

FOR SALE



EAST WALDO OFFICE SPACE AVAILABLE

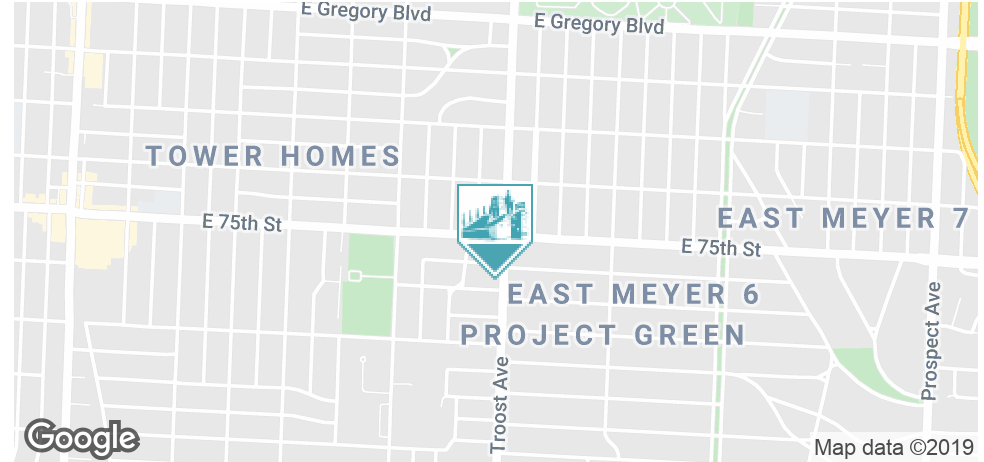
7546 TROOST, KANSAS CITY, MO 64131

MONICA ENLOE
COMMERCIAL & INVESTMENT SALES
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EAST WALDO OFFICE SPACE AVAILABLE

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OFFERING SUMMARY

Sale Price: \$450,000

Building Size: 15,000 SF

\$31.65

PROPERTY HIGHLIGHTS

- Great space for co-working, office or educational use
- 3,000 SF event/church space on main level
- Developing corridor just east of Waldo neighborhood

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,207	42,295	103,209
Total Population	13,767	94,361	226,924
Average HH Income	\$57,854	\$70,780	\$74,610

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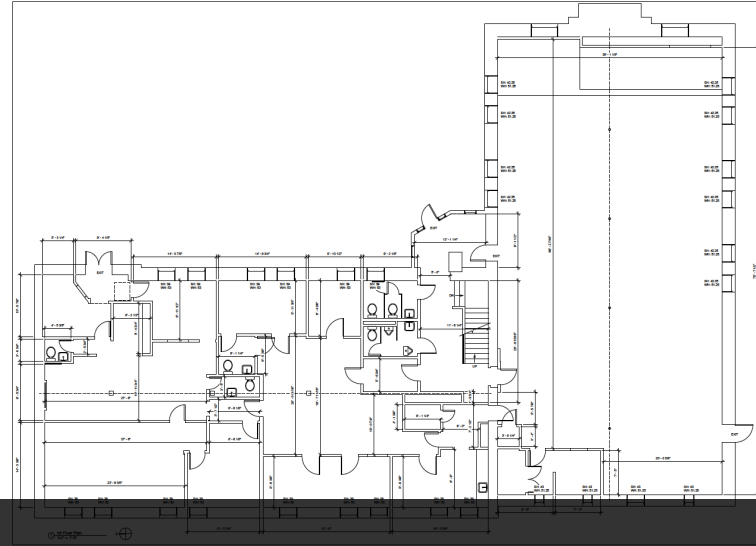
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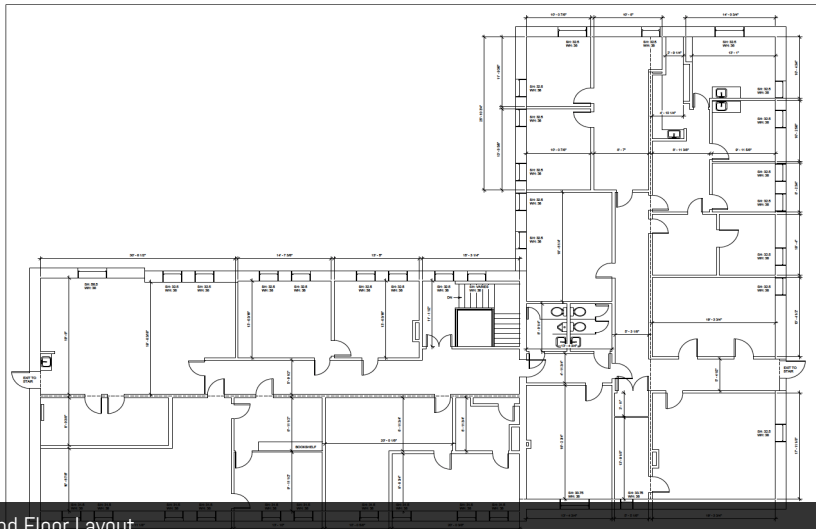
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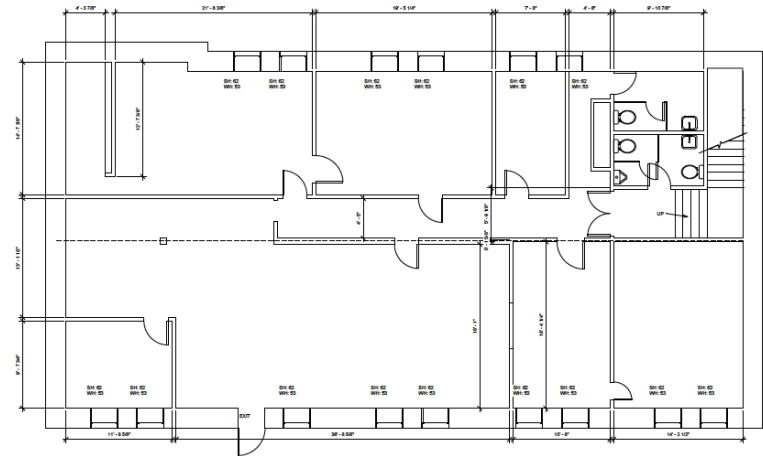
CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



