



# EXISTING DRIVE-THRU AVAILABLE ON MAIN STREET

4231 Main Street, Kansas City, Missouri




## HIGH END 1,875 SF PLUS OUTDOOR PATIO ON HARD CORNER

### DEMOGRAPHICS

Drive Time	5 min	10 min	15 min
Estimated Population	60,780	164,216	314,138
Avg. Household Income	\$68,374	\$75,717	\$70,761

- Excellent access and visibility to Main Street
- Located on hard corner of 43rd and Main Street
- Future street car stop planned for this intersection
- Very nice existing build out
- Showing by appointment only please do not disturb tenant

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

For More Information Contact:

*Exclusive Agent*

MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)

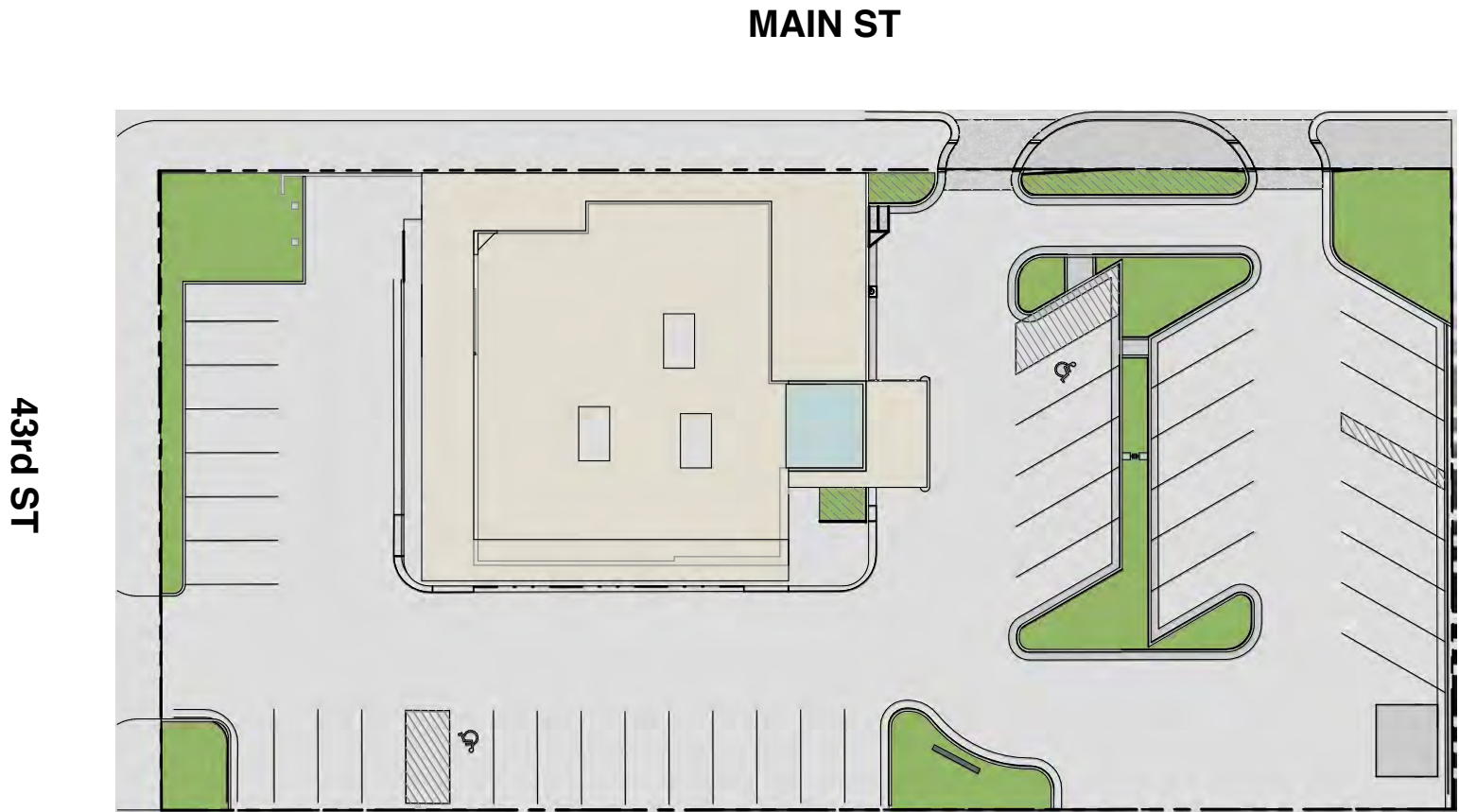




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## SITE PLAN



proposed site plan   
scale = 1" = 20'-0"

