



# TWO STORY BUILDING FOR SALE

Redevelopment or Investment/Owner-User Opportunity  
4345 Madison Avenue, Kansas City, Missouri



## SALE PRICE: \$499,000 | 2,880 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	22,459	114,451	274,521
Avg. Household Income	\$85,472	\$87,152	\$75,307

- Highly visible location on the northeast corner of 44th Street & Madison Avenue
- 2,880 SF freestanding two story building
- Located in the Plaza/Westport District
- Enterprise Zone
- Madison Avenue is a major thoroughfare to Downtown Kansas City
- South of St. Luke's DaVita Building and east of Bishop Spencer Place Retirement Community
- Redevelopment or investment opportunity
- Zoned B3-2



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

TONY DETOMMASO | 816.412.7308 | [tdetommaso@blockandco.com](mailto:tdetommaso@blockandco.com)

Exclusive Agents





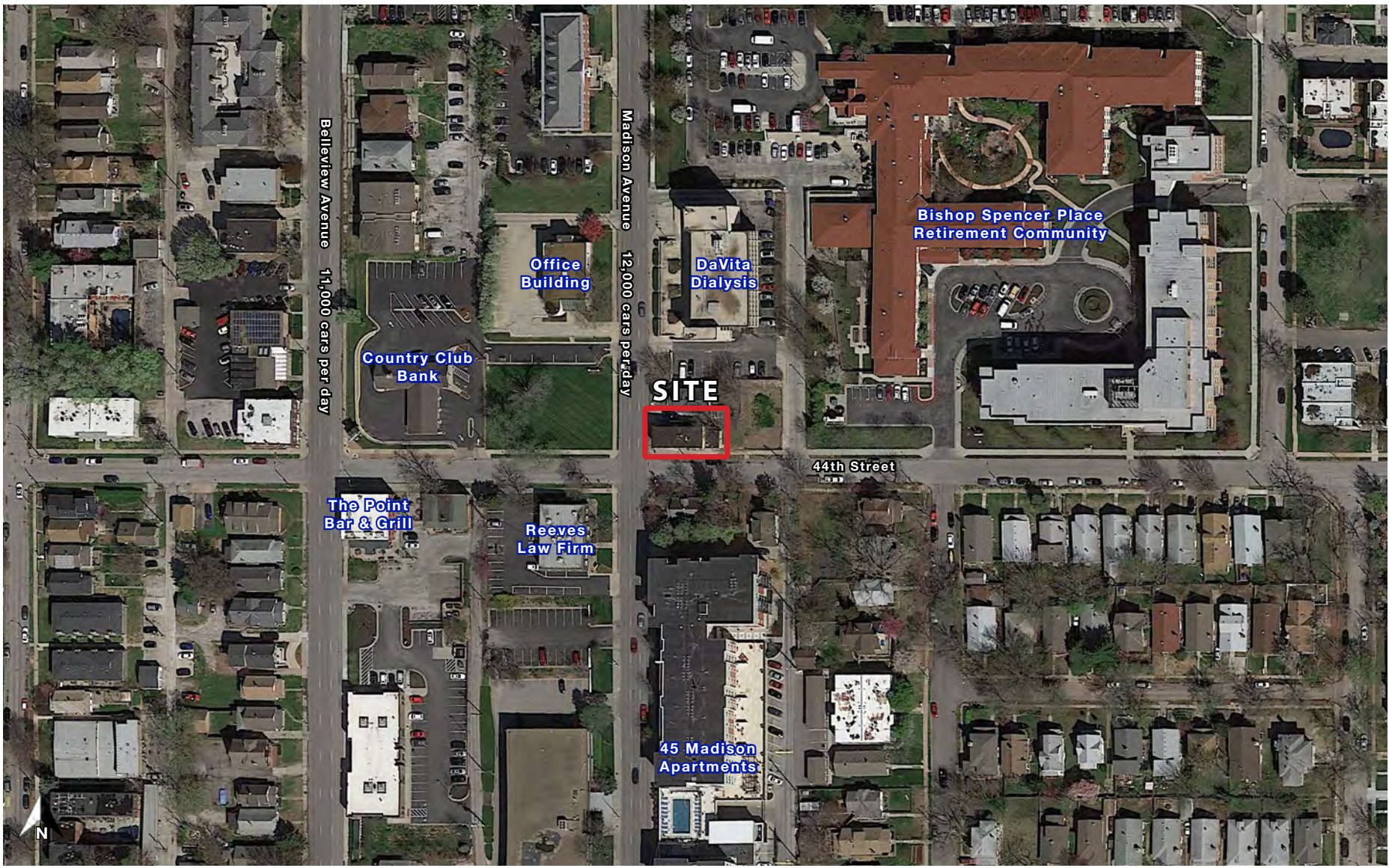


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2,880 +/- SF  
**FREESTANDING BUILDING**

