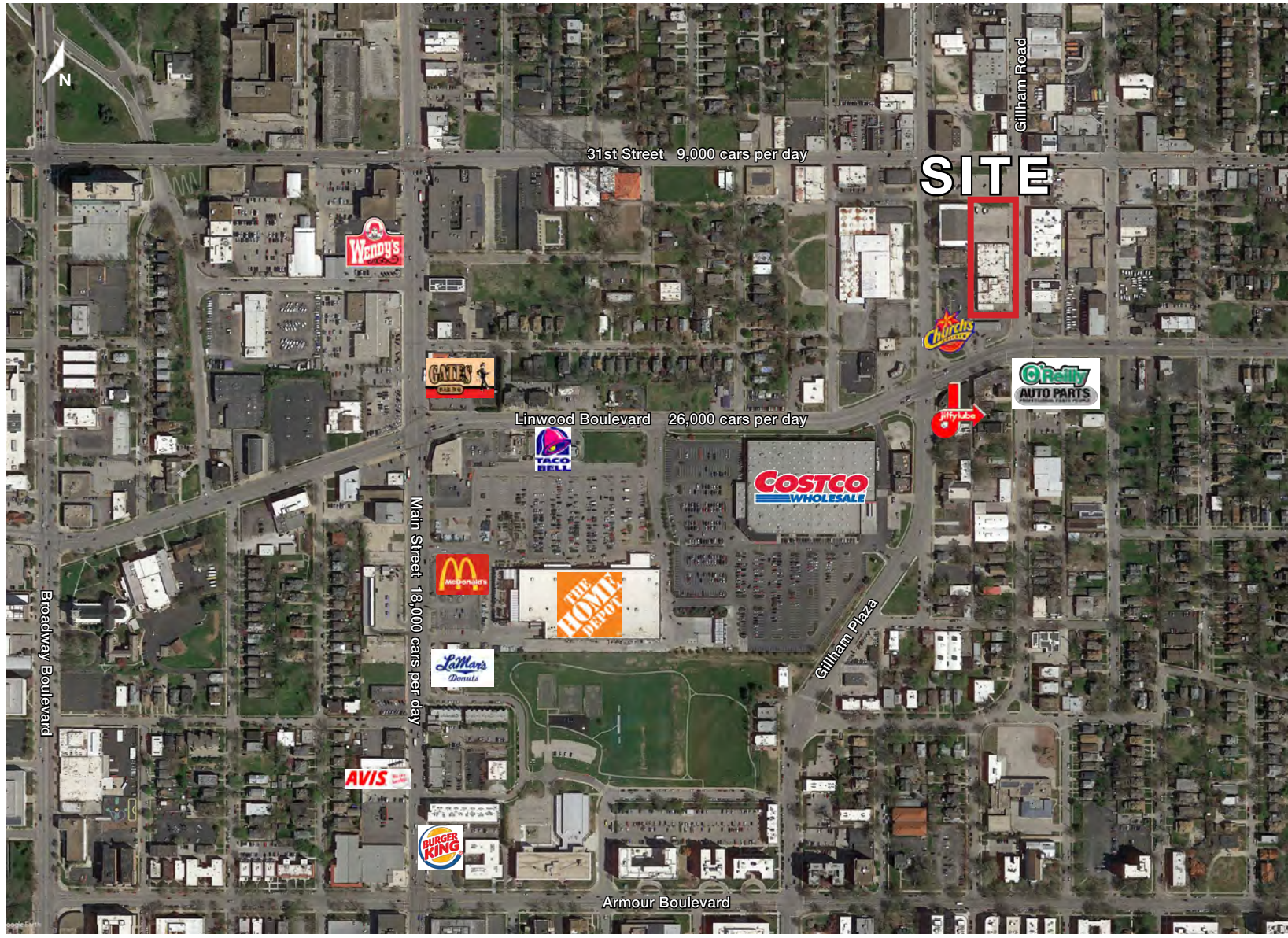




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AERIAL





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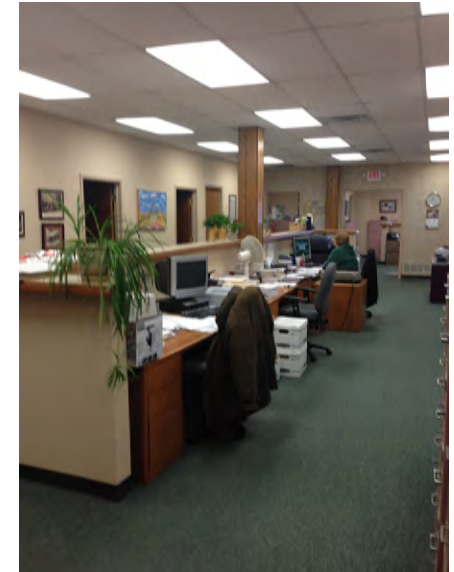
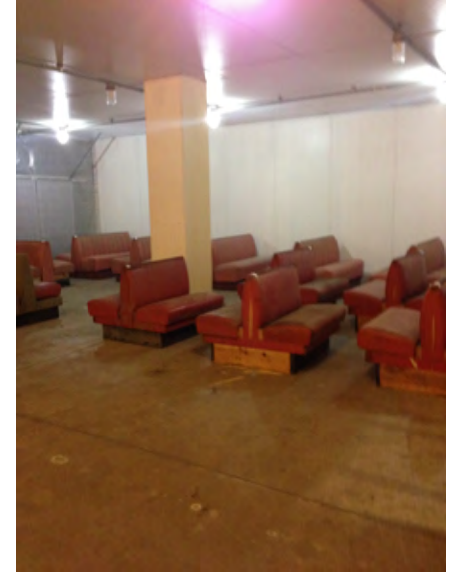




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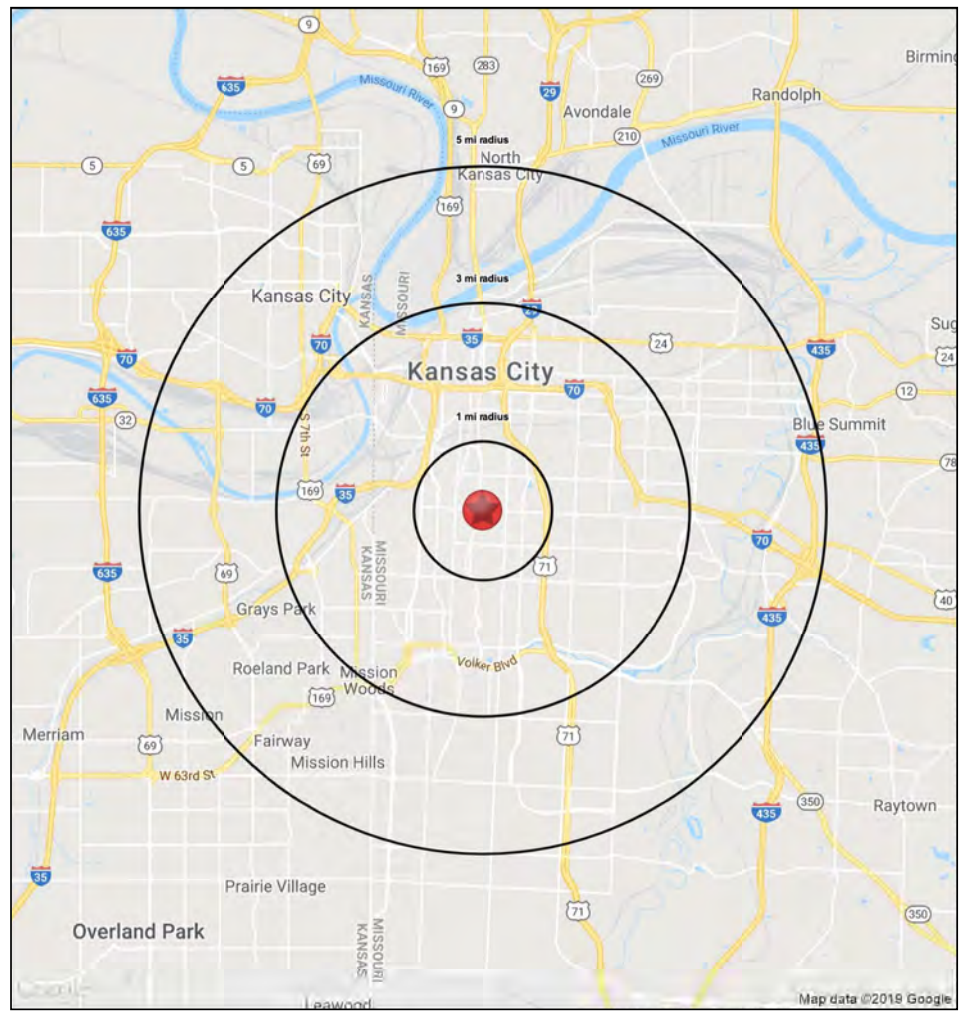
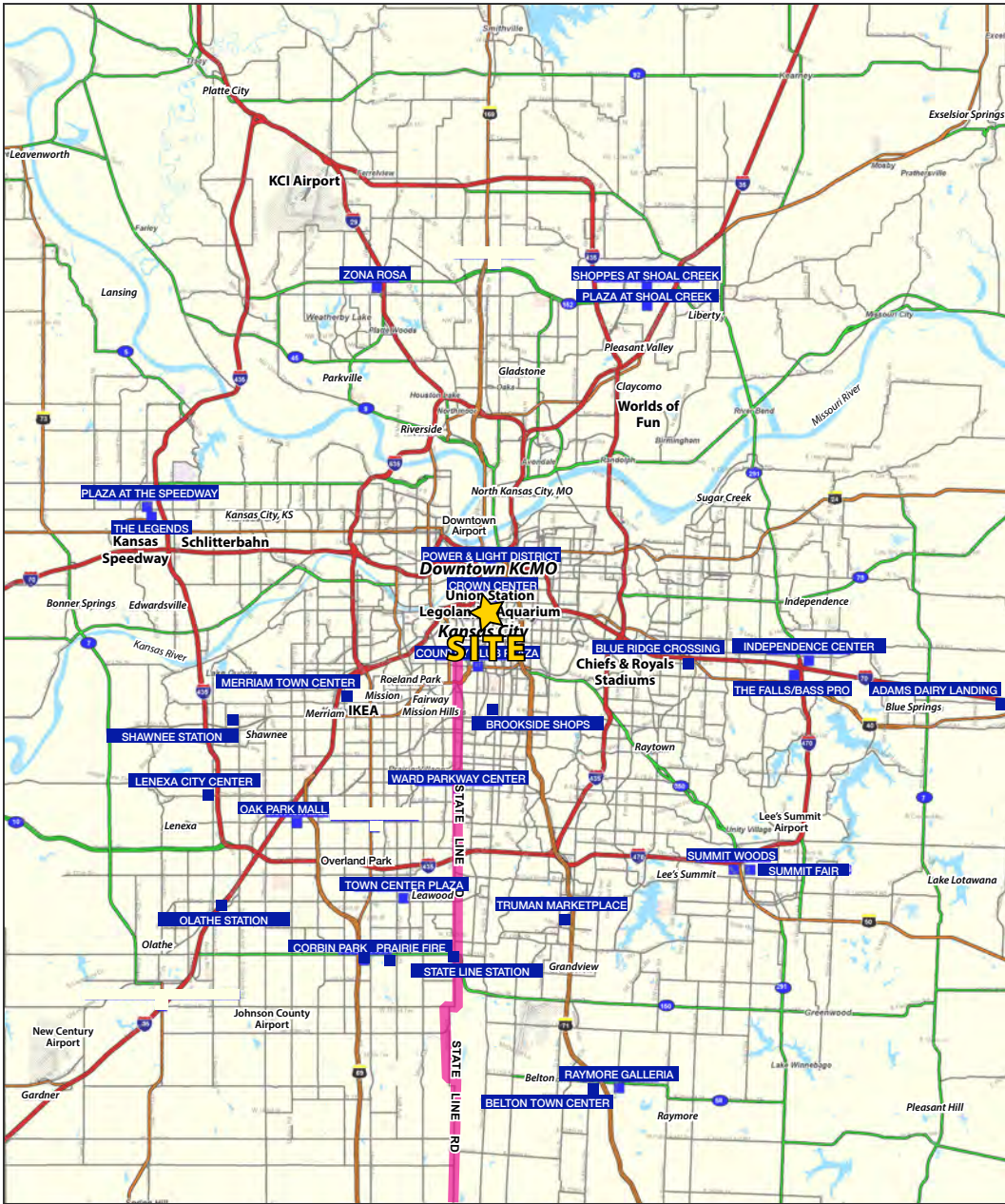
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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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3100 Gillham Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64108				
POPULATION	2018 Estimated Population	16,426	118,719	251,405
	2023 Projected Population	17,371	128,604	270,682
	2010 Census Population	13,386	106,759	236,125
	2000 Census Population	15,628	118,212	257,462