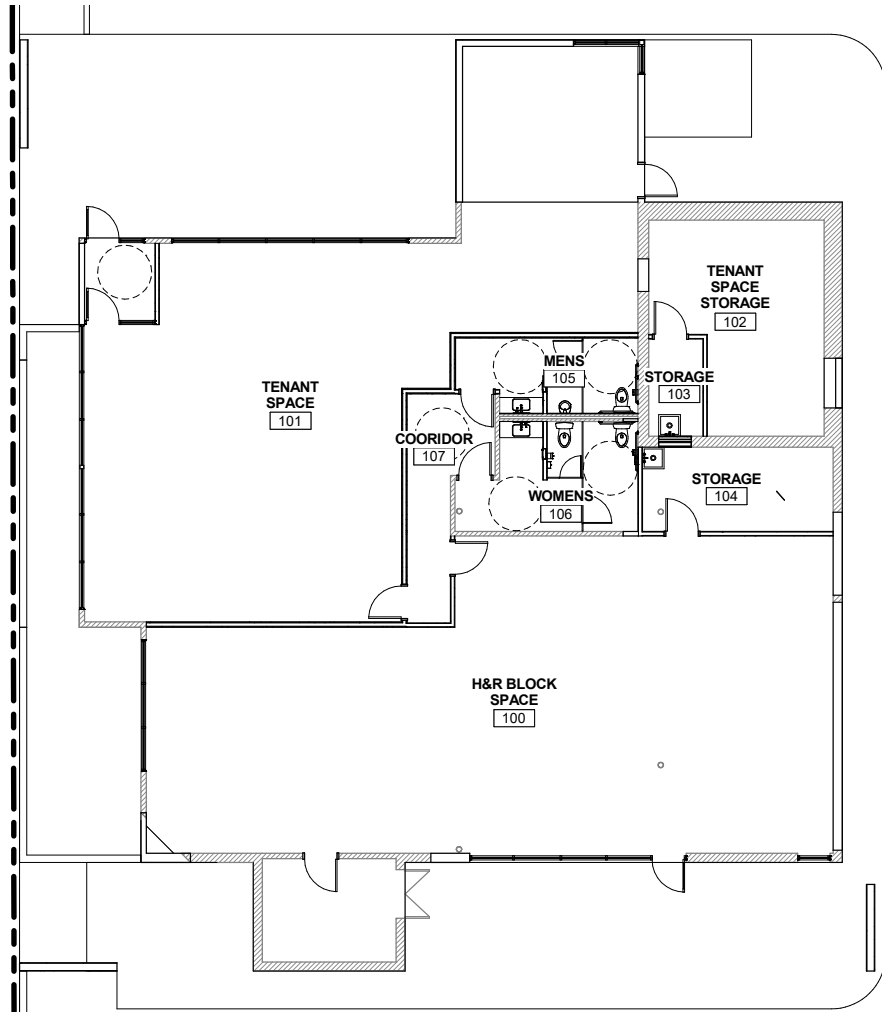




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## FLOOR PLAN



HR&Block Space = 1,883 square feet

Tenant Space = 1,839 square feet

Core Space = 375 square feet

floor plan - option A  
scale = 1" = 10'-0"



