



RETAIL & WAREHOUSE FOR SALE

8132-8136 Leavenworth Road Kansas City, Kansas



SALE PRICE: \$600,000 | 11,200 SF CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,223	31,138	64,742
Avg. Household Income	\$89,114	\$76,969	\$89,896

- 6,700 SF retail center
- 4,200 SF warehouse with three drive-in doors
- Three apartments in the basement of the retail center
- Huge upside for investor-owner/user
- Proposed apartments on the adjacent property
- Priced well below replacement cost



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

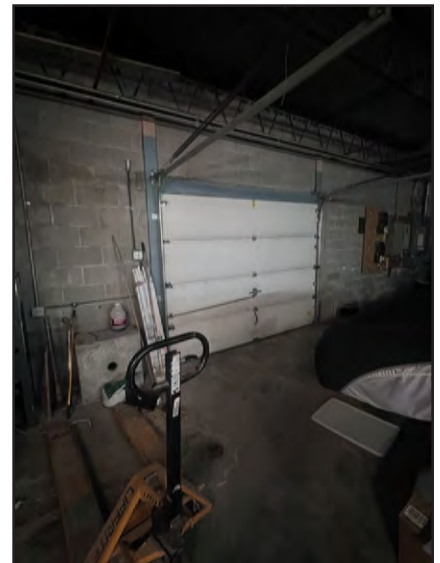
Exclusive Agents



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8132-8136 Leavenworth Road Kansas City, Kansas

PHOTOS





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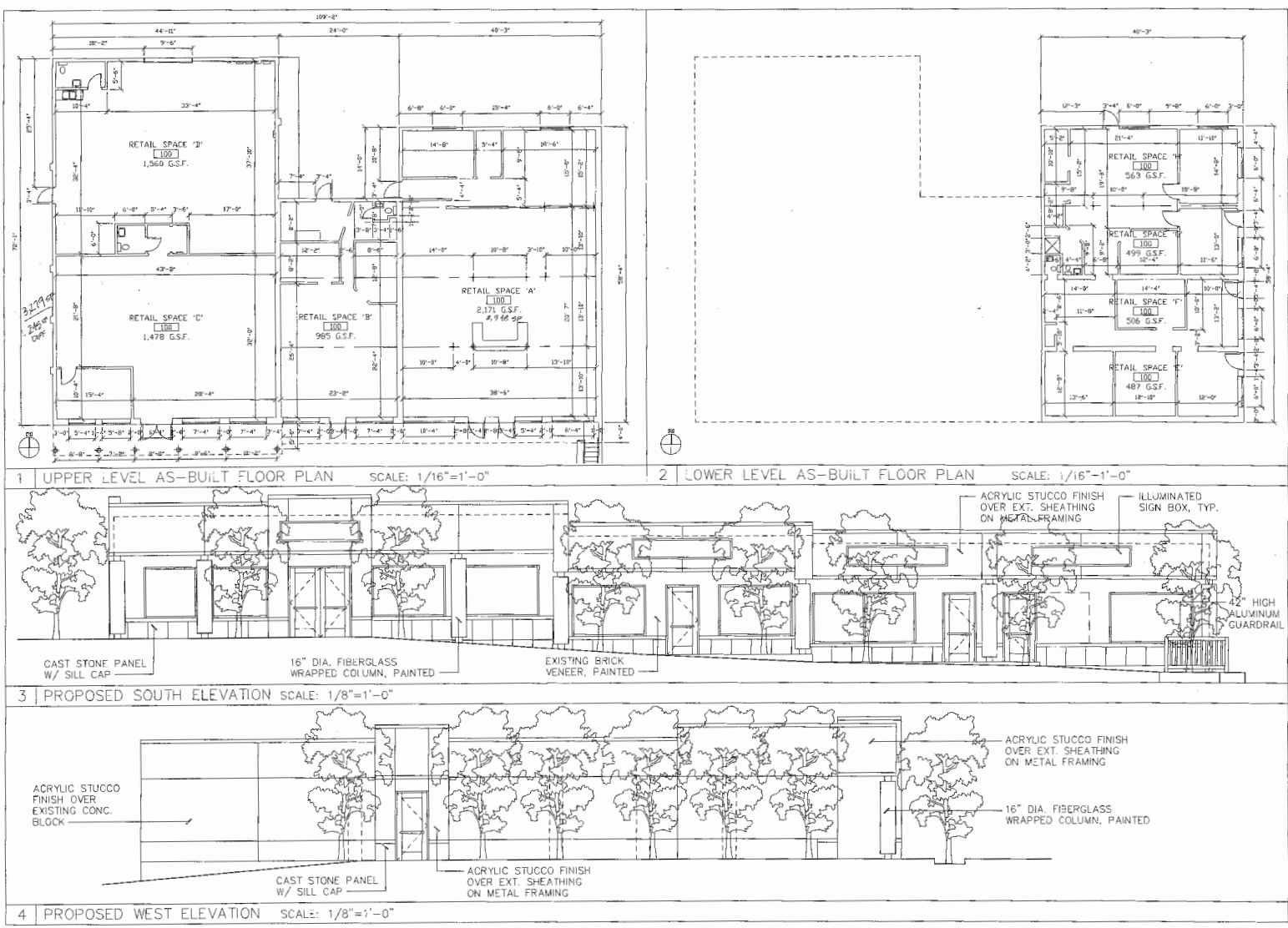
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PLANS



