



# 152 HIGHWAY RETAIL SPACE

9300 NE 83rd Terrace, Kansas City, Missouri

FOR  
LEASE



## LEASE RATE: \$33/SF NNN | 1,200 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,516	49,776	98,480
Avg. Household Income	\$85,665	\$94,267	\$95,149

- Up to \$10 PSF tenant finish allowance
- Highly visible location
- Hard corner on the main street through commercial development
- Huge regional commercial district
- High growth residential area
- Very low area vacancy rate
- Minutes from I-35, 291 Highway, and I-435
- Easy access



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



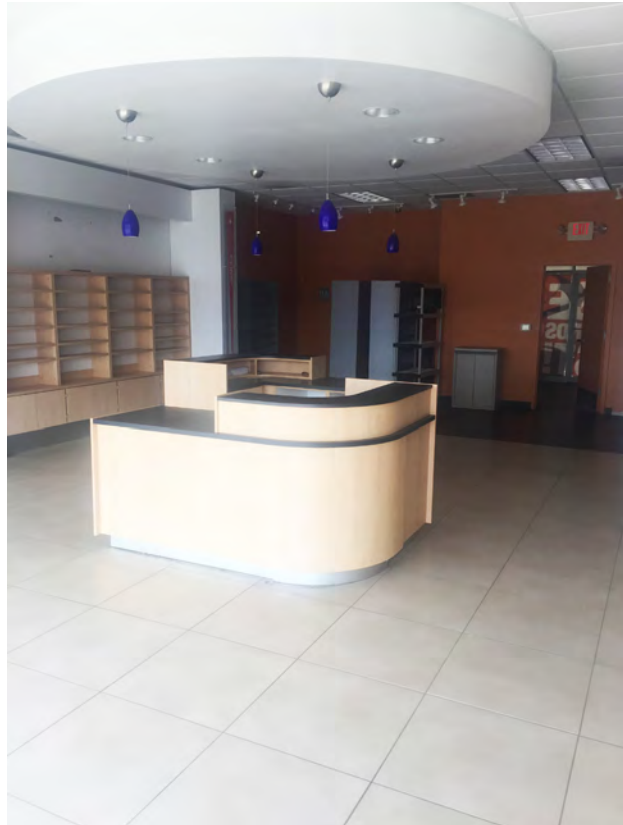


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## PHOTOS



**AERIAL**

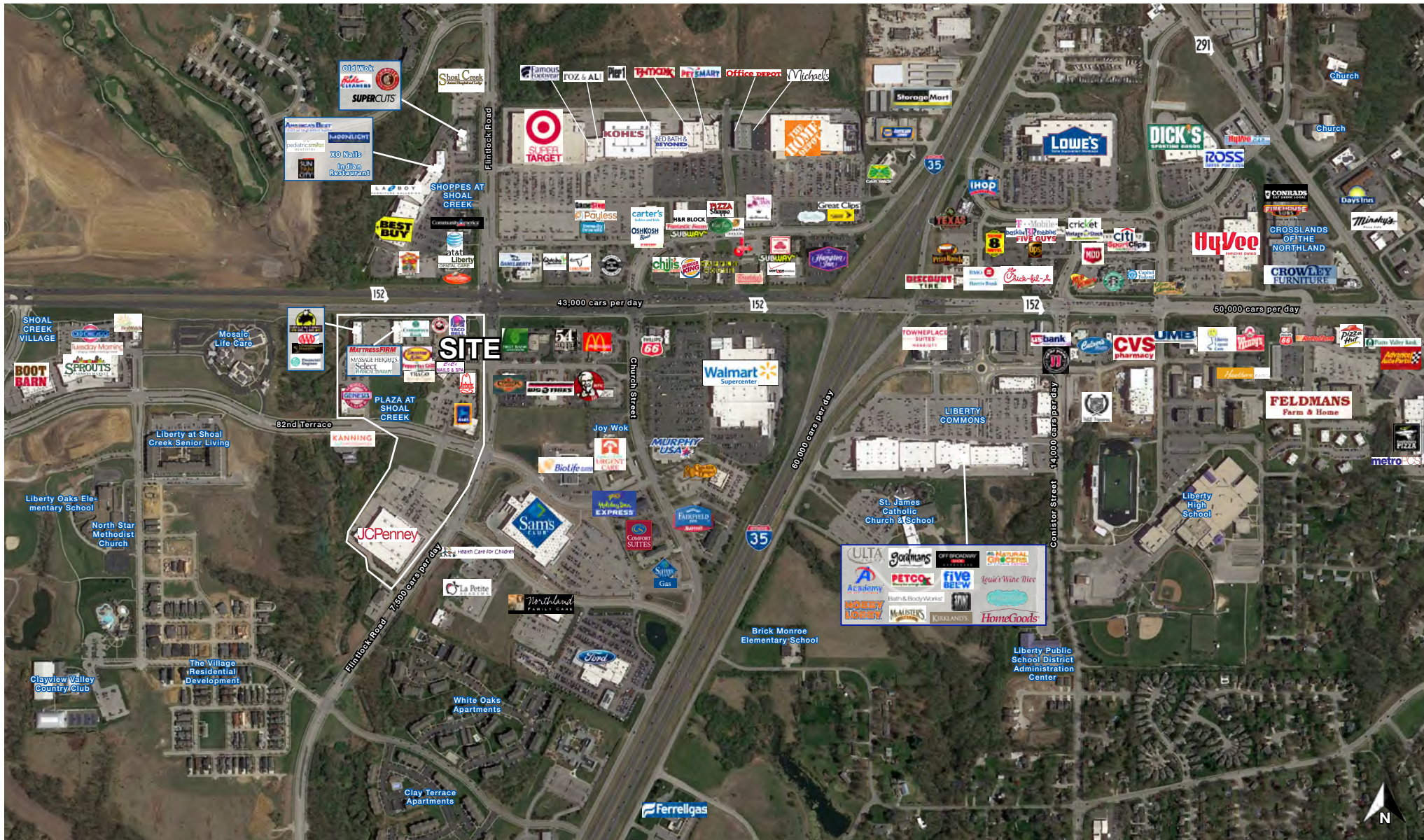


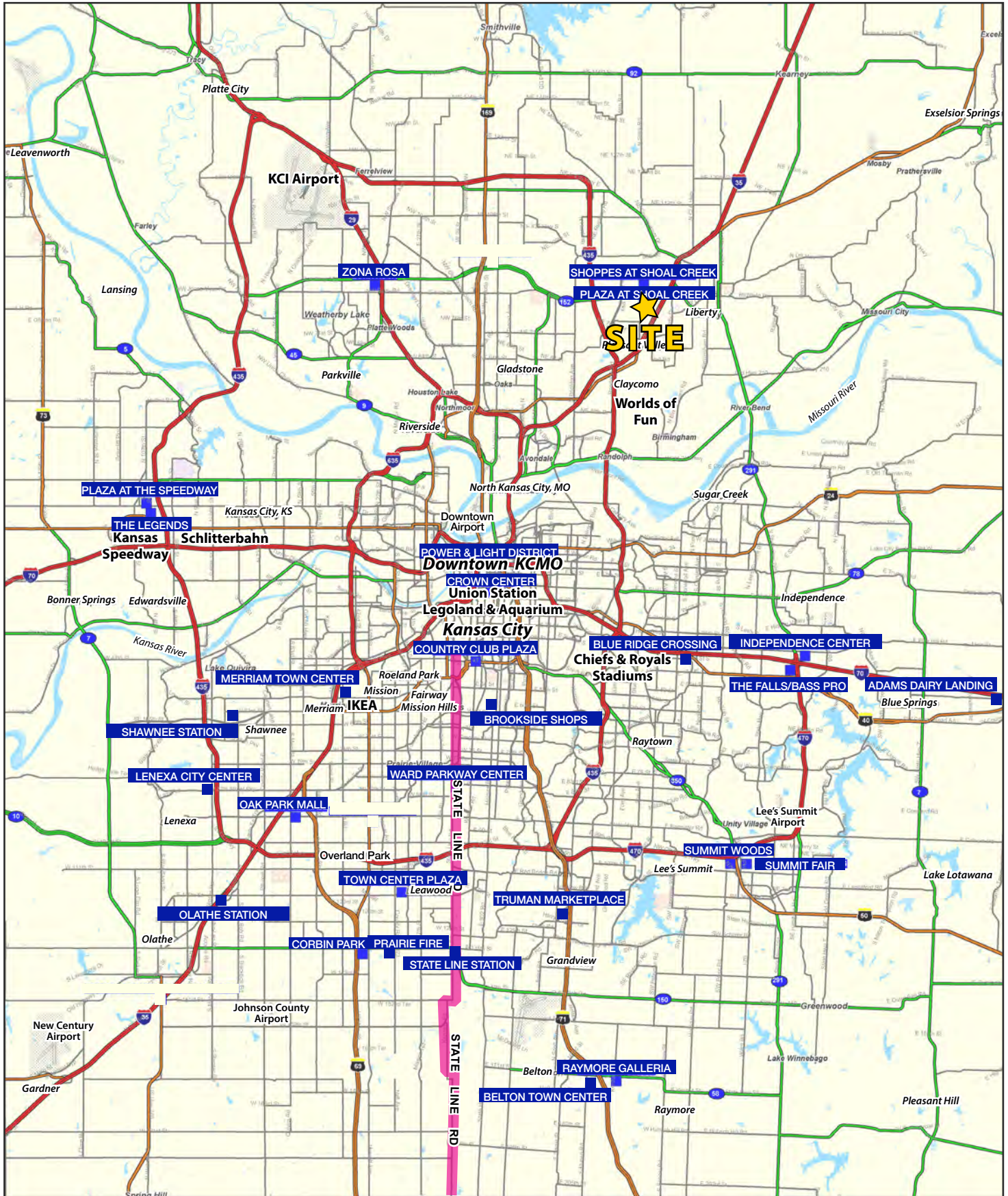
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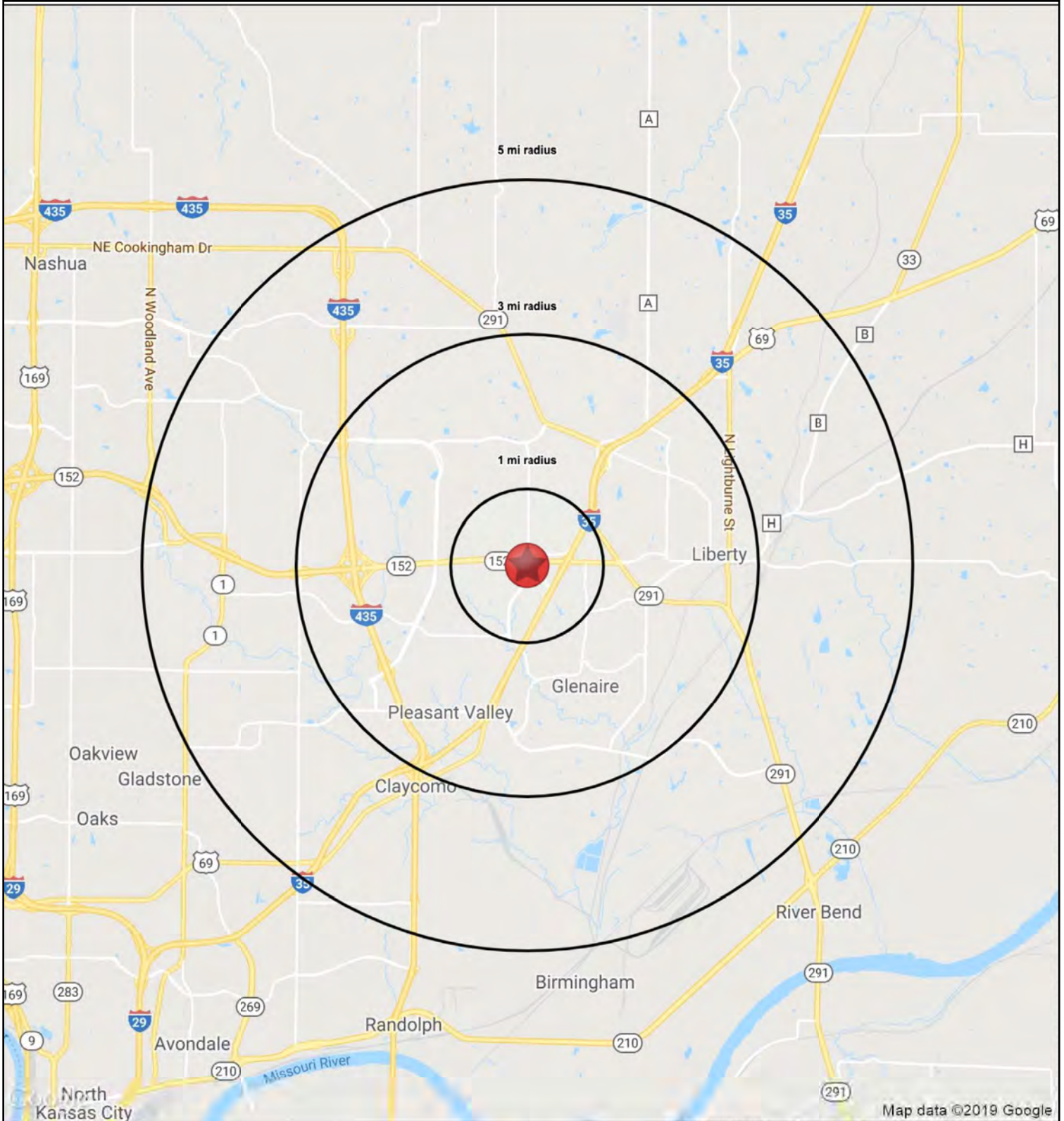