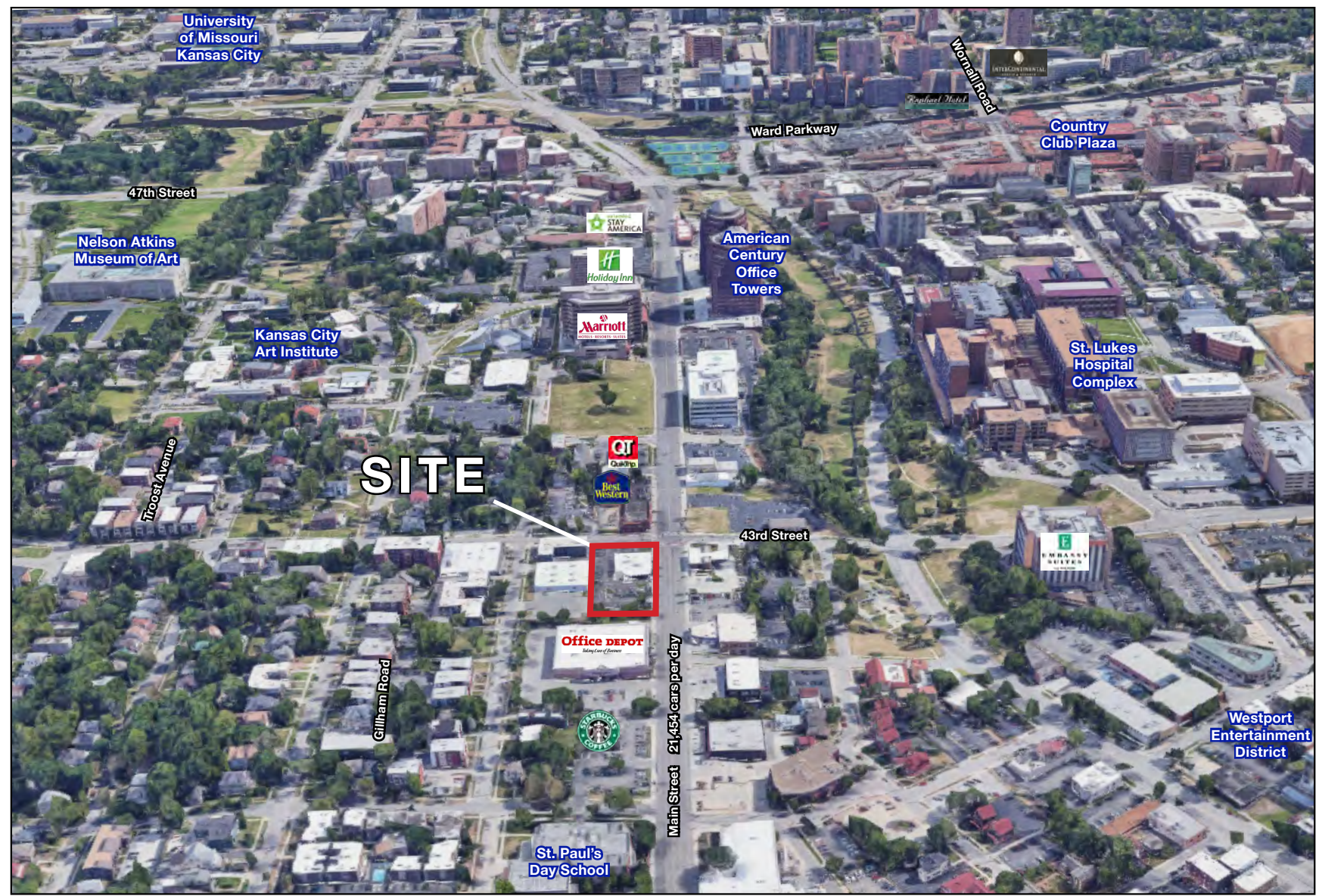




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