First Floor Layout



Second Floor Layout



Lower Level Layout

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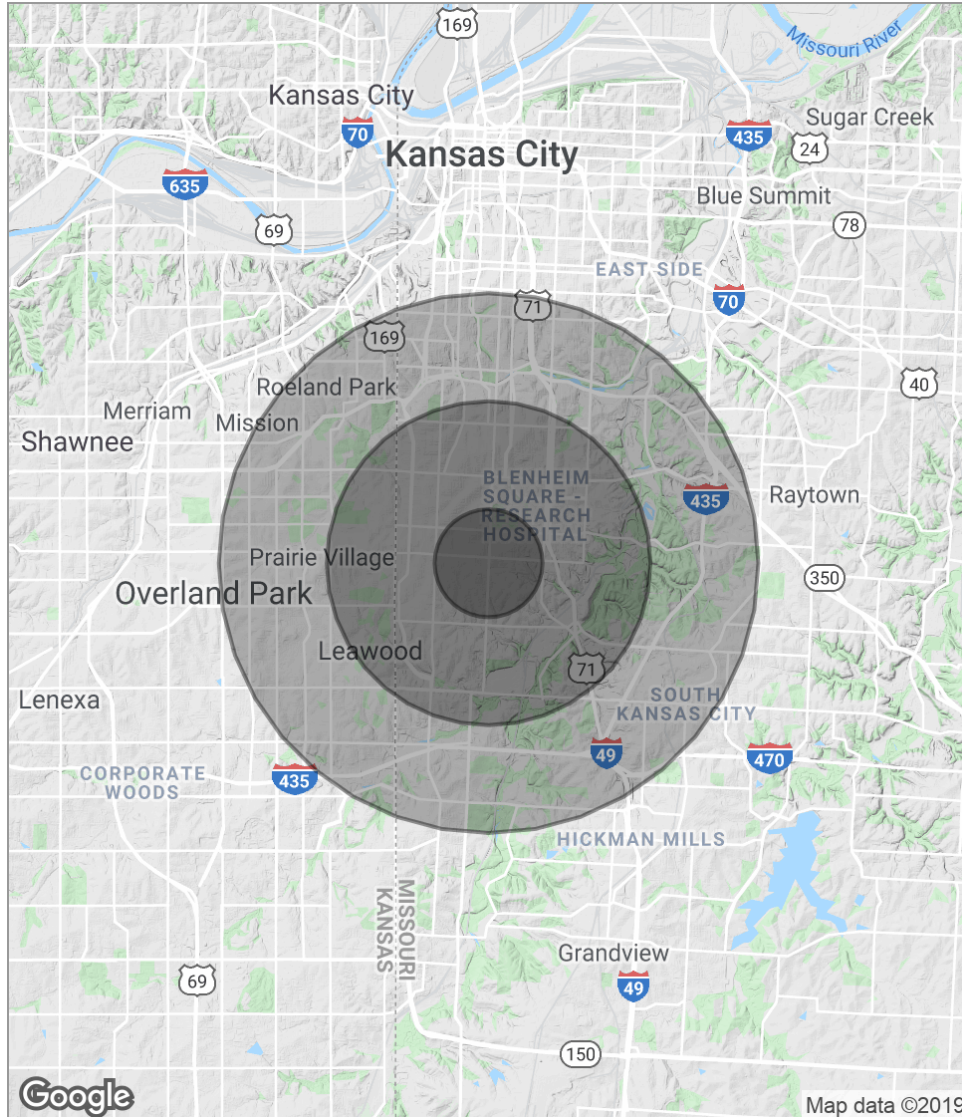


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,767	94,361	226,924
Median age	37.8	37.8	38.5
Median age (Male)	36.5	36.9	37.5
Median age (Female)	39.1	38.7	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,207	42,295	103,209
# of persons per HH	2.2	2.2	2.2
Average HH income	\$57,854	\$70,780	\$74,610
Average house value	\$146,489	\$268,353	\$258,635

** Demographic data derived from 2010 US Census*

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