



Junior Box Opportunity - Liberty/KCMO

For Lease | Available January 2020 | I-35 & 152 Hwy (NWQ)
8570 N. Evanston Avenue, Kansas City, Missouri



8,148 SF In-Line Junior Box | Available January 2020

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,184	51,397	91,687
Avg. Household Income	\$106,640	\$94,892	\$95,978

- Rare vacancy in strong retail corridor with excellent co-tenancy
- Located in 600,000+ sq ft power center
- Join over one million sq ft of traffic generators at this intersection including Kohl's, JC Penney, Home Depot, Walmart Supercenter, Super Target, Bed Bath & Beyond, Best Buy, Sam's Club, Lowes, Dick's Sporting Goods, HyVee, TJ Maxx, and many others
- Just west of the Liberty Triangle in a super regional commercial area
- Intersection carries over 112,000 cars per day



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



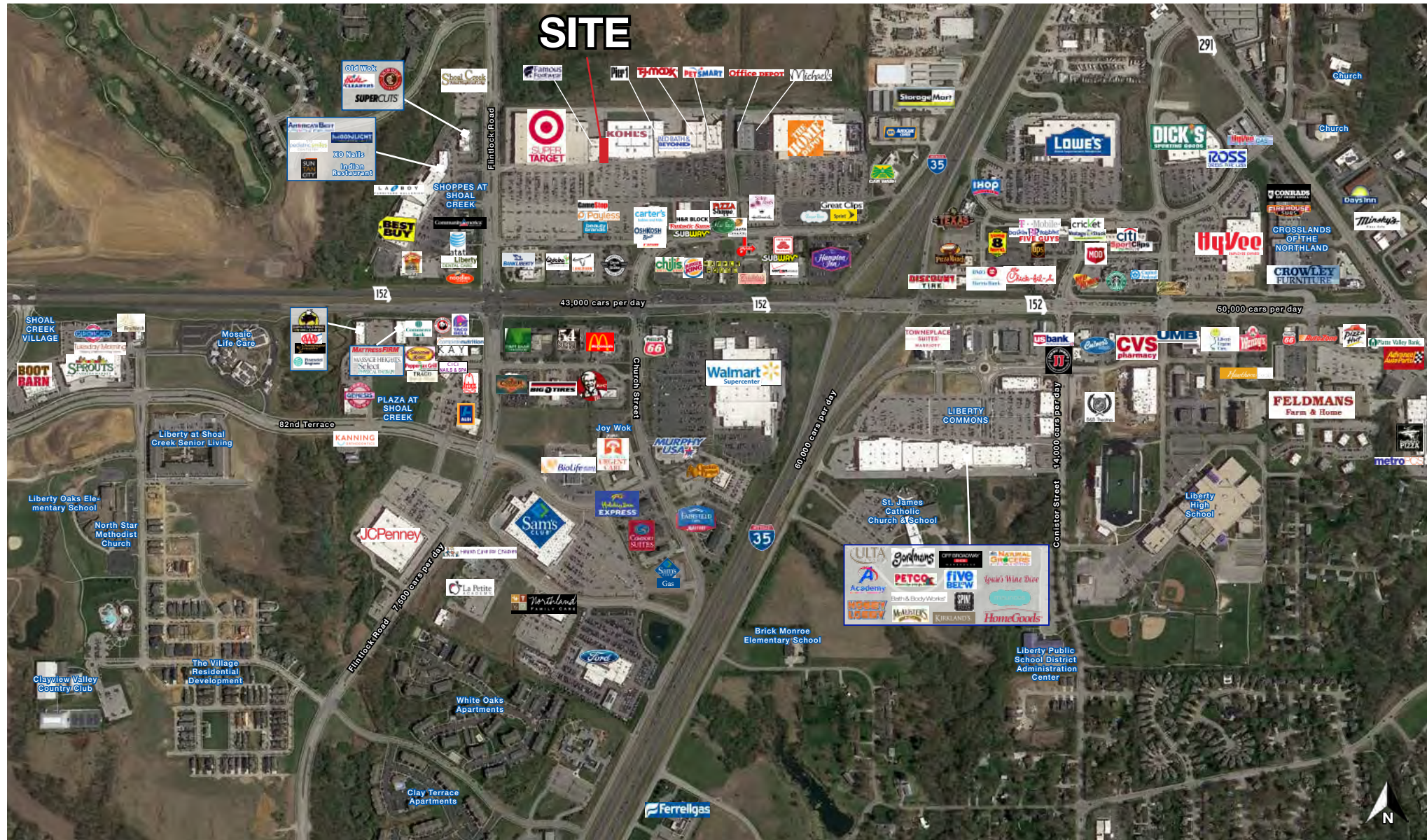


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8,148 SF SPACE
AVAILABLE
FOR LEASE

