



# STERLING SHOPS | Space For Lease

4009-4021 Sterling Avenue, Kansas City, Missouri



## LEASE RATE: \$10/SF NNN | 8,031 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,302	67,579	164,385
Avg. Household Income	\$58,876	\$63,772	\$58,883

- 8,031 SF Space - Can be split (3,000 SF & 5,000 SF)
- 14,637 SF Building on 1.30 acres
- I-70 visibility
- 40 Highway traffic
- Next to QuikTrip
- Densely populated area
- Apartments within walking distance

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

For More Information Contact: *Exclusive Agent*  
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BUILDING ON  
1.30 ACRES**

## SITE PLAN



## 8,031 SF SPACE INTERIOR PHOTOS



AERIAL





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AERIAL

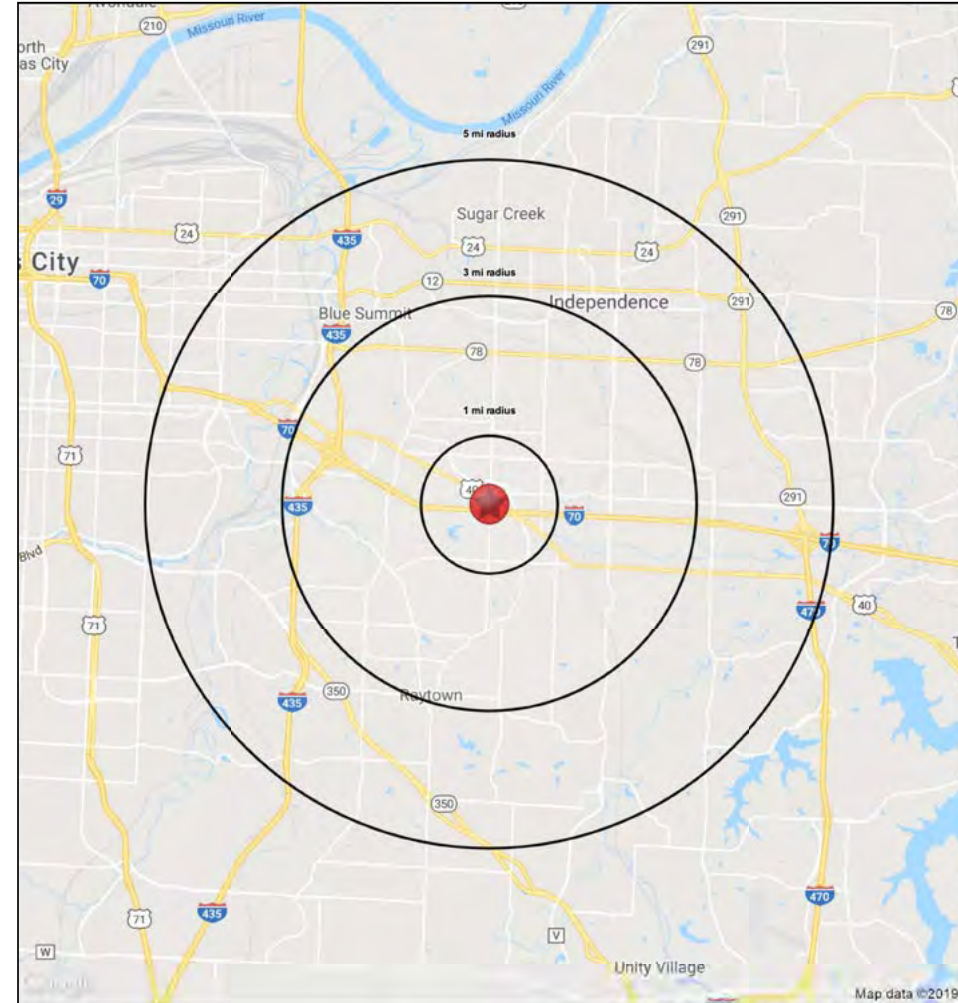
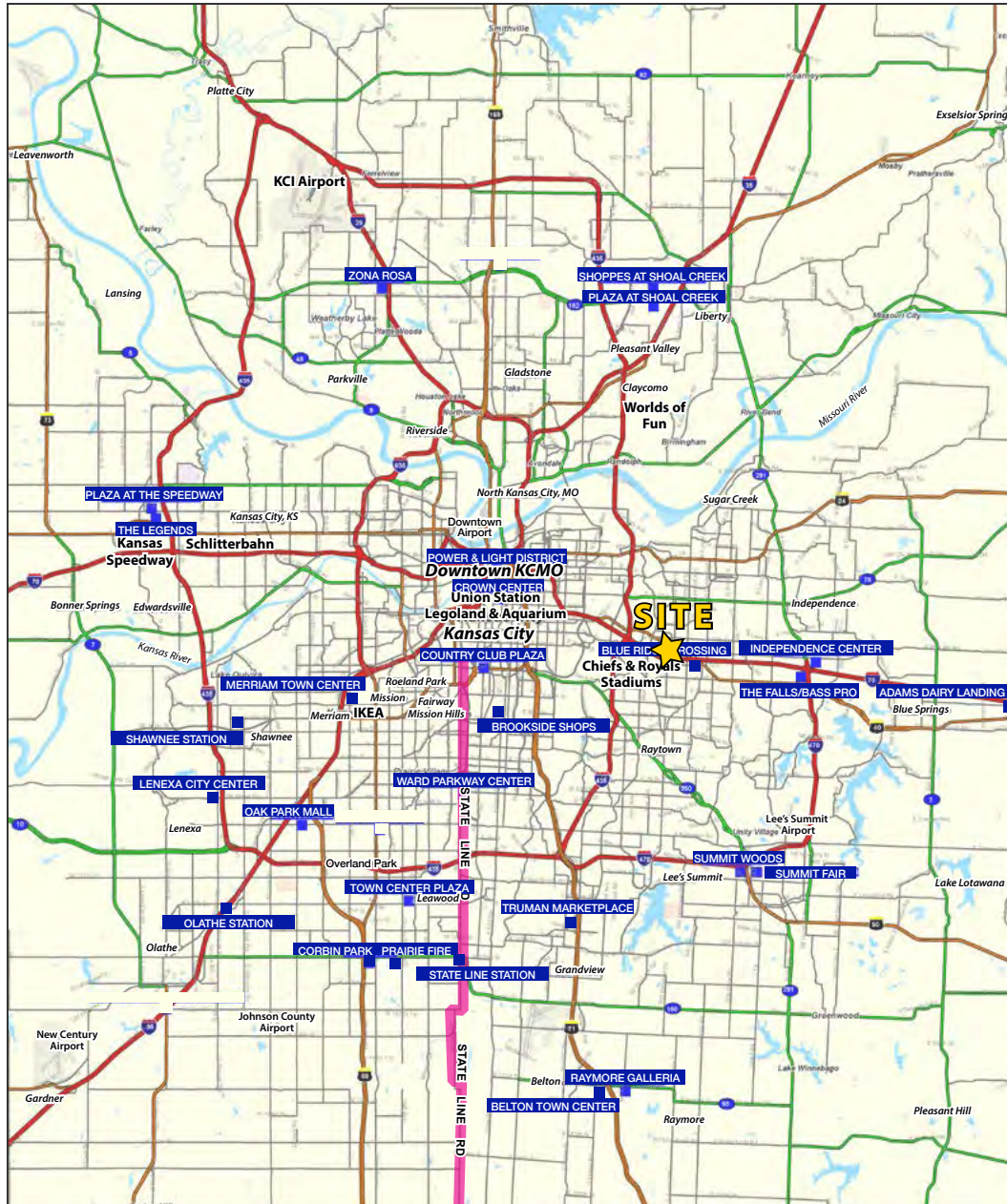




