



# PARKWAY MEDICAL BUILDING

## ON THE COUNTRY CLUB PLAZA

### 4620 JC Nichols Parkway, Kansas City, MO



# 31,000 SF AVAILABLE | \$27/SF NNN

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	20,119	119,255	268,596
Avg. Household Income	\$94,149	\$88,713	\$76,527

- 5 Story Signature Plaza office building including 3 floors of indoor parking with 124 parking spots
- Prime Building signage available - Major Brand Exposure Opportunity!
- The Country Club Plaza is the original Lifestyle/Mixed-Use Shopping Center in the US and world famous
- Immediate access to over 150 retailers and restaurants
- Possible redevelopment site - existing building can be expanded



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

Exclusive Agents

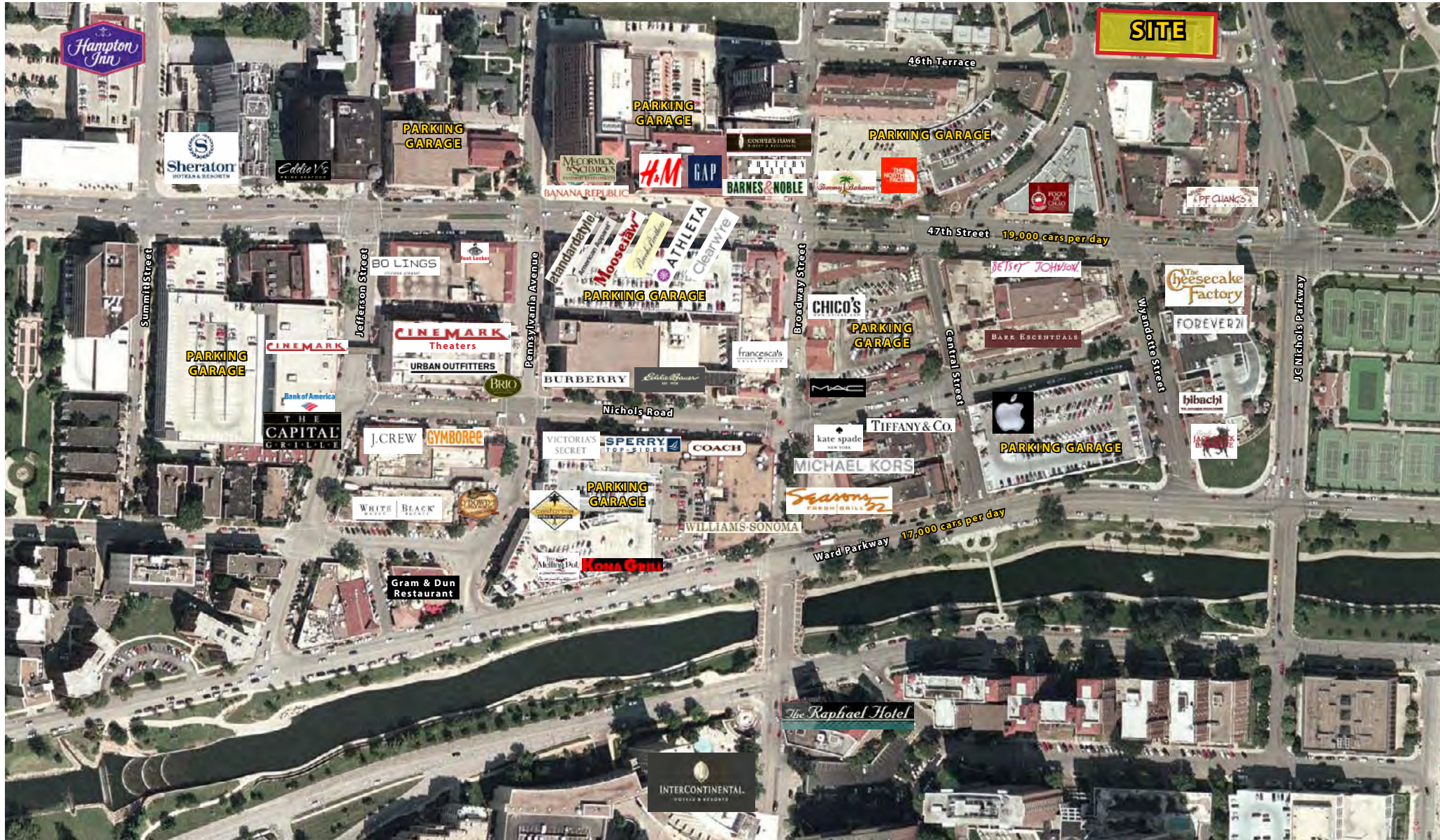


# PARKWAY MEDICAL BUILDING

## ON THE COUNTRY CLUB PLAZA

4620 JC Nichols Parkway, Kansas City, MO

AERIAL





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### DRONE PHOTOS





# PARKWAY MEDICAL BUILDING

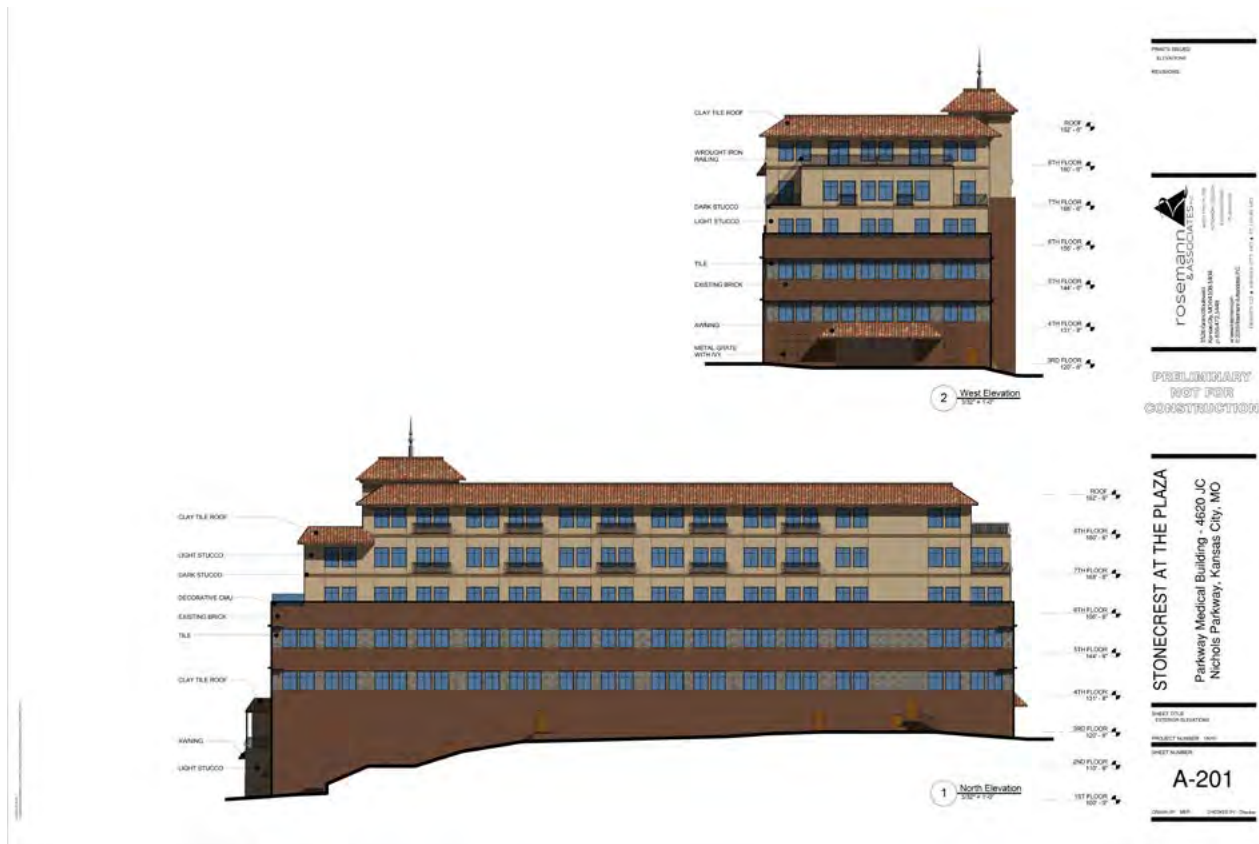
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### EXISTING BUILDING EXPANSION CONCEPT



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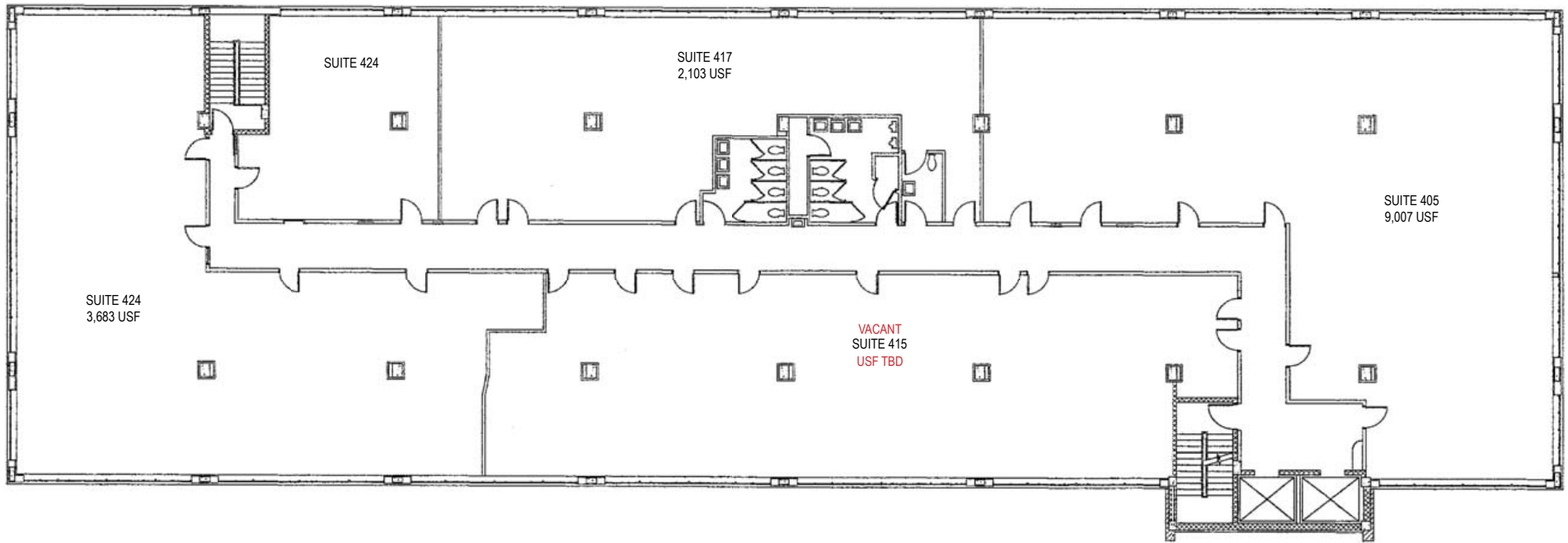


