



WEST PLAZA PURCHASE OPPORTUNITY

1911-1913 W. 45th Avenue, Kansas City, Kansas



SALE PRICE: \$575,000 | 4,739 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	19,403	110,796	279,251
Avg. Household Income	\$117,352	\$124,585	\$104,610

- Strategically located near The Country Club Plaza, KU Medical Campus, Westport, and the 39th Street Entertainment district
- Strong potential for redevelopment or office owner-user
- Premises currently divided into two separate office spaces, available to be combined
- Nestled into the Historic 45th Street Marketplace with neighboring boutique shops
- Zoned C3
- Ability to bundle property sale with surrounding residential portfolio



CLICK HERE TO VIEW MORE LISTING INFORMATION

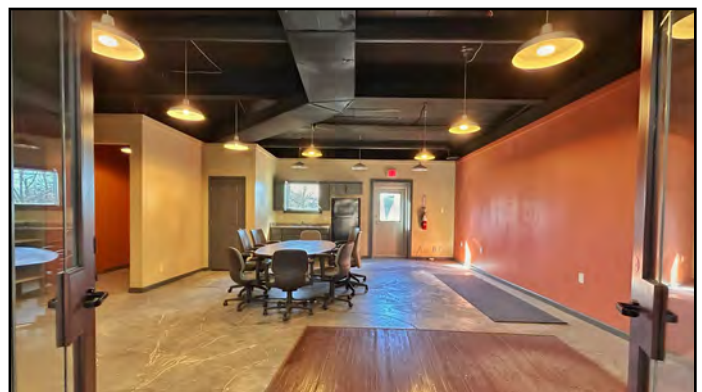
For More Information Contact:

WILL SANDERS | 816.412.7311 | gsummers@blockandco.com

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agents

PHOTOS

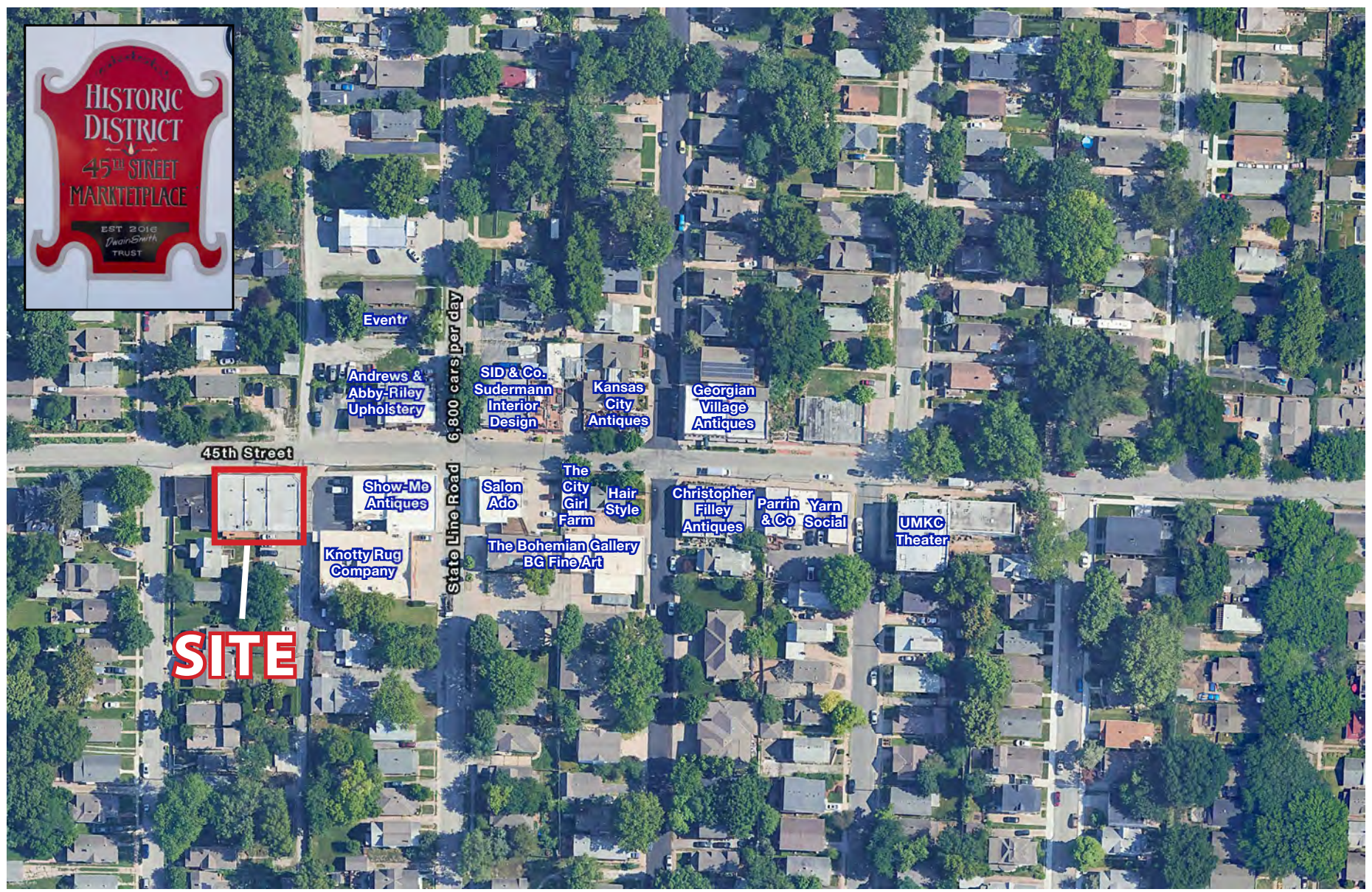




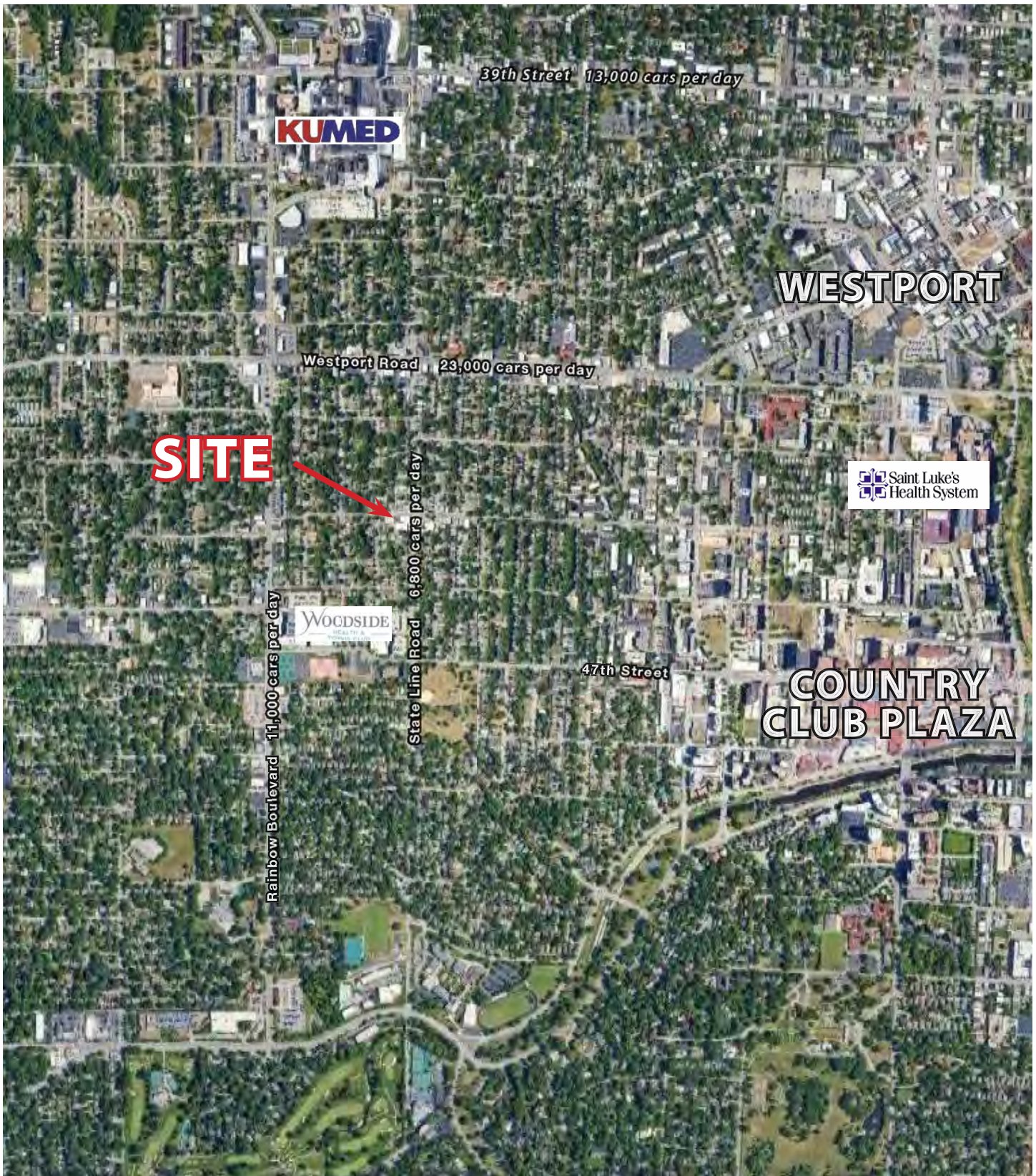
WEST PLAZA PURCHASE OPPORTUNITY

1911-1913 W. 45th Avenue, Kansas City, Kansas

AERIAL



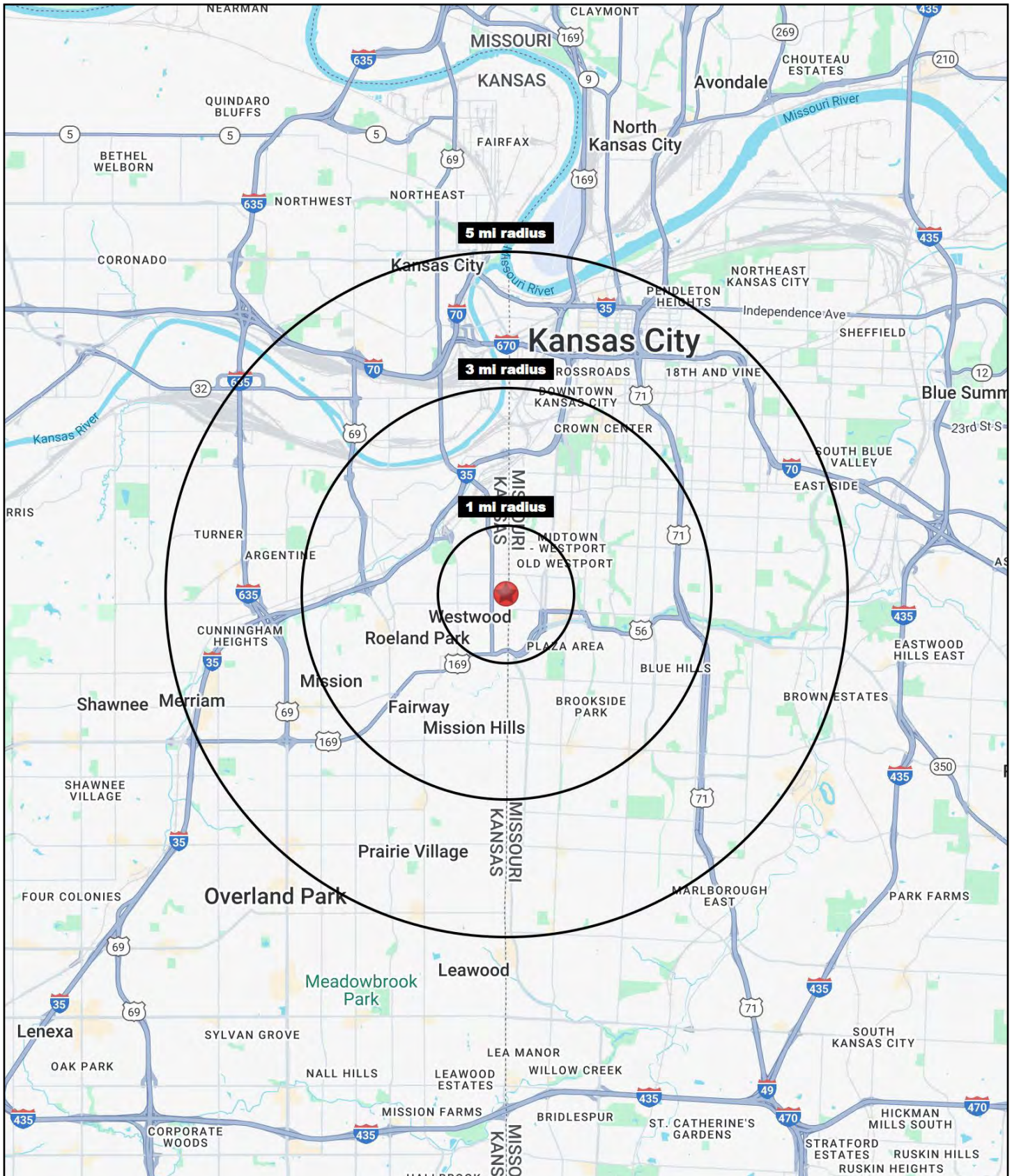
AERIAL





WEST PLAZA PURCHASE OPPORTUNITY

1911-1913 W. 45th Avenue, Kansas City, Kansas





WEST PLAZA PURCHASE OPPORTUNITY

1911-1913 W. 45th Avenue, Kansas City, Kansas

1911-1913 W. 45th Avenue Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	19,403	110,796	279,251
2029 Projected Population	19,370	110,980	279,235
2020 Census Population	19,282	110,095	276,543
2010 Census Population	18,001	104,121	261,227