	Projected Annual Growth 2018 to 2023	1.2%	1.7%	1.5%
	Historical Annual Growth 2000 to 2018	0.3%	-	-0.1%
	2018 Median Age	32.8	33.5	33.9
	2018 Estimated Households	9,168	59,561	111,748
HOUSEHOLDS	2023 Projected Households	9,516	63,286	118,691
	2010 Census Households	6,956	49,938	99,093
	2000 Census Households	7,639	53,152	106,866
	Projected Annual Growth 2018 to 2023	0.8%	1.3%	1.2%
	Historical Annual Growth 2000 to 2018	1.1%	0.7%	0.3%
	2018 Estimated White	49.6%	43.2%	47.0%
RACE AND ETHNICITY	2018 Estimated Black or African American	37.2%	42.7%	33.3%
	2018 Estimated Asian or Pacific Islander	2.2%	3.4%	3.9%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2018 Estimated Other Races	10.3%	10.1%	15.0%
	2018 Estimated Hispanic	12.0%	13.1%	22.5%
	2018 Estimated Average Household Income	\$50,816	\$60,202	\$68,322
INCOME	2018 Estimated Median Household Income	\$43,774	\$45,881	\$51,378
	2018 Estimated Per Capita Income	\$28,738	\$30,607	\$30,600
	2018 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.4%	6.6%
EDUCATION (AGE 25+)	2018 Estimated Some High School (Grade Level 9 to 11)	7.4%	9.1%	10.3%
	2018 Estimated High School Graduate	23.2%	24.6%	25.5%
	2018 Estimated Some College	19.5%	19.9%	18.8%
	2018 Estimated Associates Degree Only	5.9%	5.8%	5.9%
	2018 Estimated Bachelors Degree Only	24.1%	20.8%	19.2%
	2018 Estimated Graduate Degree	15.5%	15.4%	13.8%
	2018 Estimated Total Businesses	1,849	10,811	16,089
BUSINESS	2018 Estimated Total Employees	37,329	209,720	282,782
	2018 Estimated Employee Population per Business	20.2	19.4	17.6
	2018 Estimated Residential Population per Business	8.9	11.0	15.6