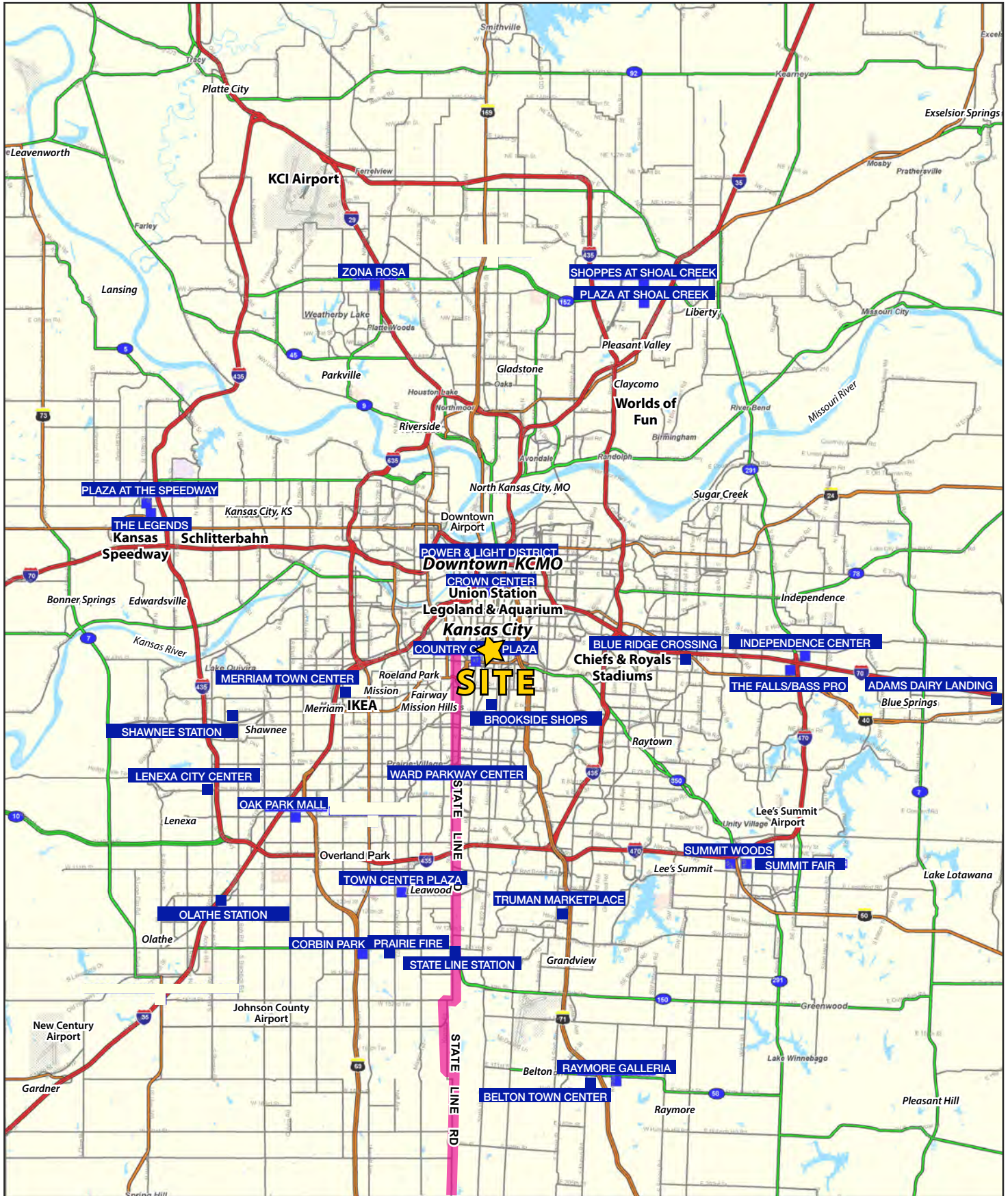
### AERIAL