# PARKWAY MEDICAL BUILDING

ON THE COUNTRY CLUB PLAZA  
4620 JC Nichols Parkway, Kansas City, MO

## FLOOR PLAN

### 15,000 SF TOTAL



1 FOURTH FLOOR PLAN  
1/16" = 1'-0"





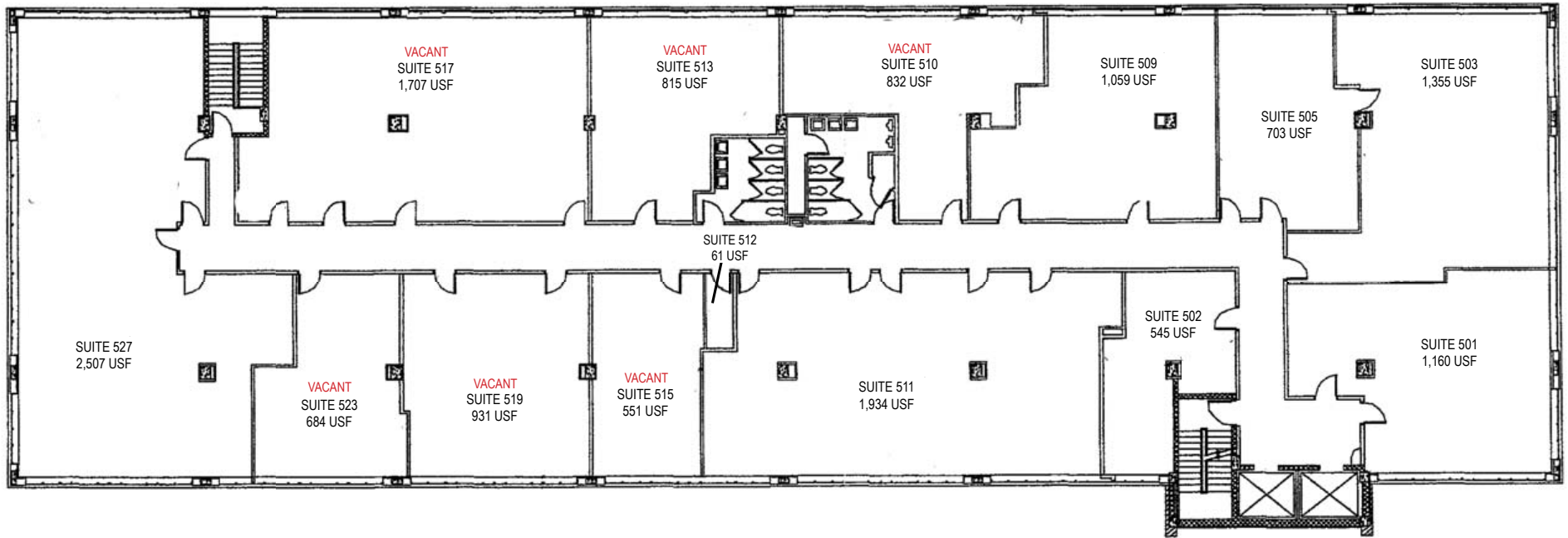
# PARKWAY MEDICAL BUILDING

## ON THE COUNTRY CLUB PLAZA

4620 JC Nichols Parkway, Kansas City, MO

### FLOOR PLAN

## 15,000 SF TOTAL



1 FIFTH FLOOR PLAN  
1/16" = 1'-0"







# PARKWAY MEDICAL BUILDING

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### REDEVELOPMENT RENDERINGS