TIML ARKTEK
A LIMITED LIABILITY CORP.

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

2525 MAIN STREET, 7TH
KANSAS CITY, MISSOURI
TEL: 816.861.4900
FAX: 816.861.4901
EMAIL: timl@arktek.com

Project

8132 LEAVENWORTH PARKWAY, LLC / KEN BETTS
COMMERCIAL DEVELOPMENT
FLOOR PLANS AND ELEVATIONS

AS-BUILT FLOOR PLANS

AS-BUILT FLOOR PLAN AND PROPOSED ELEVATIONS

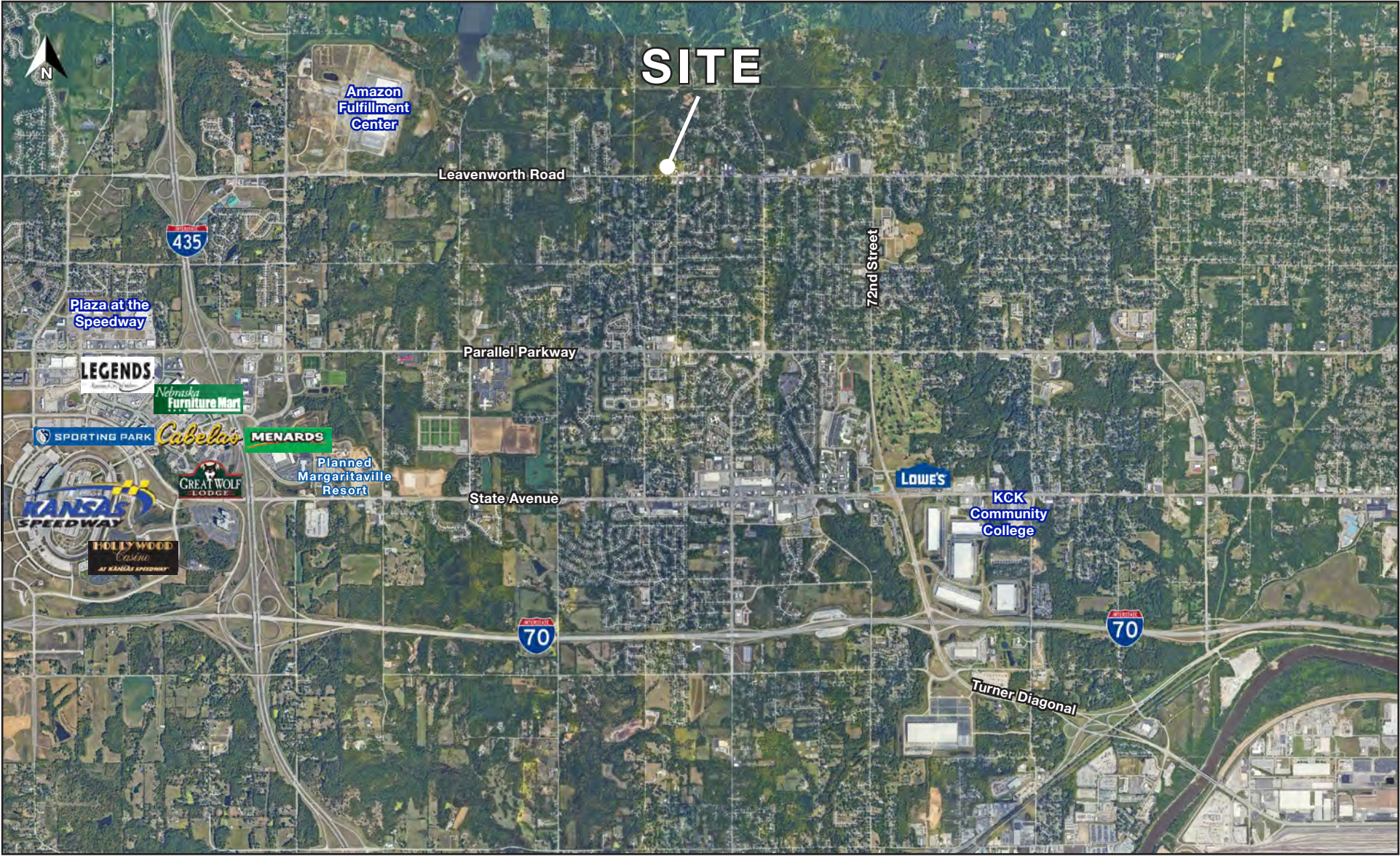
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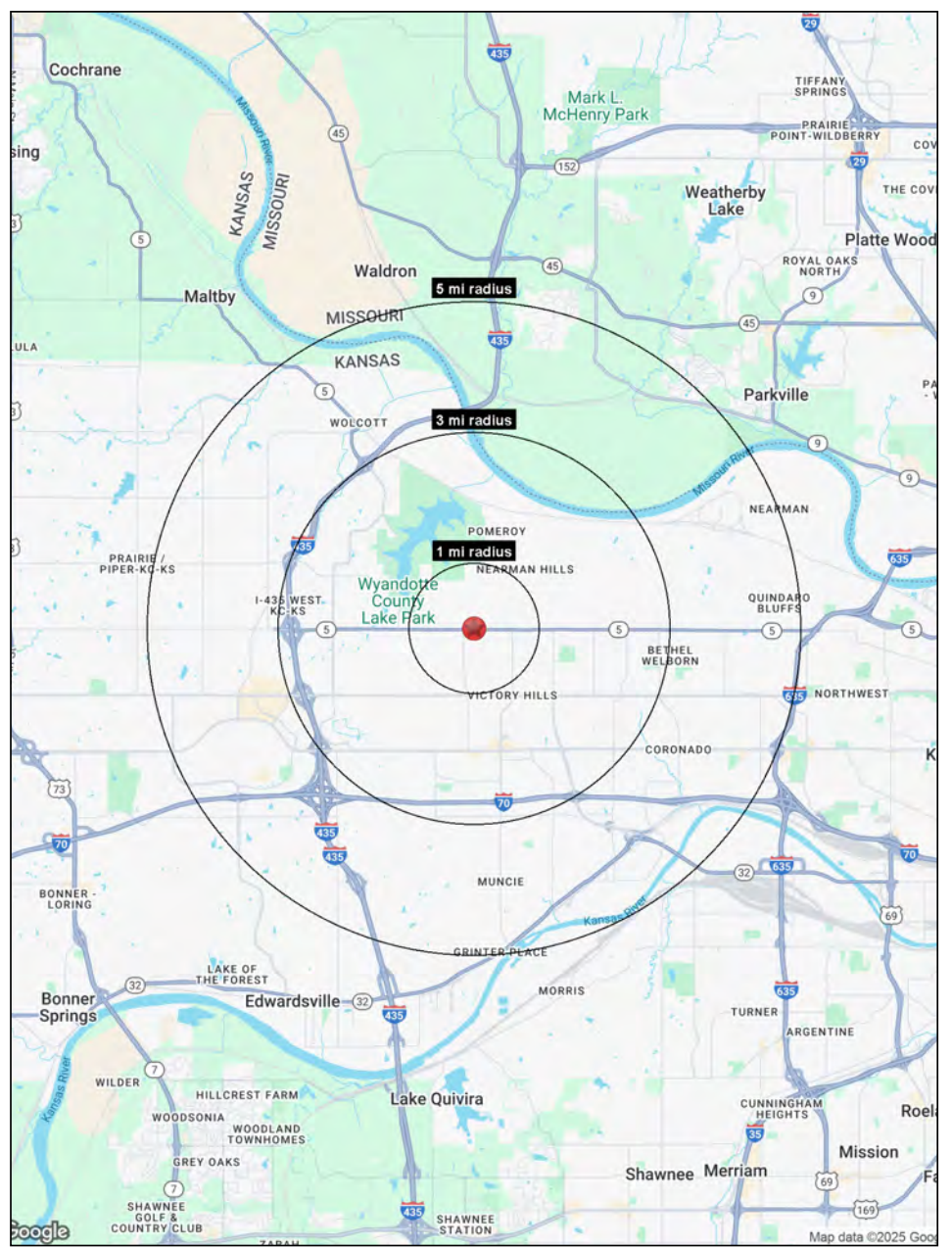
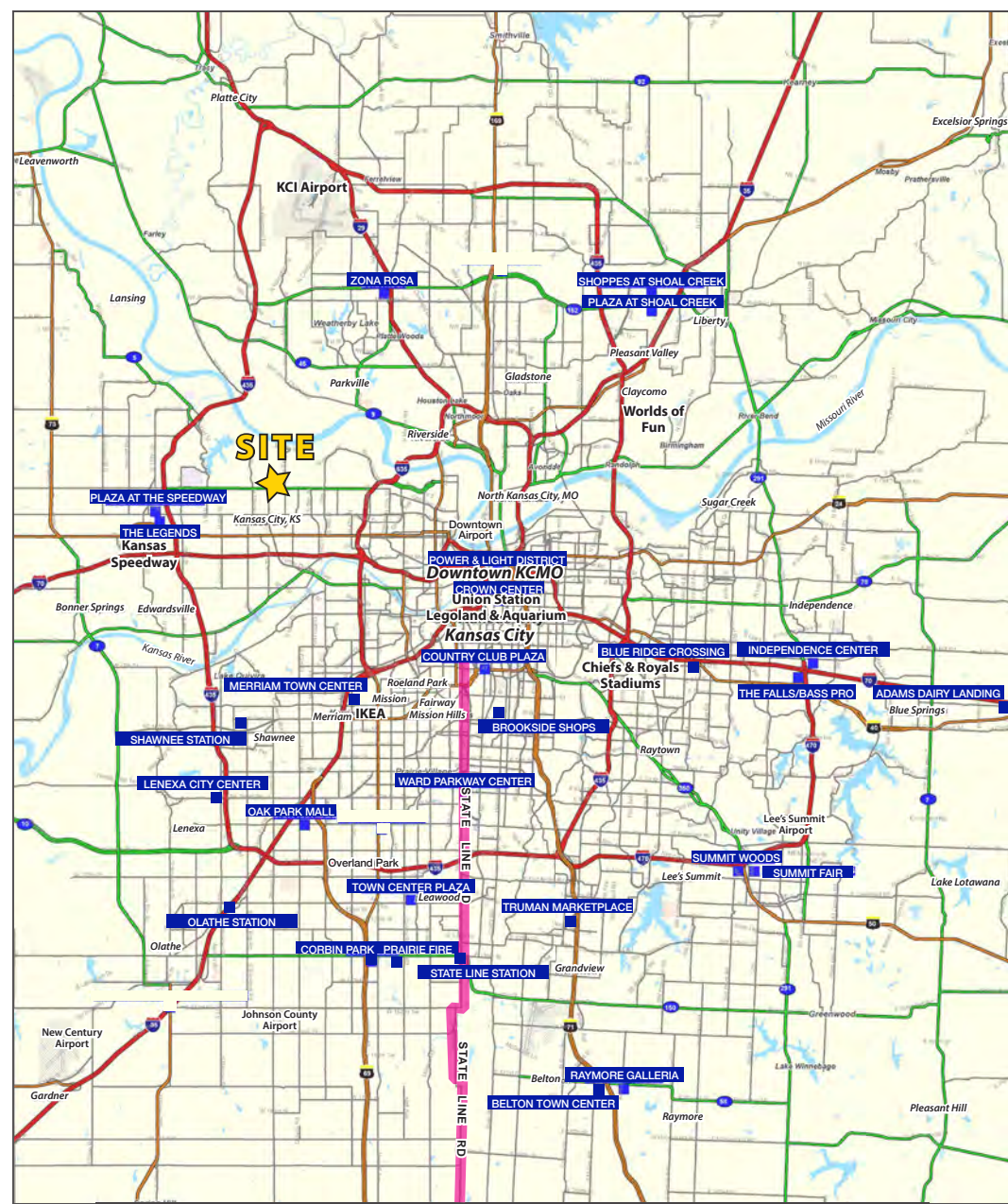