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.6%	0.5%	0.5%
2024 Median Age	34.8	35.2	35.2
Households			
2024 Estimated Households	10,768	54,358	128,879
2029 Projected Households	10,789	54,696	129,944
2020 Census Households	10,408	52,087	123,699
2010 Census Households	9,879	49,032	114,784
Projected Annual Growth 2024 to 2029	-	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.8%	0.9%
Race and Ethnicity			
2024 Estimated White	74.8%	67.7%	57.3%
2024 Estimated Black or African American	8.7%	16.9%	24.9%
2024 Estimated Asian or Pacific Islander	3.9%	3.1%	2.8%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	12.0%	11.8%	14.6%
2024 Estimated Hispanic	14.4%	13.1%	16.2%
Income			
2024 Estimated Average Household Income	\$117,352	\$124,585	\$104,610
2024 Estimated Median Household Income	\$86,963	\$88,793	\$77,857
2024 Estimated Per Capita Income	\$65,476	\$61,300	\$48,462
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.2%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.5%	5.3%
2024 Estimated High School Graduate	17.0%	16.6%	21.9%
2024 Estimated Some College	13.2%	15.4%	17.6%
2024 Estimated Associates Degree Only	5.8%	5.3%	6.1%
2024 Estimated Bachelors Degree Only	34.6%	32.8%	26.7%
2024 Estimated Graduate Degree	25.1%	24.3%	18.6%
Business			
2024 Estimated Total Businesses	1,815	6,839	16,242
2024 Estimated Total Employees	17,847	87,870	204,680
2024 Estimated Employee Population per Business	9.8	12.8	12.6
2024 Estimated Residential Population per Business	10.7	16.2	17.2

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1