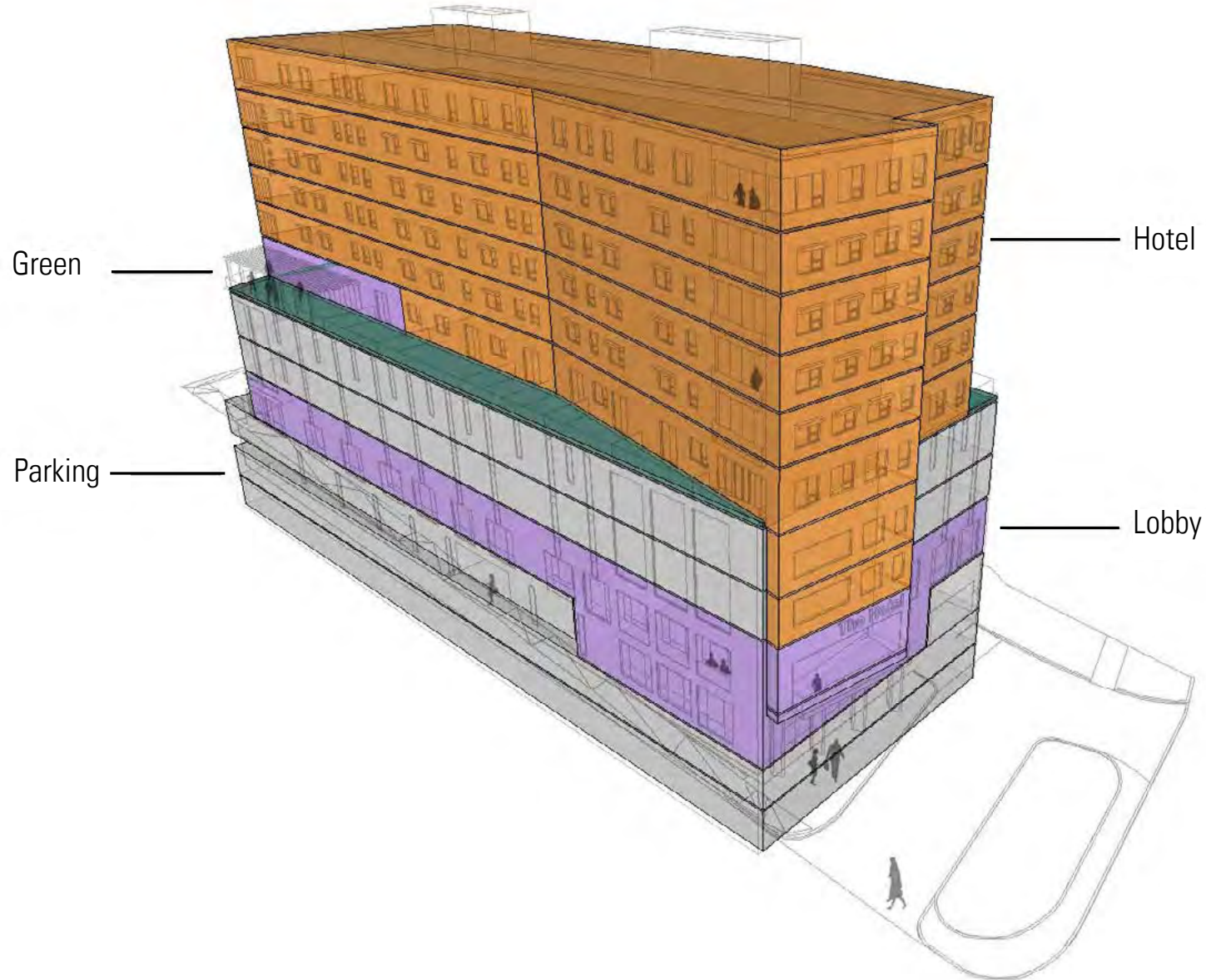


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## REDEVELOPMENT PLAN



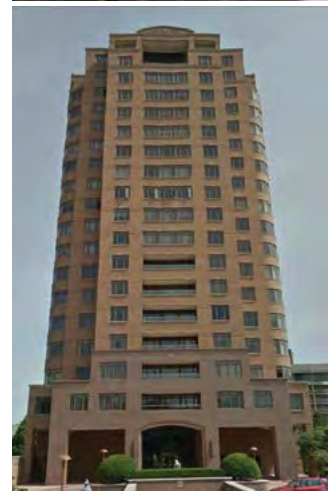
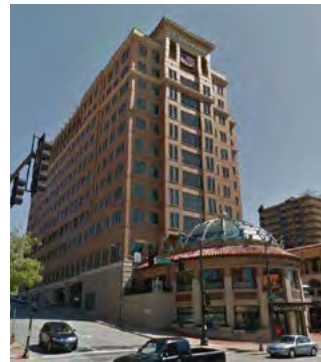


