

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 AgentsBILL MAAS. CCIM | 816.412.7392 | bmaas@blockandco.comDARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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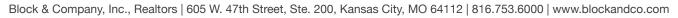


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AERIAL •





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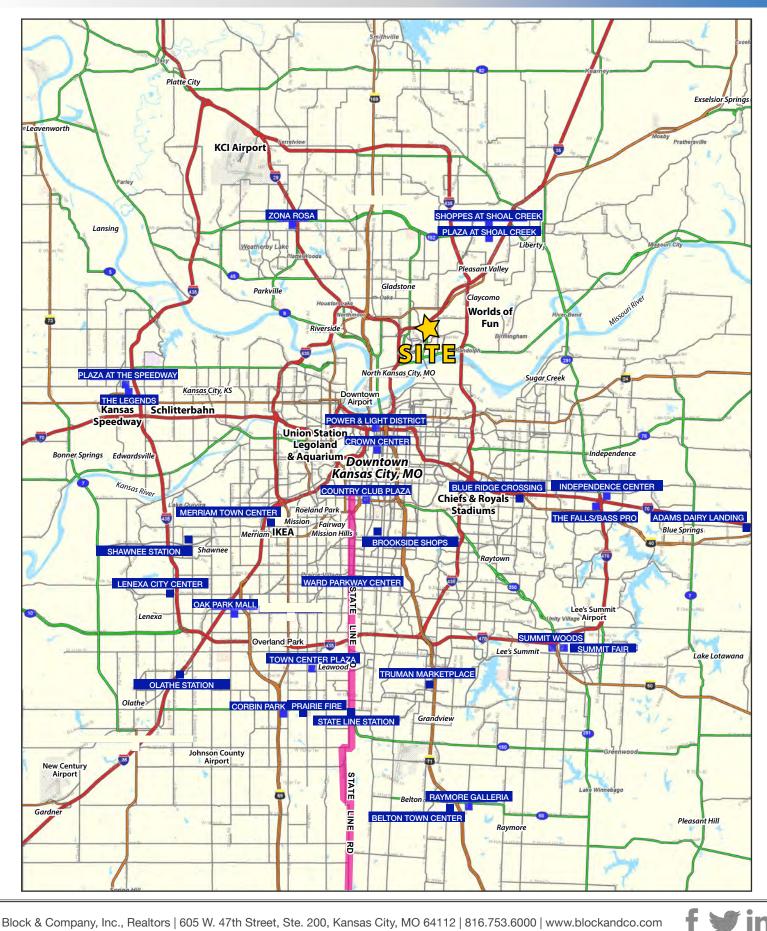
reliable, but no warranty





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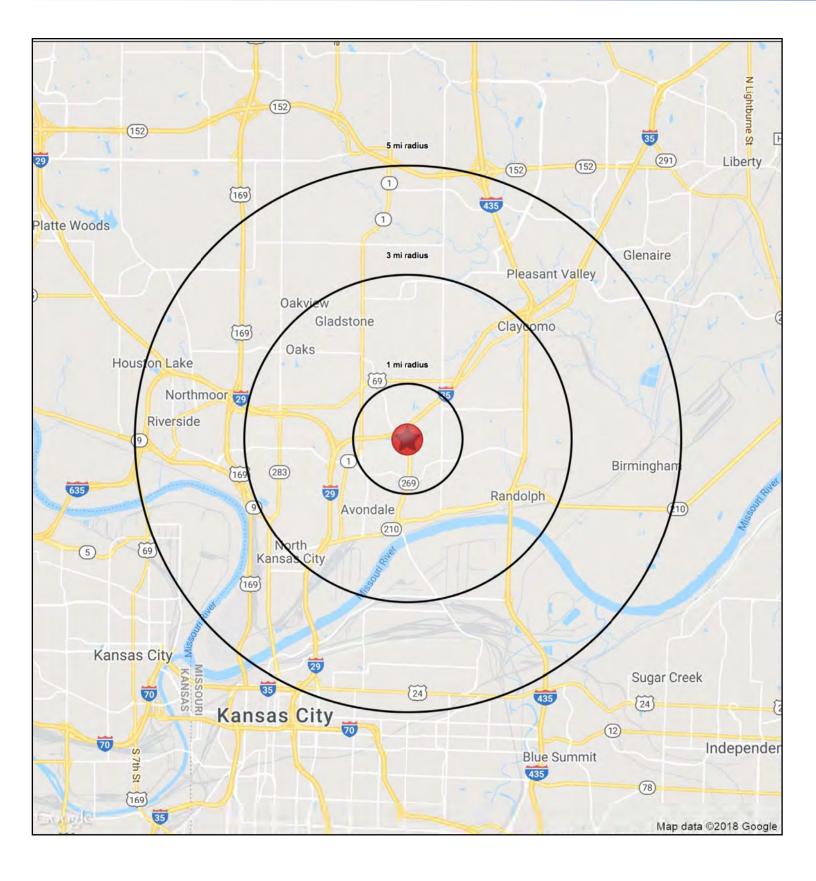


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4307-	4307-4349 NE Chouteau Trafficway					
Kansa	as City, MO 64117	1 mi radius	3 mi radius	5 mi radius		
POPULATION	2018 Estimated Population	10,238	61,362	141,957		
	2023 Projected Population	11,053	66,249	154,046		
	2010 Census Population	10,002	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		
	2018 Estimated Households	4,254	25,848	57,412		
DS	2023 Projected Households	4,483	27,256	60,990		
HOUSEHOLDS	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%		
8	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%		
(A ED	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		

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