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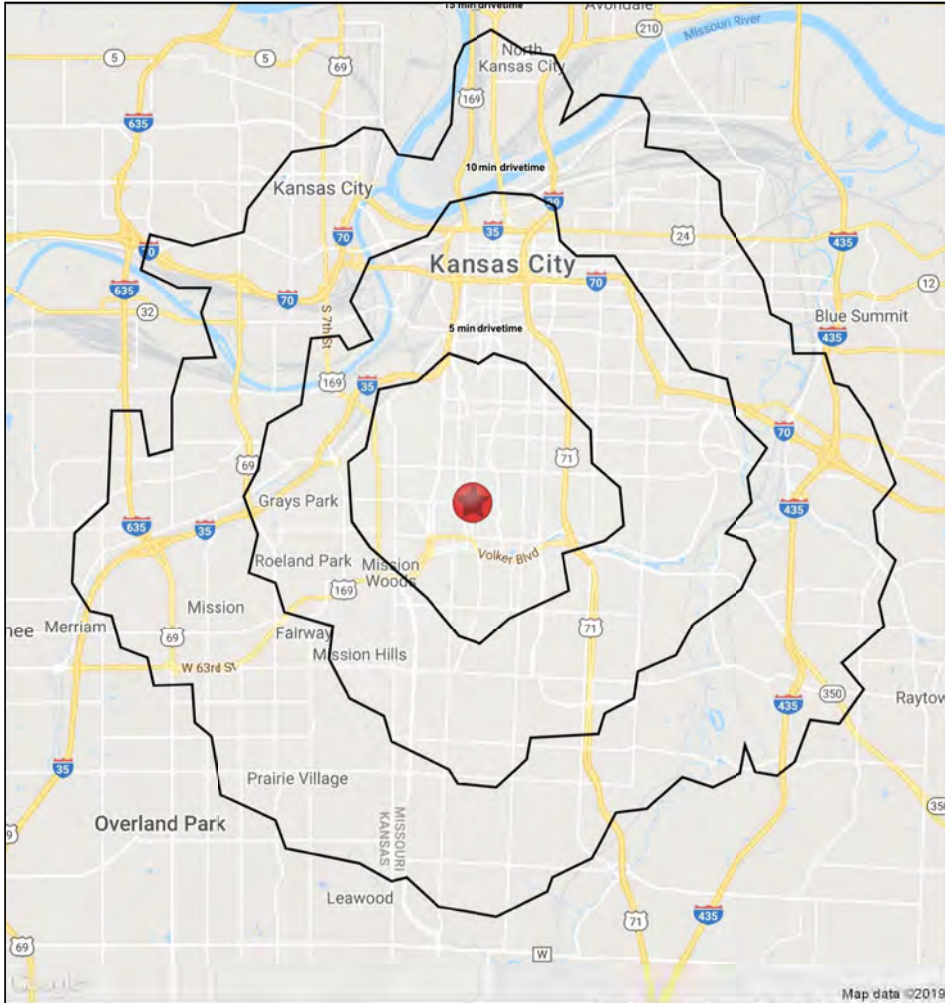




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## 4231 Main Street, Kansas City, Missouri

### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



4231 Main Street Kansas City, MO 64111		5 min drivetime	10 min drivetime	15 min drivetime
<b>POPULATION</b>	2019 Estimated Population	60,780	164,216	314,138
	2024 Projected Population	65,093	176,145	335,861
	2010 Census Population	55,064	151,675	295,783
	2000 Census Population	62,208	165,935	321,043
	Projected Annual Growth 2019 to 2024	1.4%	1.5%	1.4%
	Historical Annual Growth 2000 to 2019	-0.1%	-	-0.1%
	2019 Median Age	33.8	35.5	35.1
<b>HOUSEHOLDS</b>	2019 Estimated Households	32,754	80,792	143,935
	2024 Projected Households	34,433	85,402	152,214
	2010 Census Households	27,883	69,494	127,807
	2000 Census Households	30,944	73,636	136,110
	Projected Annual Growth 2019 to 2024	1.0%	1.1%	1.2%
	Historical Annual Growth 2000 to 2019	0.3%	0.5%	0.3%
	2019 Estimated White	56.5%	48.0%	51.9%
<b>RACE AND ETHNICITY</b>	2019 Estimated Black or African American	29.9%	40.5%	32.1%
	2019 Estimated Asian or Pacific Islander	4.2%	2.8%	3.4%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2019 Estimated Other Races	8.7%	8.2%	11.9%
	2019 Estimated Hispanic	11.4%	10.7%	17.3%
	2019 Estimated Average Household Income	\$68,374	\$75,717	\$70,761
<b>INCOME</b>	2019 Estimated Median Household Income	\$55,548	\$58,889	\$56,508
	2019 Estimated Per Capita Income	\$37,057	\$37,543	\$32,622
	2019 Estimated Elementary (Grade Level 0 to 8)	2.8%	3.2%	5.3%
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Some High School (Grade Level 9 to 11)	5.8%	8.2%	8.9%
	2019 Estimated High School Graduate	19.4%	22.6%	23.7%
	2019 Estimated Some College	17.5%	19.2%	19.2%
	2019 Estimated Associates Degree Only	5.6%	5.9%	6.1%
	2019 Estimated Bachelors Degree Only	27.6%	23.3%	21.8%
	2019 Estimated Graduate Degree	21.4%	17.6%	14.9%
<b>BUSINESS</b>	2019 Estimated Total Businesses	5,462	12,852	19,241
	2019 Estimated Total Employees	79,607	216,308	304,476
	2019 Estimated Employee Population per Business	14.6	16.8	15.8
	2019 Estimated Residential Population per Business	11.1	12.8	16.3