AERIAL

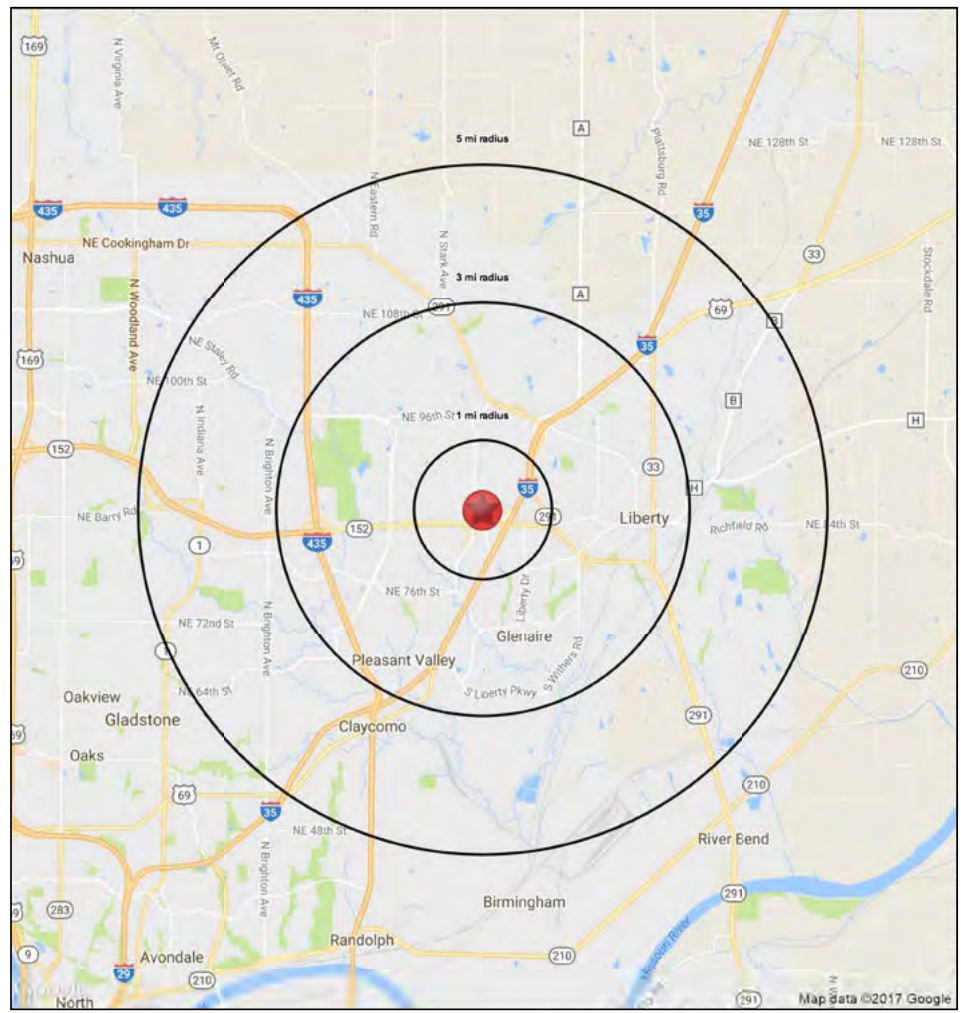
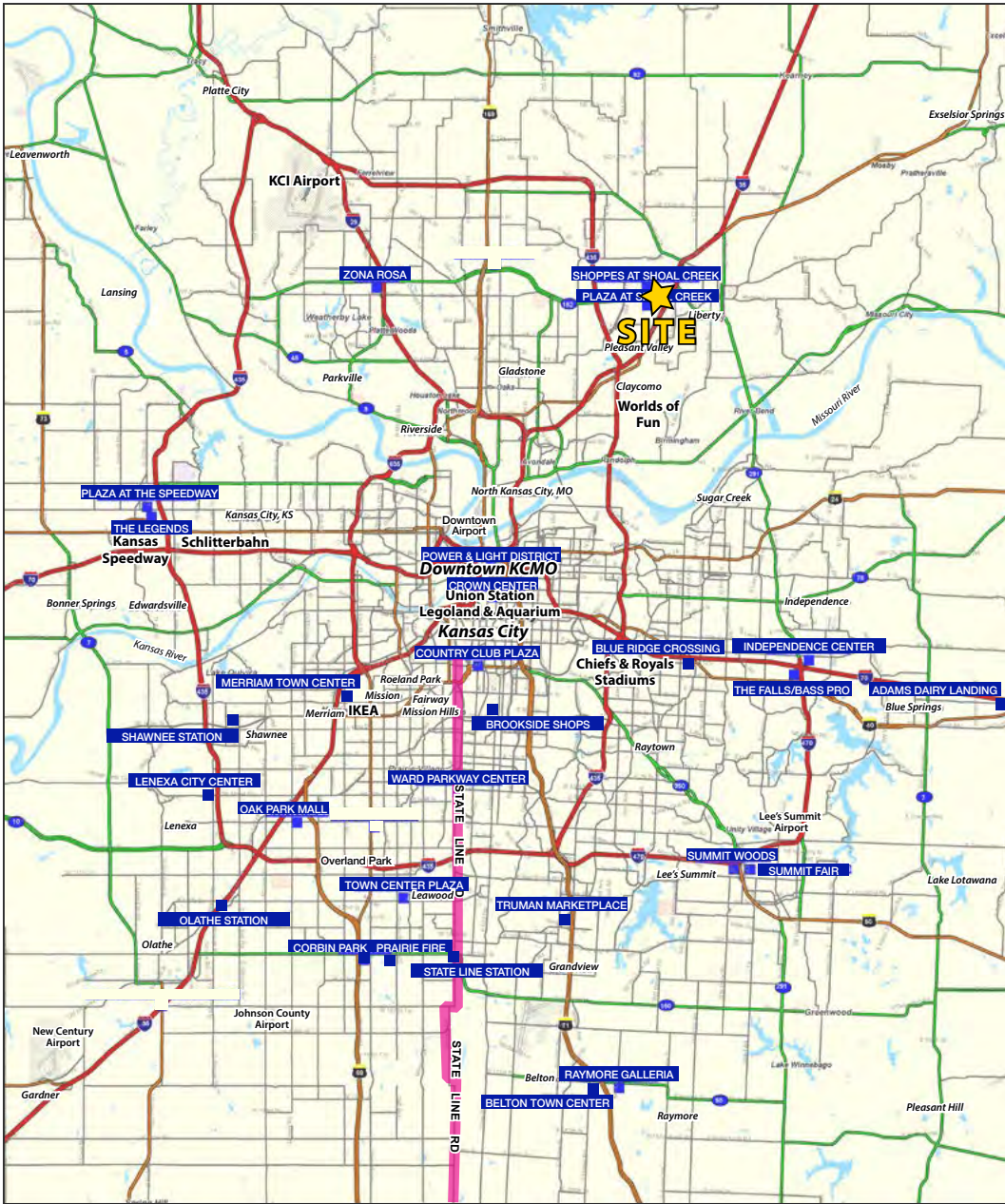




