



# FORMER APPLEBEE'S

13201 State Line Road, Kansas City, MO

FOR  
LEASE



## 4,850 SF RESTAURANT BUILDING AVAILABLE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,442	47,125	150,354
Avg. Household Income	\$165,779	\$176,554	\$131,148

- Freestanding turnkey restaurant
- Pad site of Lowe's and Walmart anchored center
- State Line Road carries over 19,0000 cars per day
- Join Starbucks, Chipotle, CVS, Beauty Brands, Taco Bell, McDonald's and Commerce Bank
- Strong area demographics
- 92 parking spaces



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





**SURROUNDING TENANTS**

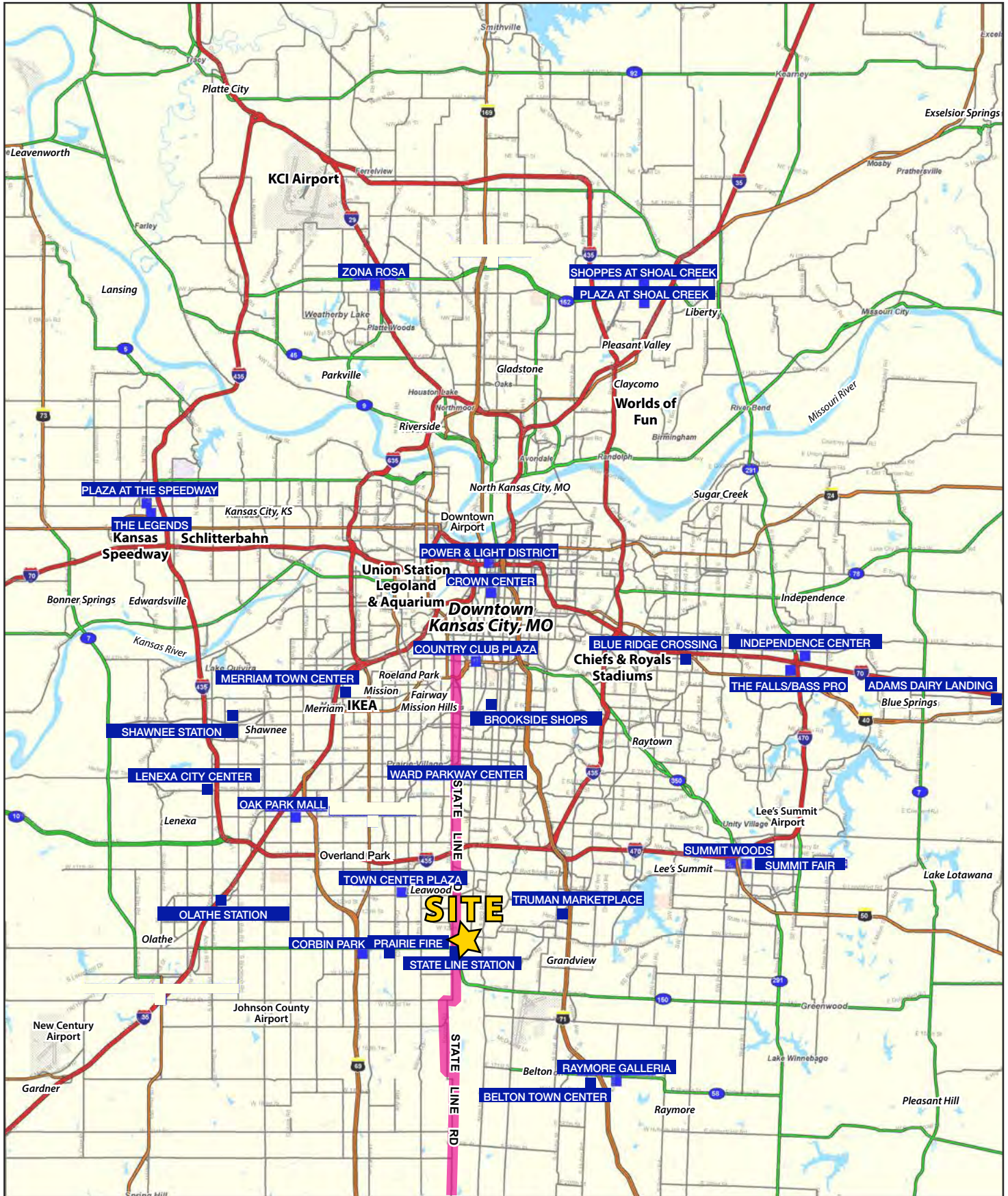




**AERIAL**







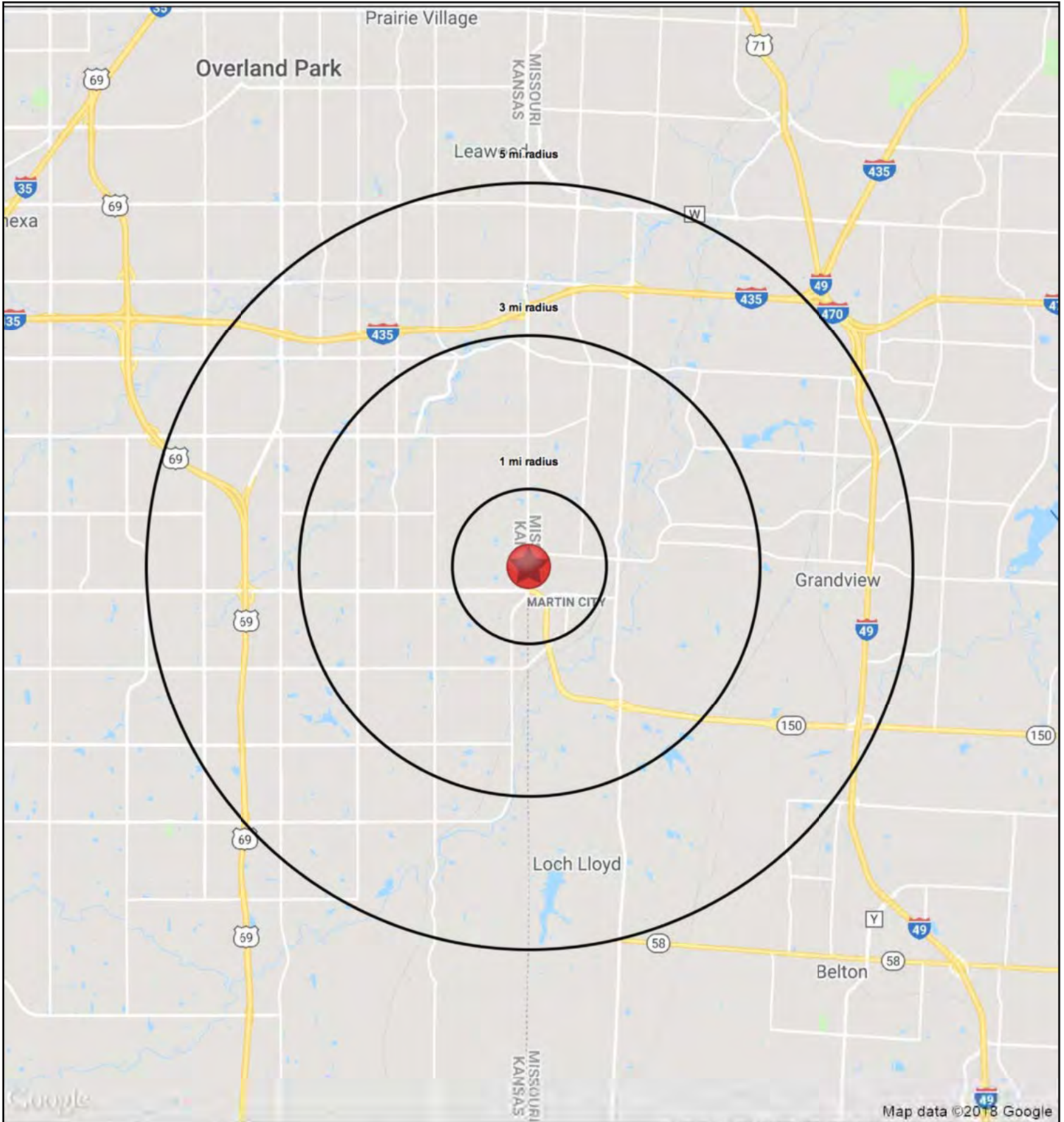




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13201 State Line Road		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64145				
POPULATION	2018 Estimated Population	6,442	47,125	150,354
	2023 Projected Population	6,635	48,965	156,046
	2010 Census Population	6,194	43,271	139,519
	2000 Census Population	5,288	36,336	121,078
	Projected Annual Growth 2018 to 2023	0.6%	0.8%	0.8%
	Historical Annual Growth 2000 to 2018	1.2%	1.6%	1.3%
	2018 Median Age	48.9	45.1	41.4
HOUSEHOLDS	2018 Estimated Households	2,630	19,158	62,460
	2023 Projected Households	2,727	20,087	65,366
	2010 Census Households	2,474	17,123	56,482