# PARKWAY MEDICAL BUILDING

ON THE COUNTRY CLUB PLAZA

4620 JC Nichols Parkway, Kansas City, MO

## SURROUNDING DEVELOPMENT PHOTOS



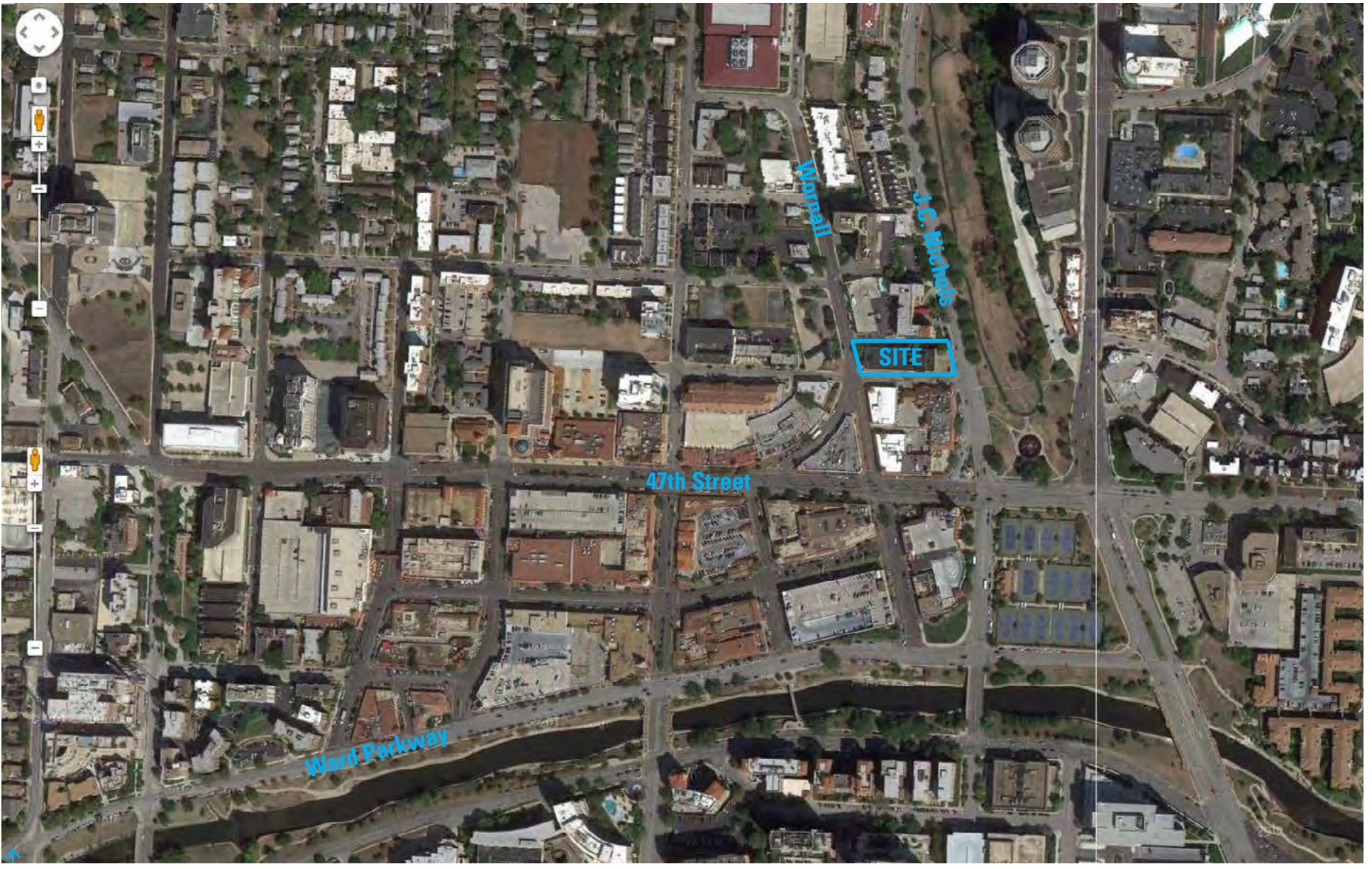


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4620 JC Nichols Parkway, Kansas City, MO