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8132-8138 Leavenworth Road Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,223	31,138	64,742
2029 Projected Population	5,026	31,160	65,577
2020 Census Population	5,598	30,844	64,642
2010 Census Population	5,365	29,347	57,336
Projected Annual Growth 2024 to 2029	-0.8%	-	0.3%
Historical Annual Growth 2010 to 2024	-0.2%	0.4%	0.9%
2024 Median Age	37.8	36.4	35.8
Households			
2024 Estimated Households	1,977	11,965	24,464
2029 Projected Households	1,902	12,056	24,964
2020 Census Households	2,170	12,081	24,251
2010 Census Households	2,099	11,522	21,743
Projected Annual Growth 2024 to 2029	-0.8%	0.2%	0.4%
Historical Annual Growth 2010 to 2024	-0.4%	0.3%	0.9%
Race and Ethnicity			
2024 Estimated White	47.8%	42.2%	48.0%
2024 Estimated Black or African American	25.4%	29.6%	25.3%
2024 Estimated Asian or Pacific Islander	10.6%	10.4%	7.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2024 Estimated Other Races	15.3%	17.1%	18.1%
2024 Estimated Hispanic	19.6%	21.3%	22.8%
Income			
2024 Estimated Average Household Income	\$89,114	\$76,969	\$89,896
2024 Estimated Median Household Income	\$67,067	\$61,287	\$71,405
2024 Estimated Per Capita Income	\$33,804	\$29,738	\$34,078
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.0%	6.1%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.9%	8.4%
2024 Estimated High School Graduate	32.0%	29.8%	28.3%
2024 Estimated Some College	21.6%	24.1%	22.5%
2024 Estimated Associates Degree Only	10.3%	10.3%	9.4%
2024 Estimated Bachelors Degree Only	13.3%	12.4%	15.1%
2024 Estimated Graduate Degree	6.7%	9.3%	9.9%
Business			
2024 Estimated Total Businesses	93	664	1,443
2024 Estimated Total Employees	1,016	9,930	20,390
2024 Estimated Employee Population per Business	10.9	15.0	14.1
2024 Estimated Residential Population per Business	56.0	46.9	44.9

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