	2000 Census Households	2,022	13,853	47,588
	Projected Annual Growth 2018 to 2023	0.7%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	1.7%	2.1%	1.7%
RACE AND ETHNICITY	2018 Estimated White	87.5%	84.3%	78.2%
	2018 Estimated Black or African American	5.9%	6.5%	10.9%
	2018 Estimated Asian or Pacific Islander	3.8%	5.9%	6.5%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
	2018 Estimated Other Races	2.7%	3.1%	4.2%
	2018 Estimated Hispanic	3.4%	3.8%	5.0%
INCOME	2018 Estimated Average Household Income	\$165,779	\$176,554	\$131,148
	2018 Estimated Median Household Income	\$120,475	\$118,081	\$97,103
	2018 Estimated Per Capita Income	\$67,822	\$71,934	\$54,571
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.4%	1.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.7%	1.7%	2.4%
	2018 Estimated High School Graduate	11.9%	10.4%	13.8%
	2018 Estimated Some College	17.1%	16.9%	18.4%
	2018 Estimated Associates Degree Only	5.4%	5.6%	6.5%
	2018 Estimated Bachelors Degree Only	33.8%	35.0%	33.8%
	2018 Estimated Graduate Degree	28.6%	29.0%	23.8%
BUSINESS	2018 Estimated Total Businesses	327	2,110	9,230
	2018 Estimated Total Employees	4,035	26,959	147,240
	2018 Estimated Employee Population per Business	12.3	12.8	16.0
	2018 Estimated Residential Population per Business	19.7	22.3	16.3