AERIAL



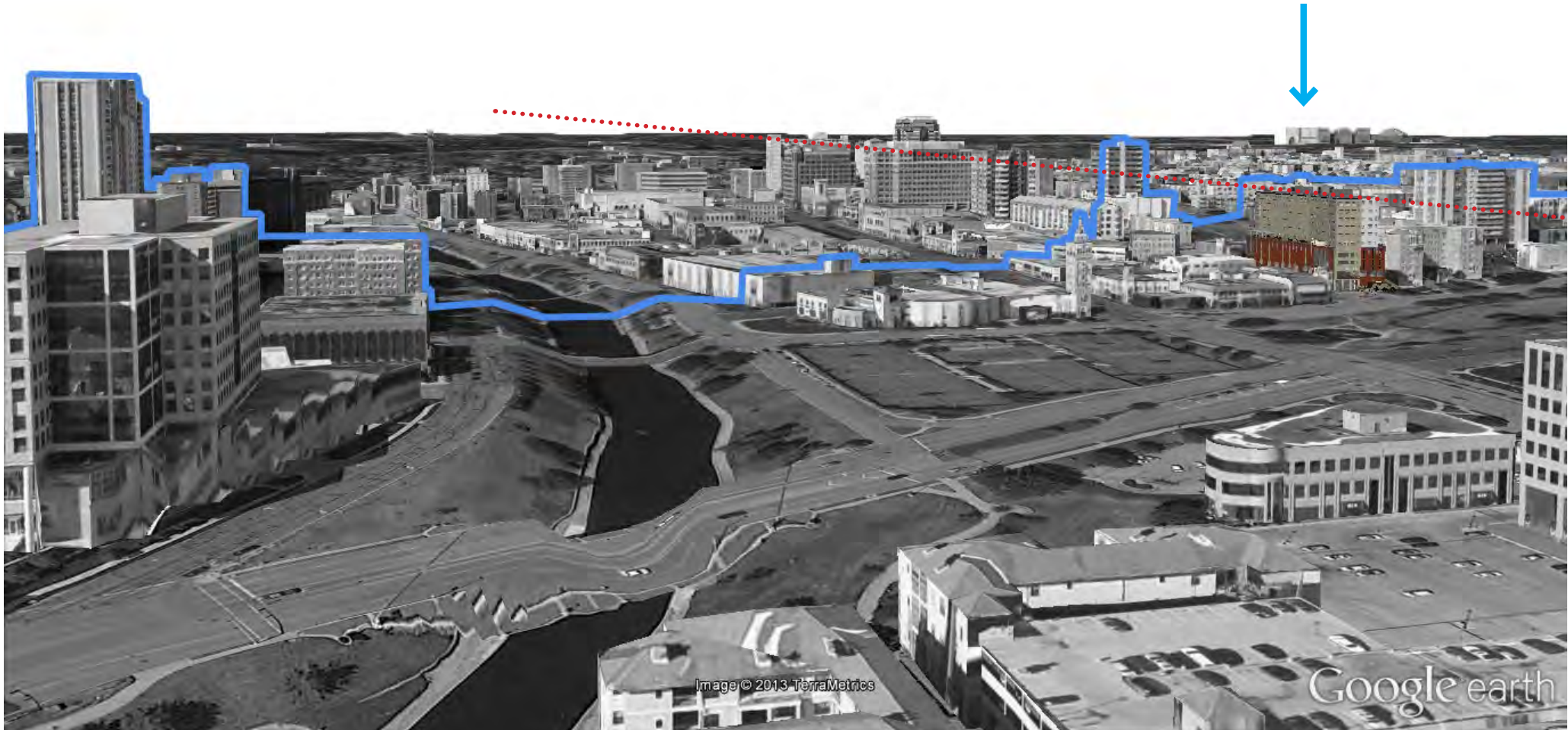


# PARKWAY MEDICAL BUILDING

## ON THE COUNTRY CLUB PLAZA

4620 JC Nichols Parkway, Kansas City, MO

### REDEVELOPMENT ELEVATION







# PARKWAY MEDICAL BUILDING

ON THE COUNTRY CLUB PLAZA

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RENDERING OF SOUTHWEST CORNER

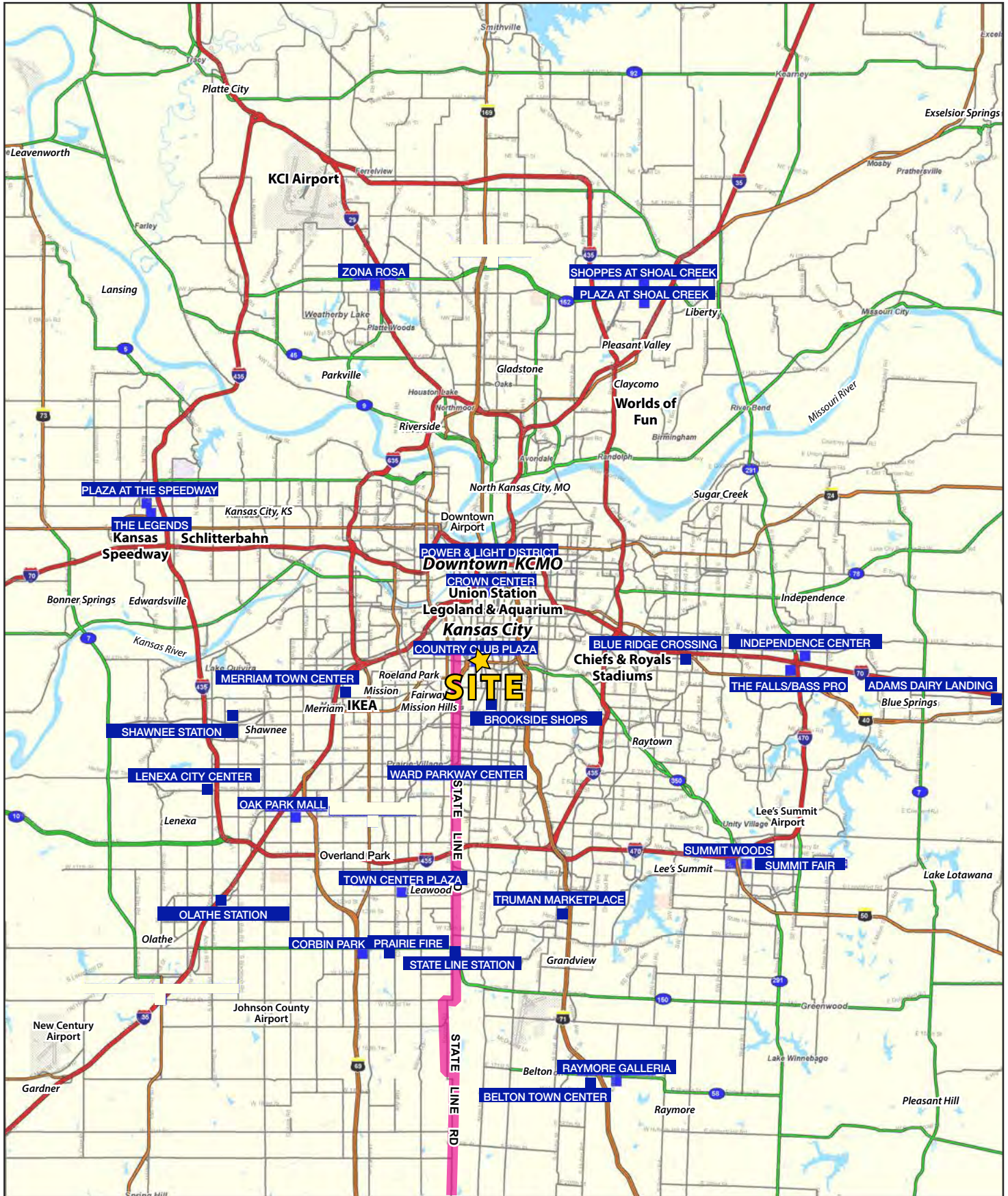




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## ON THE COUNTRY CLUB PLAZA