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Kansas City, MO 64157

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	5,184	51,397	91,687
	2024 Projected Population	5,636	55,656	99,245
	2010 Census Population	3,573	44,037	79,663
	2000 Census Population	626	29,791	55,473
	Projected Annual Growth 2019 to 2024	1.7%	1.7%	1.6%
	Historical Annual Growth 2000 to 2019	38.3%	3.8%	3.4%
	2019 Median Age	33.0	36.2	36.4
HOUSEHOLDS	2019 Estimated Households	2,022	19,023	34,329
	2024 Projected Households	2,118	19,952	35,971
	2010 Census Households	1,326	16,035	29,390
	2000 Census Households	214	10,857	20,586
	Projected Annual Growth 2019 to 2024	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2019	44.6%	4.0%	3.5%
RACE AND ETHNICITY	2019 Estimated White	81.5%	87.3%	86.5%
	2019 Estimated Black or African American	9.9%	6.0%	5.9%
	2019 Estimated Asian or Pacific Islander	4.5%	2.2%	2.4%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2019 Estimated Other Races	3.7%	4.1%	4.7%
	2019 Estimated Hispanic	5.3%	5.6%	6.3%
INCOME	2019 Estimated Average Household Income	\$106,640	\$94,892	\$95,978
	2019 Estimated Median Household Income	\$102,467	\$87,322	\$88,075
	2019 Estimated Per Capita Income	\$41,605	\$35,319	\$36,051
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.7%	1.6%
	2019 Estimated Some High School (Grade Level 9 to 11)	1.1%	3.3%	3.5%
	2019 Estimated High School Graduate	18.3%	24.7%	25.9%
	2019 Estimated Some College	14.0%	20.9%	21.2%
	2019 Estimated Associates Degree Only	9.2%	8.2%	8.8%
	2019 Estimated Bachelors Degree Only	36.9%	27.5%	26.0%
	2019 Estimated Graduate Degree	20.2%	13.8%	13.0%
BUSINESS	2019 Estimated Total Businesses	558	1,882	2,413
	2019 Estimated Total Employees	8,001	22,428	44,233
	2019 Estimated Employee Population per Business	14.3	11.9	18.3
	2019 Estimated Residential Population per Business	9.3	27.3	38.0

