

FOR SALE OR LEASE

104 NE 72ND ST, KANSAS CITY, MO 64118



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REECE COMMERCIAL REAL ESTATE

8005 W 110th St, Ste 150

Overland Park, KS 66210

HIGHLIGHTS

- Owner Occupant Opportunity
- 12,726 SF, 2-Story Building
- Constructed in 2003
- Easy Highway Access
- Building & Monument Signage
- 1,573 SF, 1,680 SF & 2,226 SF Available
- Lease Rate \$12.00/SF MG
- \$895,000 (\$70.33/SF)



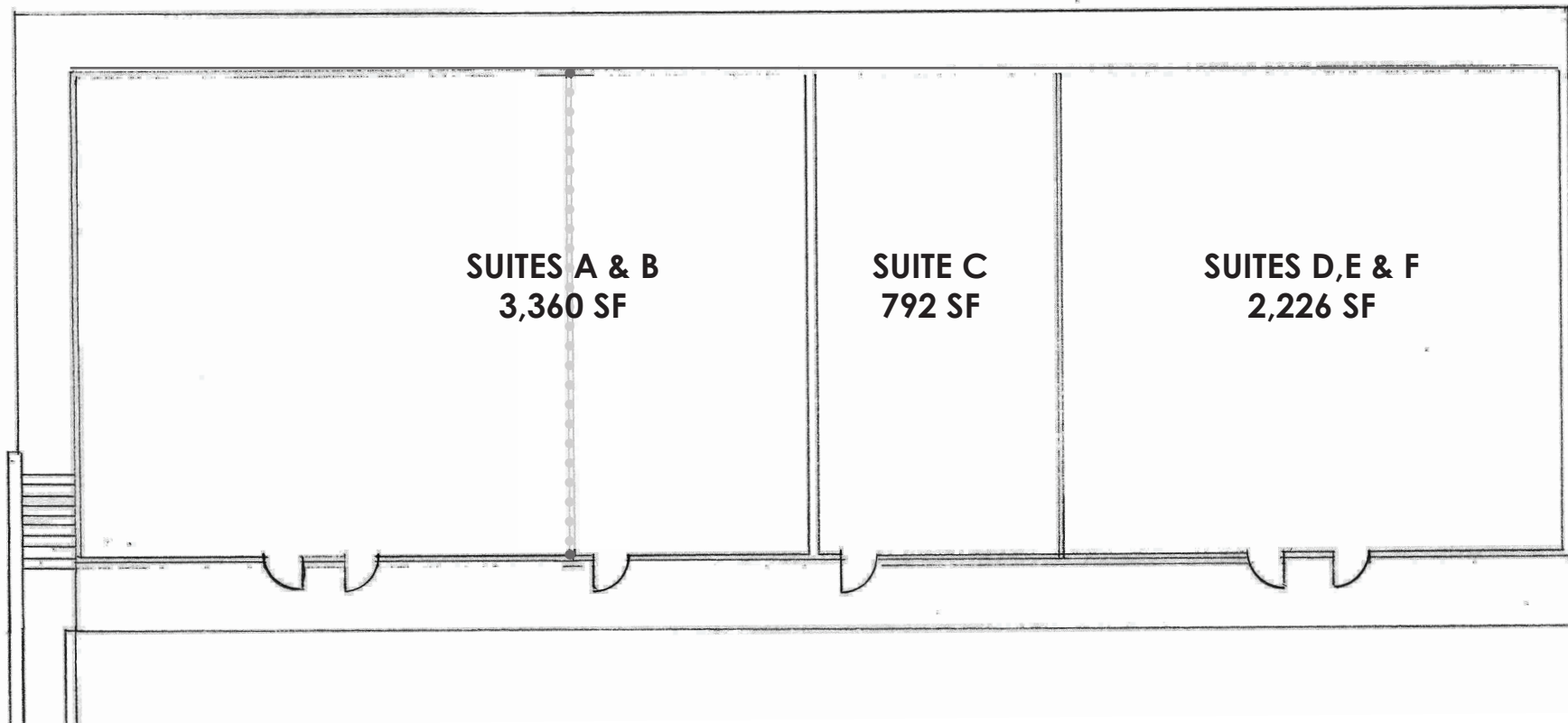
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PHOTOS