### 4620 JC Nichols Parkway, Kansas City, MO





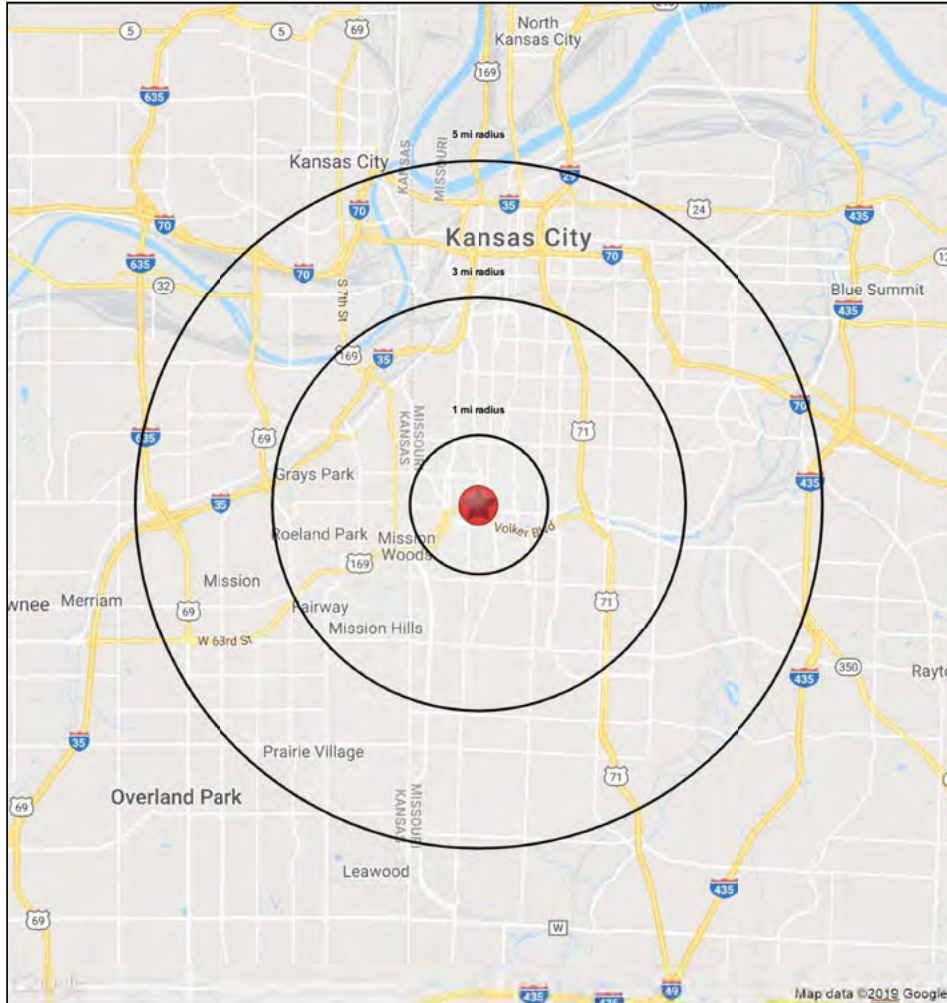


# PARKWAY MEDICAL BUILDING

## ON THE COUNTRY CLUB PLAZA

4620 JC Nichols Parkway, Kansas City, MO

### 1-3-5 MILE RADIUS RING MAP & DEMOS



4620 JC Nichols Parkway Kansas City, MO 64112		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2018 Estimated Population	20,119	119,255	268,596
	2023 Projected Population	20,943	127,944	286,671
	2010 Census Population	18,690	112,013	252,822
	2000 Census Population	19,688	125,521	275,112
	Projected Annual Growth 2018 to 2023	0.8%	1.5%	1.3%
	Historical Annual Growth 2000 to 2018	0.1%	-0.3%	-0.1%
	2018 Median Age	33.7	35.9	35.4
<b>HOUSEHOLDS</b>	2018 Estimated Households	12,391	58,266	125,477
	2023 Projected Households	12,729	61,679	132,471
	2010 Census Households	10,948	51,870	111,999
	2000 Census Households	11,909	57,126	118,556
	Projected Annual Growth 2018 to 2023	0.5%	1.2%	1.1%
	Historical Annual Growth 2000 to 2018	0.2%	0.1%	0.3%
	<b>RACE AND ETHNICITY</b>	2018 Estimated White	76.3%	53.7%
2018 Estimated Black or African American		10.3%	34.9%	33.6%
2018 Estimated Asian or Pacific Islander		5.8%	3.1%	3.0%
2018 Estimated American Indian or Native Alaskan		0.5%	0.5%	0.5%
2018 Estimated Other Races		7.2%	7.9%	10.0%
2018 Estimated Hispanic		9.4%	10.3%	14.2%
<b>INCOME</b>		2018 Estimated Average Household Income	\$94,149	\$88,713
	2018 Estimated Median Household Income	\$64,180	\$64,388	\$58,243
	2018 Estimated Per Capita Income	\$58,148	\$43,483	\$35,955
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.7%	4.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.7%	7.0%	8.0%
	2018 Estimated High School Graduate	11.5%	20.5%	23.1%
	2018 Estimated Some College	15.3%	18.0%	19.1%
	2018 Estimated Associates Degree Only	4.1%	5.6%	5.9%
	2018 Estimated Bachelors Degree Only	35.0%	26.0%	23.3%
<b>BUSINESS</b>	2018 Estimated Graduate Degree	29.8%	20.2%	16.4%
	2018 Estimated Total Businesses	2,505	8,413	16,659
	2018 Estimated Total Employees	40,881	129,993	283,236
	2018 Estimated Employee Population per Business	16.3	15.5	17.0
	2018 Estimated Residential Population per Business	8.0	14.2	16.1