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## 4009-4021 Sterling Avenue

Kansas City, MO 64133

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2019 Estimated Population	8,302	67,579	164,385
	2024 Projected Population	8,313	68,161	170,246
	2010 Census Population	8,340	68,323	163,851
	2000 Census Population	7,522	67,323	166,409
	Projected Annual Growth 2019 to 2024	-	0.2%	0.7%
	Historical Annual Growth 2000 to 2019	0.5%	-	-
	2019 Median Age	39.7	41.0	39.5
<b>HOUSEHOLDS</b>	2019 Estimated Households	3,910	30,170	72,202
	2024 Projected Households	3,887	30,181	73,950
	2010 Census Households	3,723	28,907	68,247
	2000 Census Households	3,474	29,124	69,760
	Projected Annual Growth 2019 to 2024	-0.1%	-	0.5%
	Historical Annual Growth 2000 to 2019	0.7%	0.2%	0.2%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	64.7%	74.2%	69.3%
	2019 Estimated Black or African American	25.4%	15.9%	19.2%
	2019 Estimated Asian or Pacific Islander	1.8%	1.7%	1.8%
	2019 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2019 Estimated Other Races	7.6%	7.7%	9.1%
	2019 Estimated Hispanic	9.2%	9.2%	11.3%
<b>INCOME</b>	2019 Estimated Average Household Income	\$58,876	\$63,772	\$58,883
	2019 Estimated Median Household Income	\$48,015	\$52,096	\$49,090
	2019 Estimated Per Capita Income	\$27,732	\$28,541	\$25,933
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.0%	4.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.1%	7.8%	8.7%
	2019 Estimated High School Graduate	37.7%	35.2%	35.2%
	2019 Estimated Some College	26.0%	25.3%	24.9%
	2019 Estimated Associates Degree Only	7.1%	7.5%	6.9%
	2019 Estimated Bachelors Degree Only	14.0%	14.5%	13.5%
	2019 Estimated Graduate Degree	6.7%	6.8%	6.8%
<b>BUSINESS</b>	2019 Estimated Total Businesses	273	1,973	5,533
	2019 Estimated Total Employees	2,857	21,565	64,646
	2019 Estimated Employee Population per Business	10.5	10.9	11.7
	2019 Estimated Residential Population per Business	30.4	34.3	29.7