PROPERTY INFORMATION



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UPPER FLOOR PLAN

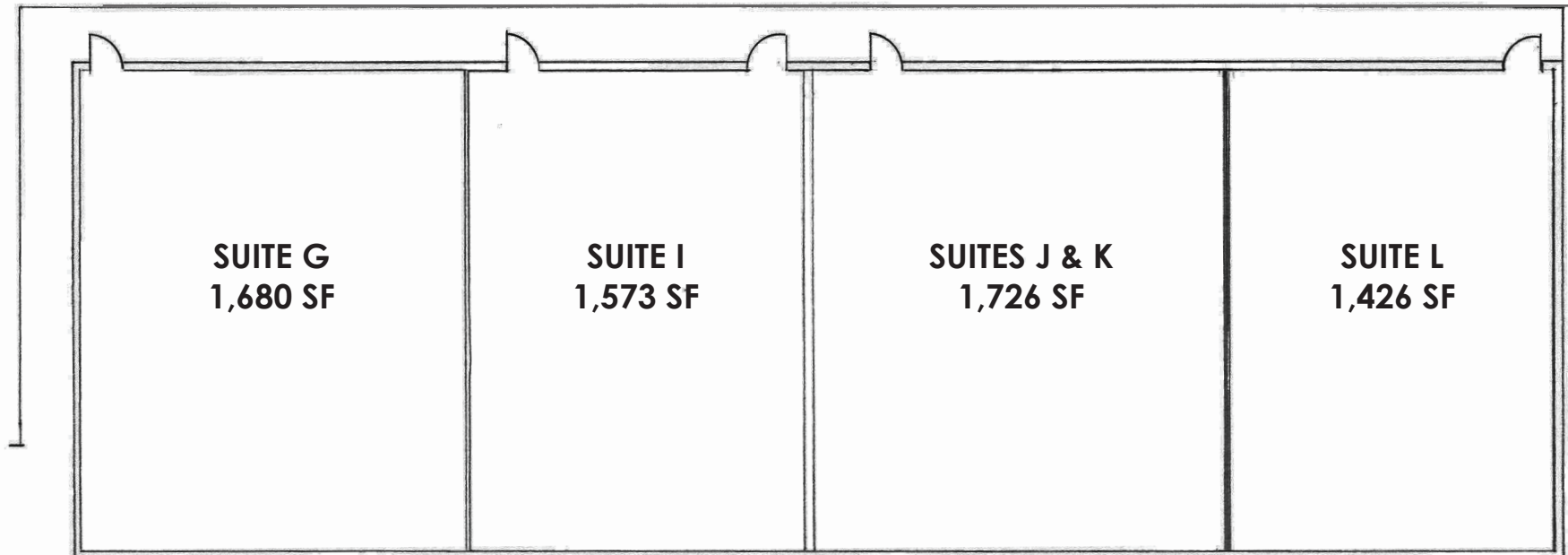
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LOWER FLOOR PLAN

(NO SCALE)

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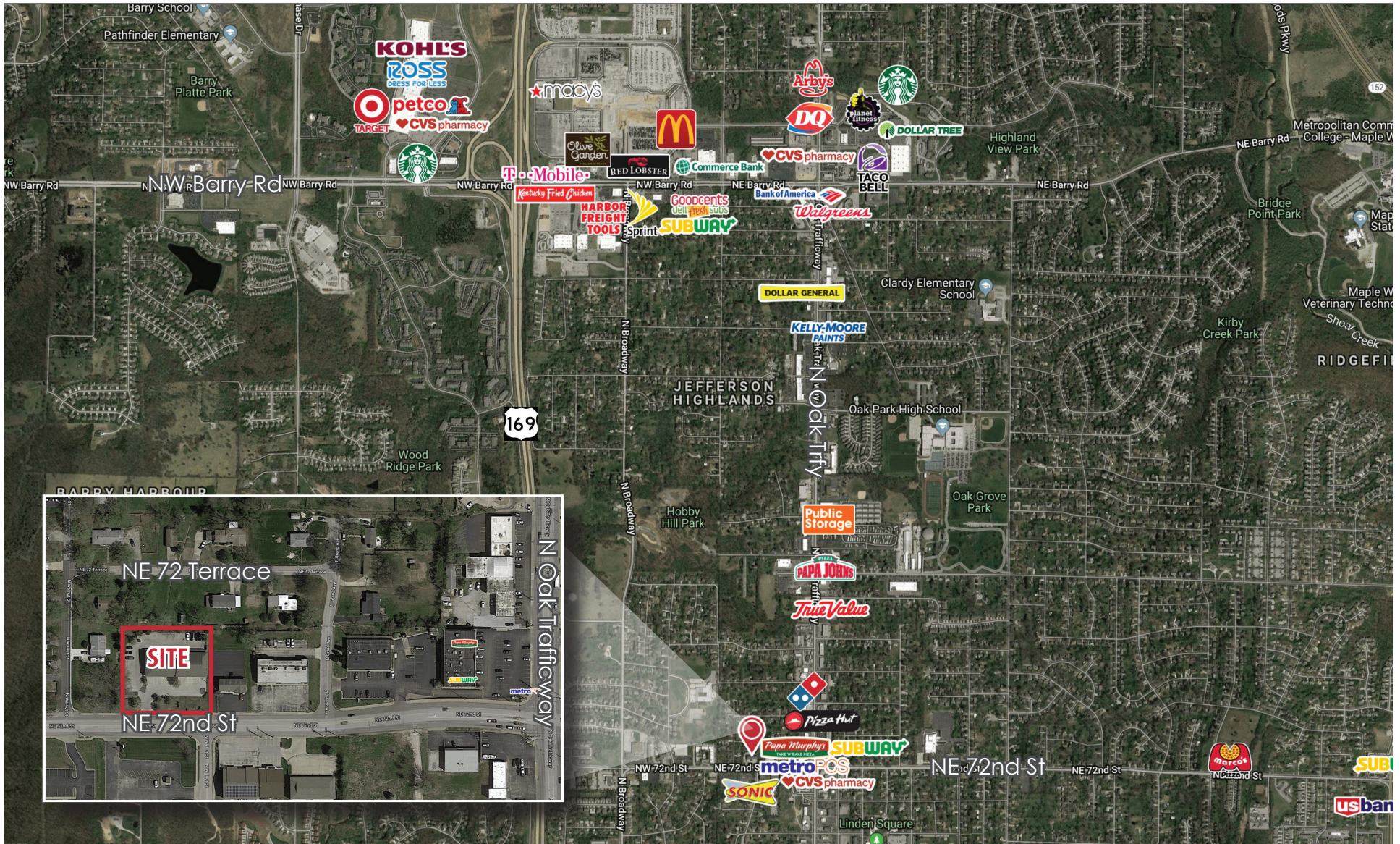


