



CHOUTEAU CROSSINGS SC

I-35 & NE Chouteau Tfwy, Kansas City, MO

SPACE
FOR
LEASE



LEASE RATE: \$18/SF NNN | 1,500-3,877 SF

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 10,238 | 61,362 | 141,957 |
| Avg. Household Income | \$60,501 | \$70,834 | \$67,090 |

- Target and Sunfresh anchored power center
- Co-tenants include Chipotle, Subway, H & R Block, Sally Beauty, and others
- Excellent visibility from I-35
- Intersection carries over 89,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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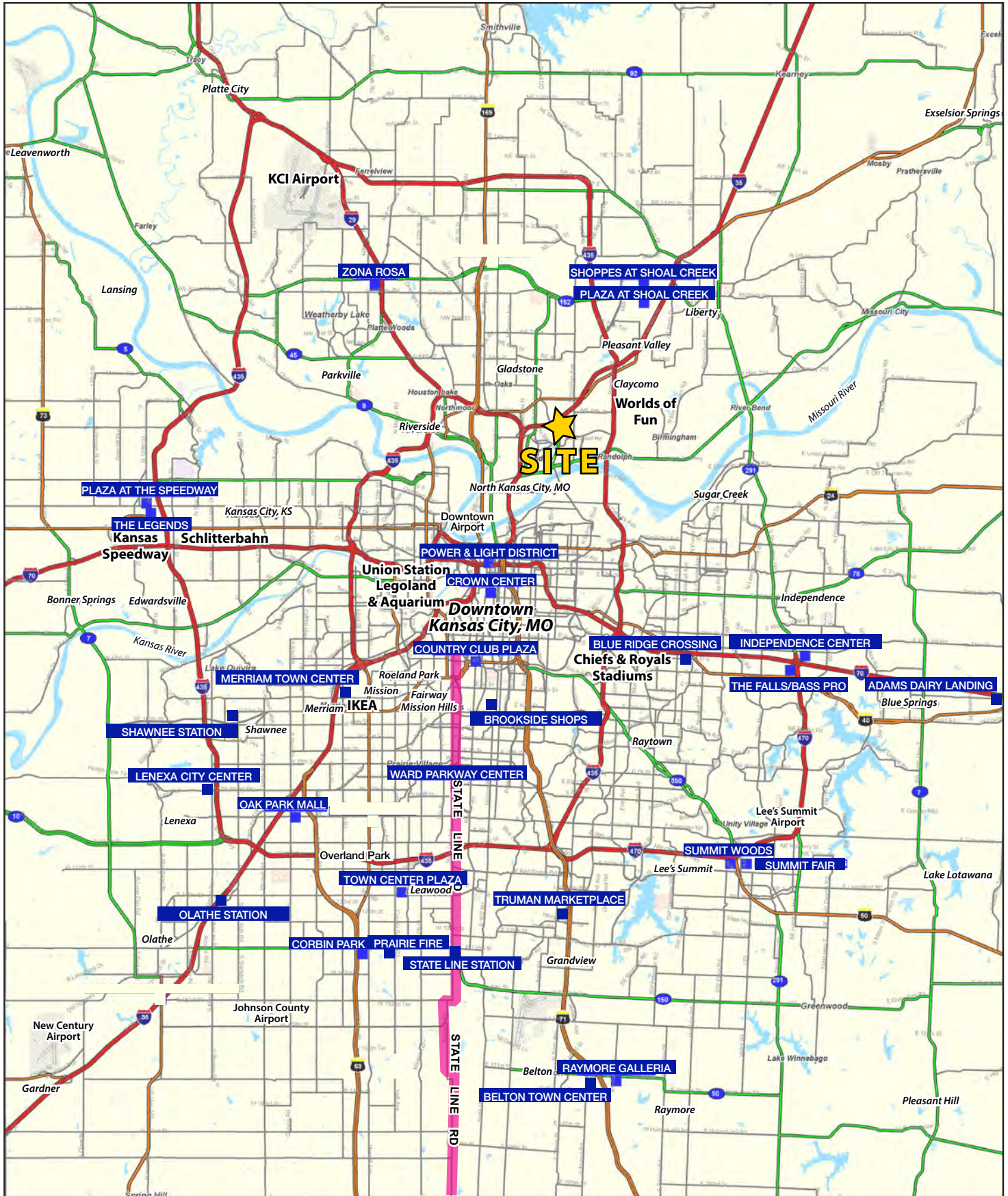