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9300 NE 83rd Terrace		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64158				
<b>POPULATION</b>	2019 Estimated Population	4,516	49,776	98,480
	2024 Projected Population	4,912	53,913	106,612
	2010 Census Population	3,354	42,120	85,922
	2000 Census Population	1,145	28,841	61,671
	Projected Annual Growth 2019 to 2024	1.8%	1.7%	1.7%
	Historical Annual Growth 2000 to 2019	15.5%	3.8%	3.1%
	2019 Median Age	34.0	36.3	36.8
<b>HOUSEHOLDS</b>	2019 Estimated Households	1,902	18,552	37,219
	2024 Projected Households	1,993	19,461	39,001
	2010 Census Households	1,333	15,426	32,030
	2000 Census Households	452	10,534	23,134
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	16.9%	4.0%	3.2%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	81.2%	87.2%	86.2%
	2019 Estimated Black or African American	10.2%	6.0%	6.1%
	2019 Estimated Asian or Pacific Islander	4.1%	2.2%	2.4%
	2019 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2019 Estimated Other Races	4.2%	4.1%	4.8%
	2019 Estimated Hispanic	5.6%	5.6%	6.4%
<b>INCOME</b>	2019 Estimated Average Household Income	\$85,665	\$94,267	\$95,149
	2019 Estimated Median Household Income	\$82,835	\$86,788	\$86,908
	2019 Estimated Per Capita Income	\$36,072	\$35,339	\$36,069
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.7%	1.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.3%	3.3%	3.7%
	2019 Estimated High School Graduate	21.2%	24.9%	26.0%
	2019 Estimated Some College	17.0%	20.9%	21.3%
	2019 Estimated Associates Degree Only	10.9%	8.2%	8.9%
	2019 Estimated Bachelors Degree Only	33.3%	27.3%	25.6%
	2019 Estimated Graduate Degree	15.8%	13.6%	12.9%
<b>BUSINESS</b>	2019 Estimated Total Businesses	477	1,826	2,518
	2019 Estimated Total Employees	6,875	21,120	45,160
	2019 Estimated Employee Population per Business	14.4	11.6	17.9
	2019 Estimated Residential Population per Business	9.5	27.3	39.1