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NEIGHBORHOOD RETAIL MAP

AERIALS



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DEMOGRAPHICS

PROPERTY INFORMATION

104 NE 72nd St		1 mi radius	3 mi radius	5 mi radius	15 min drivetime
Gladstone, MO 64118					
POPULATION	2019 Estimated Population	8,927	73,290	165,840	166,104
	2024 Projected Population	9,690	79,884	181,964	181,764
	2010 Census Population	8,137	67,211	149,886	150,628
	2000 Census Population	8,290	59,649	132,595	133,608
	Projected Annual Growth 2019 to 2024	1.7%	1.8%	1.9%	1.9%
	Historical Annual Growth 2000 to 2019	0.4%	1.2%	1.3%	1.3%
	2019 Median Age	39.4	38.2	37.8	37.6
HOUSEHOLDS	2019 Estimated Households	3,833	31,393	69,785	71,937
	2024 Projected Households	4,027	32,948	73,452	75,602
	2010 Census Households	3,465	28,530	62,445	64,178
	2000 Census Households	3,542	25,069	54,931	56,223
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.1%	1.0%
	Historical Annual Growth 2000 to 2019	0.4%	1.3%	1.4%	1.5%

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PROPERTY INFORMATION

RACE AND ETHNICITY	2019 Estimated White	79.1%	78.8%	79.7%	78.6%
	2019 Estimated Black or African American	9.7%	10.2%	9.6%	10.3%
	2019 Estimated Asian or Pacific Islander	2.9%	3.7%	4.0%	4.1%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%	0.5%
	2019 Estimated Other Races	7.6%	6.7%	6.2%	6.5%
	2019 Estimated Hispanic	9.1%	8.8%	8.4%	8.8%
INCOME	2019 Estimated Average Household Income	\$64,960	\$74,665	\$81,700	\$78,655
	2019 Estimated Median Household Income	\$56,263	\$68,508	\$71,605	\$69,160
	2019 Estimated Per Capita Income	\$27,910	\$32,003	\$34,400	\$34,110
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.7%	1.9%	2.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.0%	4.7%	4.8%
	2019 Estimated High School Graduate	35.0%	27.4%	26.5%	26.3%
	2019 Estimated Some College	23.7%	23.0%	23.1%	23.4%
	2019 Estimated Associates Degree Only	7.7%	9.3%	9.0%	9.0%
	2019 Estimated Bachelors Degree Only	16.1%	21.7%	22.6%	22.5%
	2019 Estimated Graduate Degree	8.0%	11.9%	12.2%	12.0%
BUSINESS	2019 Estimated Total Businesses	441	2,023	4,735	6,346
	2019 Estimated Total Employees	3,529	18,980	55,347	88,291
	2019 Estimated Employee Population per Business	8.0	9.4	11.7	13.9
	2019 Estimated Residential Population per Business	20.2	36.2	35.0	26.2

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