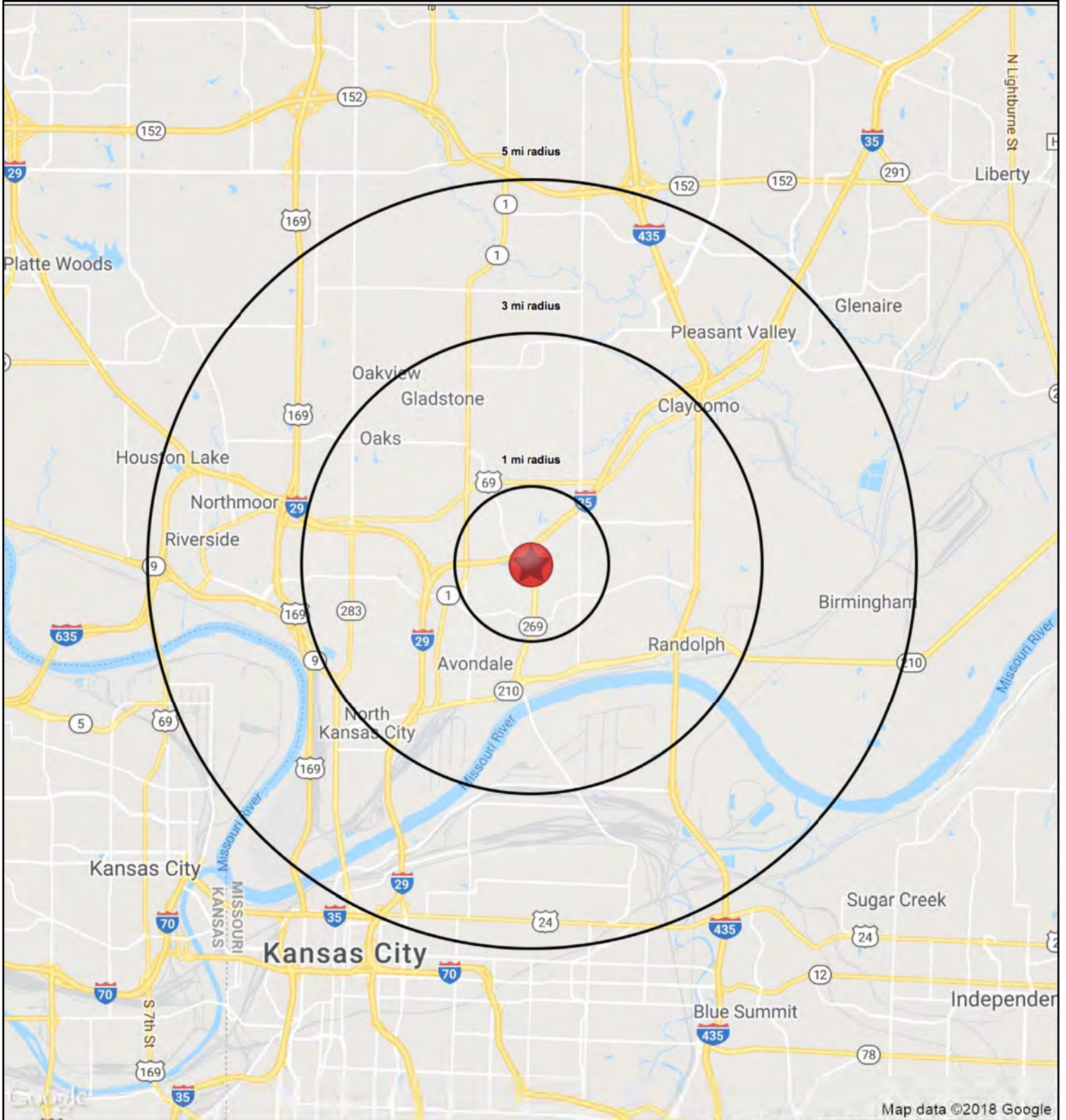
AERIAL



AERIAL







4307-4349 NE Chouteau Trafficway

Kansas City, MO 64117

1 mi radius 3 mi radius 5 mi radius

| | 1 mi radius | 3 mi radius | 5 mi radius | |
|----------------------------|---|-------------|-------------|----------|
| POPULATION | 2018 Estimated Population | 10,238 | 61,362 | 141,957 |
| | 2023 Projected Population | 11,053 | 66,249 | 154,046 |
| | 2010 Census Population | 10,002 | 58,224 | 132,685 |
| | 2000 Census Population | 10,357 | 59,135 | 130,610 |
| | Projected Annual Growth 2018 to 2023 | 1.6% | 1.6% | 1.7% |
| | Historical Annual Growth 2000 to 2018 | -0.1% | 0.2% | 0.5% |
| | 2018 Median Age | 38.4 | 38.5 | 36.9 |
| HOUSEHOLDS | 2018 Estimated Households | 4,254 | 25,848 | 57,412 |
| | 2023 Projected Households | 4,483 | 27,256 | 60,990 |
| | 2010 Census Households | 4,216 | 24,912 | 53,699 |
| | 2000 Census Households | 4,372 | 25,276 | 53,080 |
| | Projected Annual Growth 2018 to 2023 | 1.1% | 1.1% | 1.2% |
| | Historical Annual Growth 2000 to 2018 | -0.2% | 0.1% | 0.5% |
| RACE AND ETHNICITY | 2018 Estimated White | 80.7% | 78.5% | 71.4% |
| | 2018 Estimated Black or African American | 8.8% | 9.5% | 11.5% |
