

Brand New Medical Office Building for Lease



Excellent Location

- 7,000 SF available (divisible to 3,500 SF)
- Medical Plaza includes St. Luke's Primary Care and a prominent imaging center
- Easy access to I-35 and 291 Highway
- Close proximity to Liberty Hospital
- Adjacent to excellent Liberty demographics
- Generous TI package

For more information:

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Building Specifications

Building Description:	Single story , class A medical office building.
Year Built:	2019
Space Available	7,000 SF
Base Rent:	\$22.00 PSF
Operating Expenses:	NNN
Tenant Improvement Allowance:	\$45 PSF
Parking:	5.0 surface parking spaces/1,000 SF

Specs:	HVAC:	1 ton per 400 SF
	Electrical:	600 amp
	Gas:	1" line
	Water:	1" line
	Floor:	Unpoured
	Clear Height:	12' truss to floor

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Highland Medical Plaza

9791 North Cedar Avenue, Kansas City, MO

For Lease

Surrounding Points of Interest



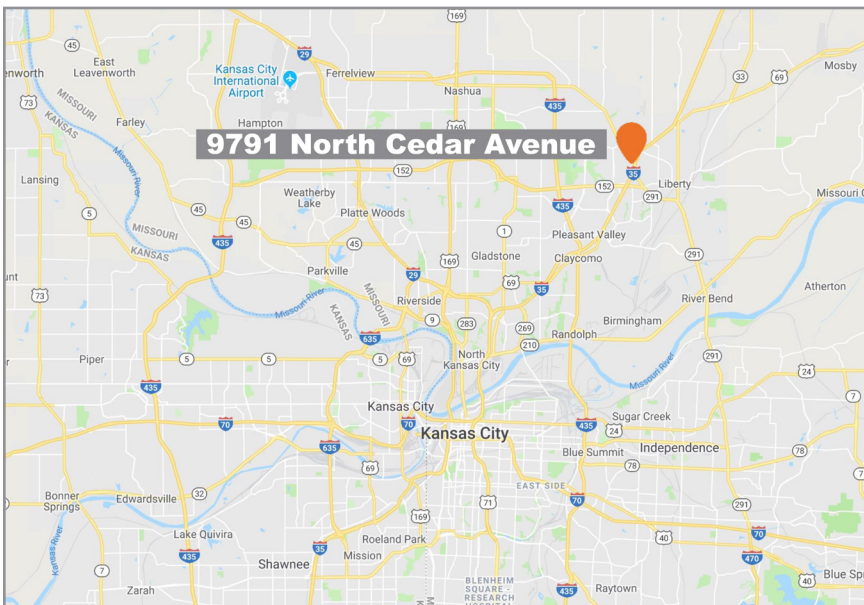
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Demographics

9791 N Cedar Ave		1 mi radius	3 mi radius	5 mi radius
KCMO, MO 64157				
POPULATION	2019 Estimated Population	4,725	37,625	73,405
	2024 Projected Population	5,087	40,683	79,372
	2010 Census Population	3,457	30,967	62,147
	2000 Census Population	1,087	16,864	38,900
	Projected Annual Growth 2019 to 2024	1.5%	1.6%	1.6%
	Historical Annual Growth 2000 to 2019	17.6%	6.5%	4.7%
	2019 Median Age	33.8	34.9	35.7
HOUSEHOLDS	2019 Estimated Households	1,671	13,518	26,906
	2024 Projected Households	1,742	14,172	28,169
	2010 Census Households	1,211	10,913	22,378
	2000 Census Households	365	6,048	14,024
	Projected Annual Growth 2019 to 2024	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2019	18.8%	6.5%	4.8%
RACE AND ETHNICITY	2019 Estimated White	87.7%	87.3%	87.6%
	2019 Estimated Black or African American	4.9%	5.8%	5.6%
	2019 Estimated Asian or Pacific Islander	2.6%	2.4%	2.3%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.4%
	2019 Estimated Other Races	4.6%	4.2%	4.2%
	2019 Estimated Hispanic	5.9%	5.5%	5.6%
INCOME	2019 Estimated Average Household Income	\$131,660	\$107,324	\$100,206
	2019 Estimated Median Household Income	\$111,724	\$96,407	\$92,504
	2019 Estimated Per Capita Income	\$46,554	\$38,808	\$36,874
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.4%	1.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.8%	3.3%
	2019 Estimated High School Graduate	21.2%	21.5%	24.2%
	2019 Estimated Some College	21.6%	19.5%	20.6%
	2019 Estimated Associates Degree Only	8.0%	8.2%	8.5%
	2019 Estimated Bachelors Degree Only	28.9%	29.7%	28.3%
	2019 Estimated Graduate Degree	17.2%	16.9%	13.9%
BUSINESS	2019 Estimated Total Businesses	130	1,693	2,131
	2019 Estimated Total Employees	1,562	21,102	25,686
	2019 Estimated Employee Population per Business	12.0	12.5	12.1
	2019 Estimated Residential Population per Business	36.3	22.2	34.4