AERIAL



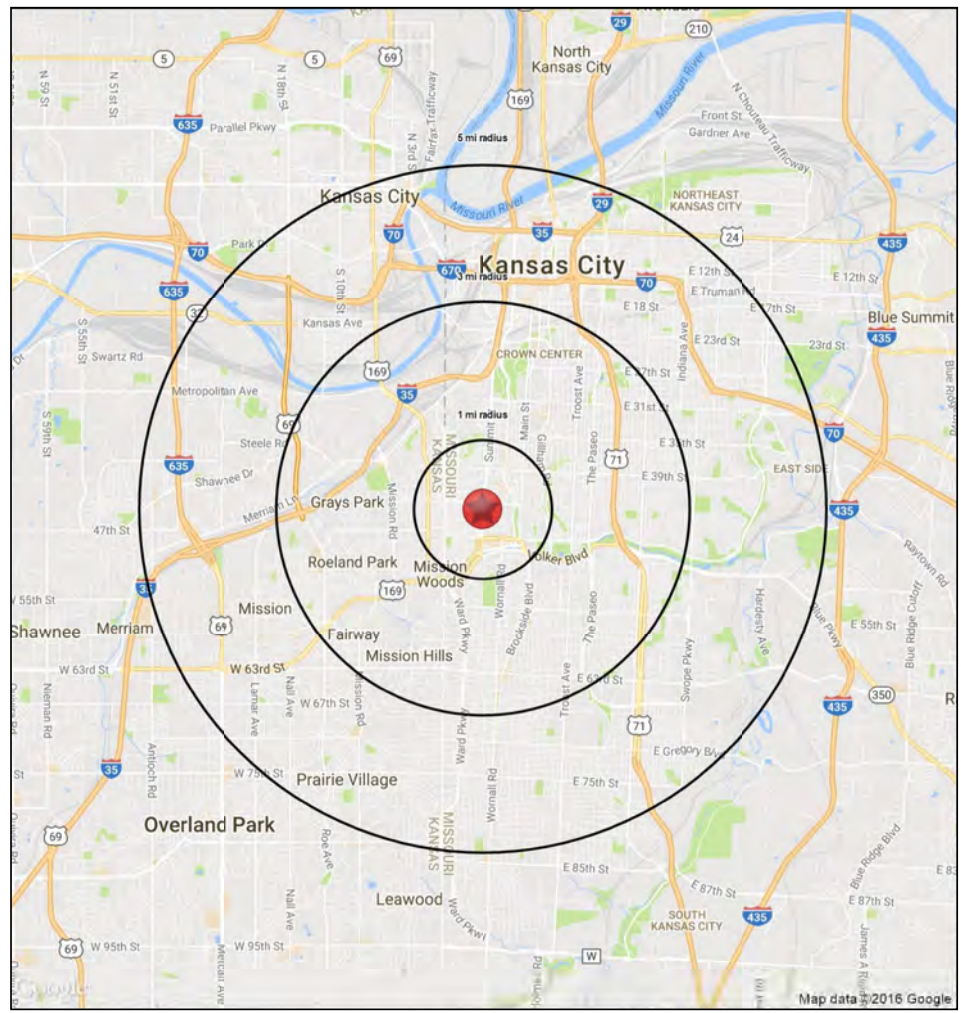
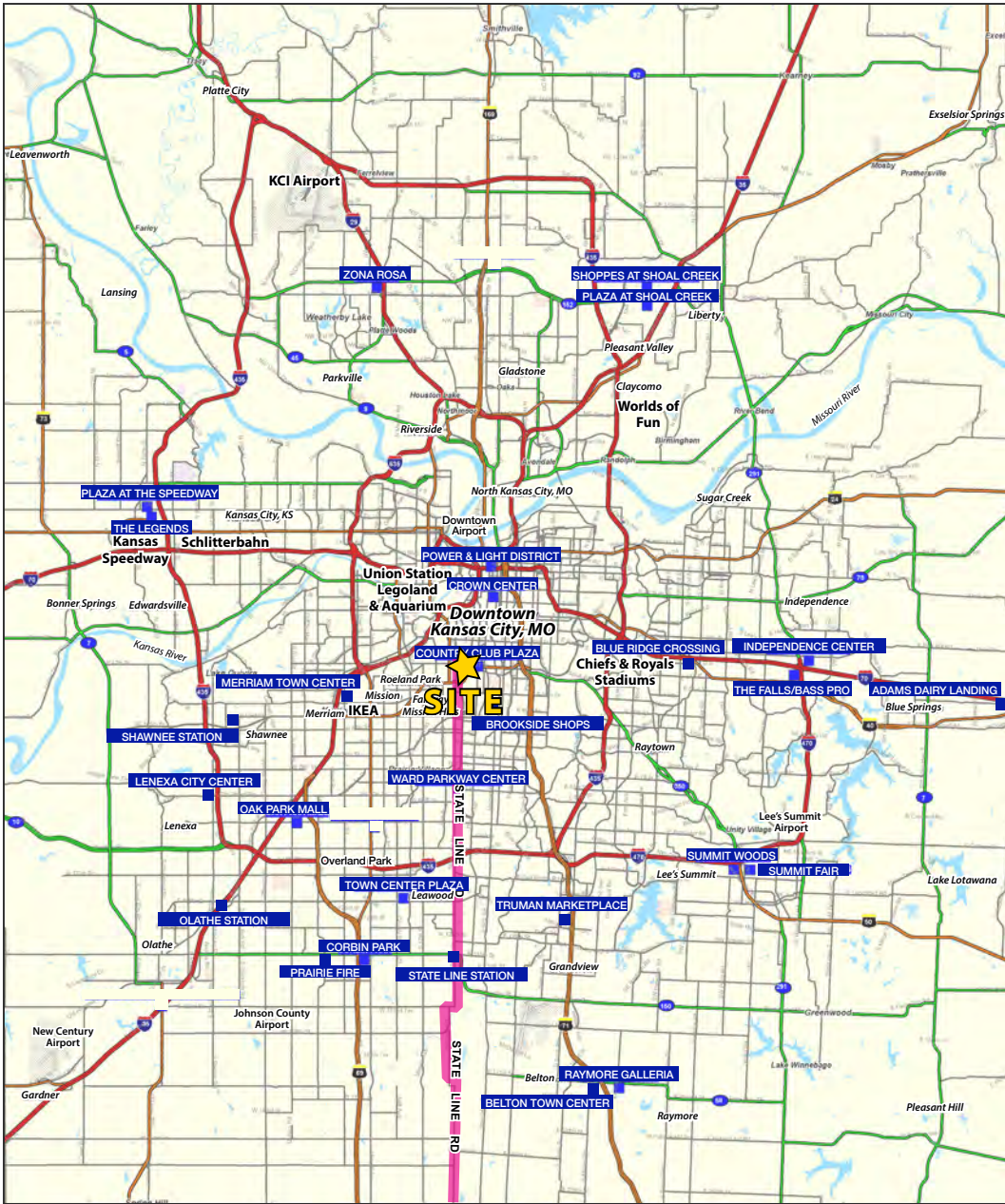