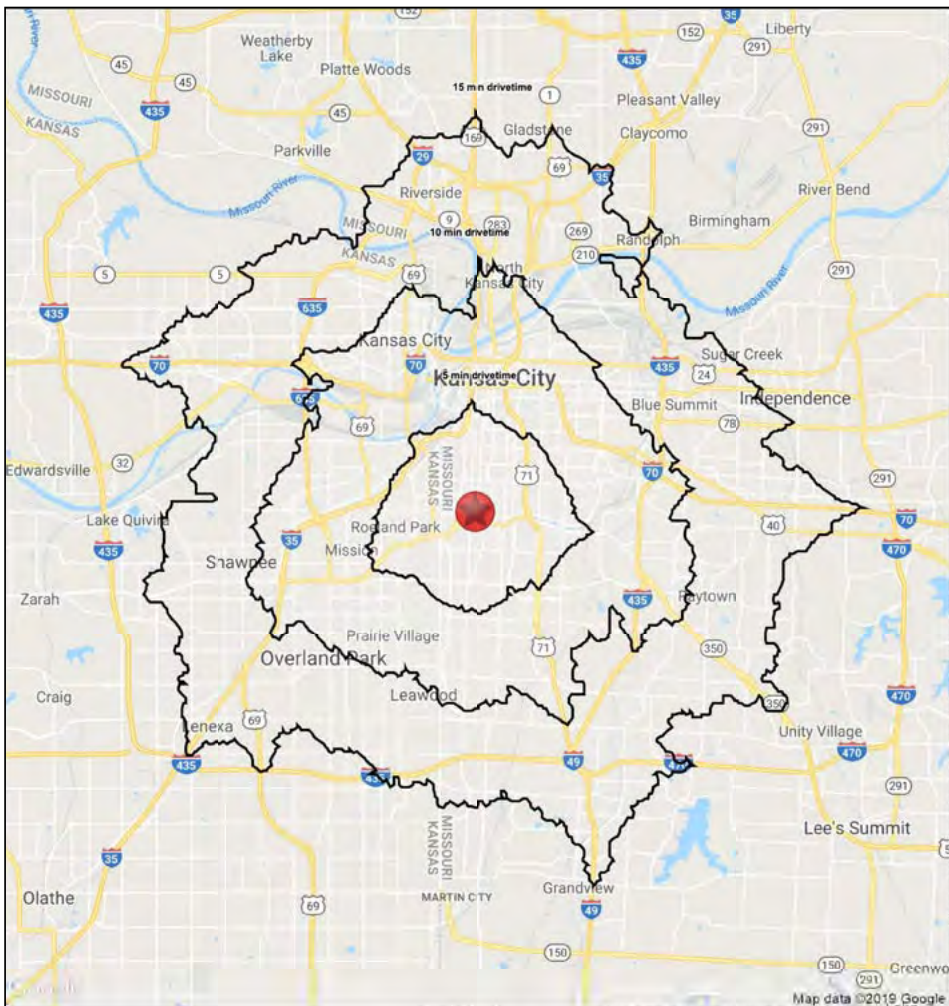


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### 5-10-15 MINUTE DRIVE TIME MAP & DEMOS



#### 4620 JC Nichols Parkway

Kansas City, MO 64112

	5 min drivetime	10 min drivetime	15 min drivetime	
<b>POPULATION</b>	2018 Estimated Population	107,162	341,271	716,811
	2023 Projected Population	114,621	363,452	755,675
	2010 Census Population	100,855	323,431	687,474
	2000 Census Population	112,846	349,591	719,567
	Projected Annual Growth 2018 to 2023	1.4%	1.3%	1.1%
	Historical Annual Growth 2000 to 2018	-0.3%	-0.1%	-
	2018 Median Age	35.8	35.2	36.8
<b>HOUSEHOLDS</b>	2018 Estimated Households	53,239	154,828	316,029
	2023 Projected Households	56,184	163,281	330,129
	2010 Census Households	47,482	139,558	290,541
	2000 Census Households	52,292	148,192	302,959
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	0.9%
	Historical Annual Growth 2000 to 2018	0.1%	0.2%	0.2%
<b>RACE AND ETHNICITY</b>	2018 Estimated White	55.9%	54.2%	60.5%
	2018 Estimated Black or African American	32.6%	30.6%	24.7%
	2018 Estimated Asian or Pacific Islander	3.2%	3.3%	3.6%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2018 Estimated Other Races	7.8%	11.4%	10.7%
	2018 Estimated Hispanic	10.3%	16.8%	15.2%
<b>INCOME</b>	2018 Estimated Average Household Income	\$88,954	\$73,219	\$72,137
	2018 Estimated Median Household Income	\$64,502	\$56,196	\$57,015
	2018 Estimated Per Capita Income	\$44,330	\$33,414	\$31,924
<b>EDUCATION (AGE 25+)</b>	2018 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.1%	4.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.4%	8.2%	7.3%
	2018 Estimated High School Graduate	19.6%	24.1%	26.3%
	2018 Estimated Some College	17.9%	19.6%	21.3%
	2018 Estimated Associates Degree Only	5.5%	6.4%	7.3%
	2018 Estimated Bachelors Degree Only	27.0%	21.8%	20.6%
<b>BUSINESS</b>	2018 Estimated Graduate Degree	21.1%	14.9%	12.9%
	2018 Estimated Total Businesses	7,307	20,371	35,289
	2018 Estimated Total Employees	106,510	337,301	540,336
	2018 Estimated Employee Population per Business	14.6	16.6	15.3
	2018 Estimated Residential Population per Business	14.7	16.8	20.3