| | 2018 Estimated Asian or Pacific Islander | 3.0% | 4.4% | 5.0% |
| | 2018 Estimated American Indian or Native Alaskan | 0.7% | 0.6% | 0.7% |
| | 2018 Estimated Other Races | 6.7% | 7.0% | 11.5% |
| | 2018 Estimated Hispanic | 10.1% | 9.8% | 16.0% |
| INCOME | 2018 Estimated Average Household Income | \$60,501 | \$70,834 | \$67,090 |
| | 2018 Estimated Median Household Income | \$47,195 | \$58,110 | \$56,197 |
| | 2018 Estimated Per Capita Income | \$25,143 | \$29,850 | \$27,171 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 2.5% | 3.0% | 4.9% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 7.2% | 6.1% | 7.5% |
| | 2018 Estimated High School Graduate | 35.8% | 32.9% | 30.7% |
| | 2018 Estimated Some College | 22.7% | 23.4% | 22.3% |
| | 2018 Estimated Associates Degree Only | 10.4% | 9.9% | 8.4% |
| | 2018 Estimated Bachelors Degree Only | 15.9% | 16.4% | 17.4% |
| | 2018 Estimated Graduate Degree | 5.4% | 8.3% | 8.8% |
| BUSINESS | 2018 Estimated Total Businesses | 168 | 2,445 | 5,718 |
| | 2018 Estimated Total Employees | 1,433 | 42,227 | 93,696 |
| | 2018 Estimated Employee Population per Business | 8.5 | 17.3 | 16.4 |
| | 2018 Estimated Residential Population per Business | 61.0 | 25.1 | 24.8 |