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**2,880 +/- SF  
FREESTANDING  
BUILDING**



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4345 Madison Avenue		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64111				
POPULATION	2018 Estimated Population	22,459	114,451	274,521
	2023 Projected Population	23,140	122,136	292,634
	2010 Census Population	20,581	107,080	260,446
	2000 Census Population	21,656	118,632	282,257
	Projected Annual Growth 2018 to 2023	0.6%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	0.2%	-0.2%	-0.2%
	2018 Median Age	33.5	35.1	35.1
HOUSEHOLDS	2018 Estimated Households	13,903	55,580	124,653
	2023 Projected Households	14,263	59,096	132,837
	2010 Census Households	12,346	50,015	113,989
	2000 Census Households	13,162	54,337	120,624
	Projected Annual Growth 2018 to 2023	0.5%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	0.3%	0.1%	0.2%
RACE AND ETHNICITY	2018 Estimated White	77.0%	57.1%	53.3%
	2018 Estimated Black or African American	9.8%	30.6%	32.3%
	2018 Estimated Asian or Pacific Islander	5.0%	3.2%	3.2%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
	2018 Estimated Other Races	7.7%	8.6%	10.7%
	2018 Estimated Hispanic	11.1%	11.7%	15.8%
INCOME	2018 Estimated Average Household Income	\$85,472	\$87,152	\$75,307
	2018 Estimated Median Household Income	\$60,776	\$63,759	\$57,091
	2018 Estimated Per Capita Income	\$53,013	\$42,457	\$34,410
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.0%	5.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.0%	6.7%	8.2%
	2018 Estimated High School Graduate	12.7%	19.9%	23.5%
	2018 Estimated Some College	16.8%	18.4%	19.5%
	2018 Estimated Associates Degree Only	3.9%	5.5%	5.8%
	2018 Estimated Bachelors Degree Only	35.2%	26.4%	22.5%
	2018 Estimated Graduate Degree	26.2%	20.2%	15.6%
BUSINESS	2018 Estimated Total Businesses	3,397	8,379	17,098
	2018 Estimated Total Employees	56,292	130,302	289,572
	2018 Estimated Employee Population per Business	16.6	15.6	16.9
	2018 Estimated Residential Population per Business	6.6	13.7	16.1