



COMMERCIAL SPACE FOR LEASE

8132-8136 Leavenworth Road Kansas City, Kansas



LEASE RATE: \$12/SF | 1,250-2,500 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,357	30,303	65,850
Avg. Household Income	\$97,228	\$79,512	\$90,987

- Owner pays taxes and snow removal
- Tenant - no additional charges
- 1,250 to 2,500 SF small shop retail available



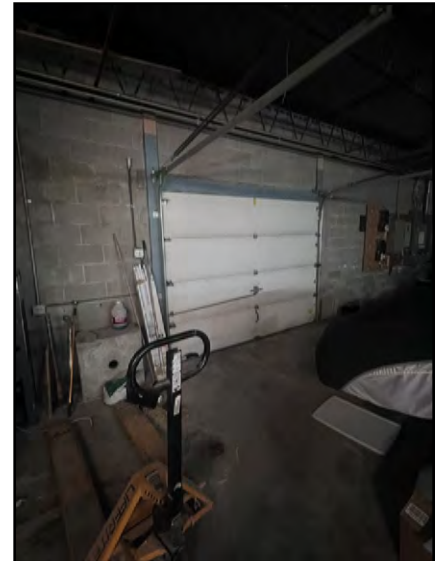
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7404 | pmassali@blockandco.com

Exclusive Agent

PHOTOS





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AERIAL

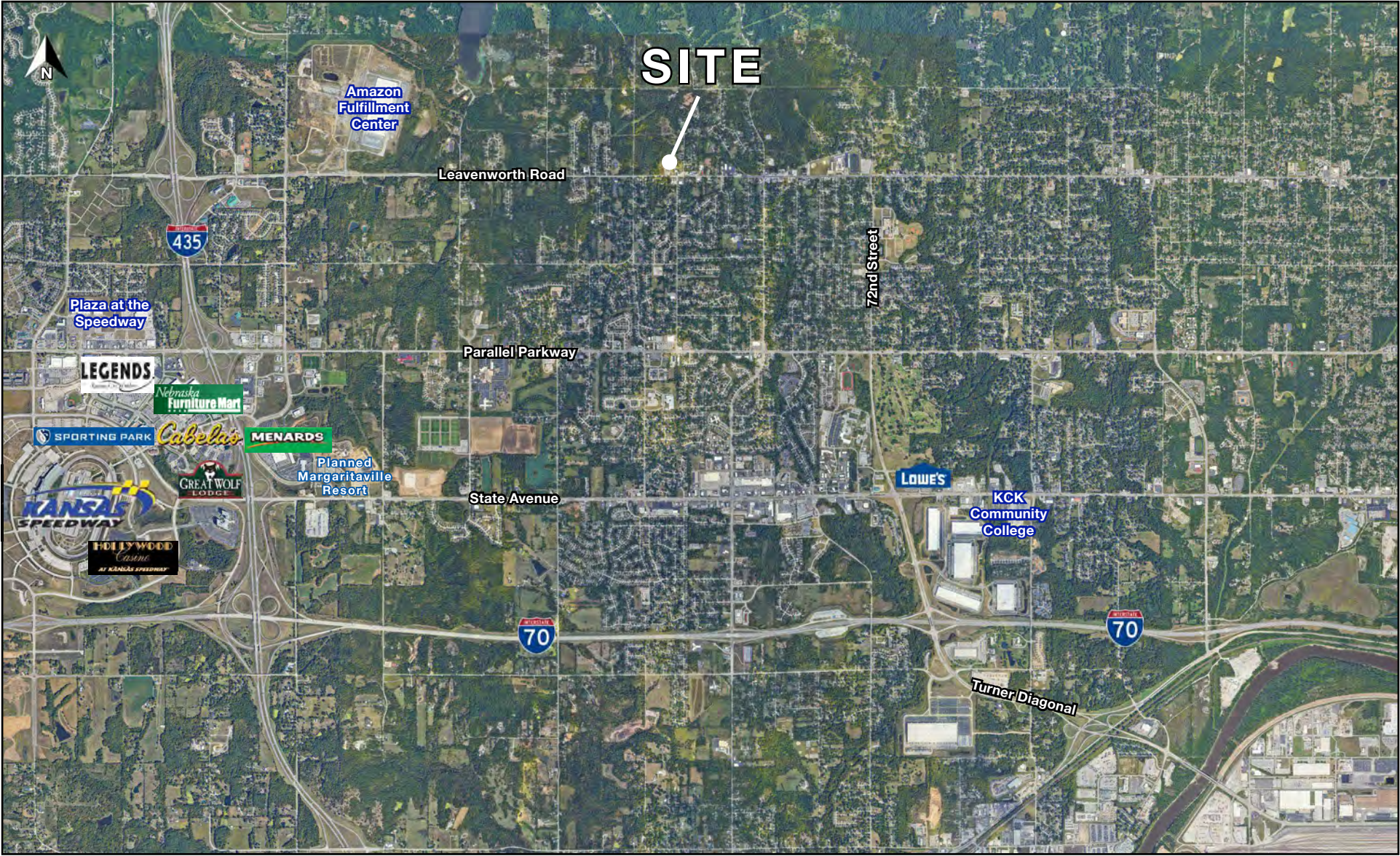




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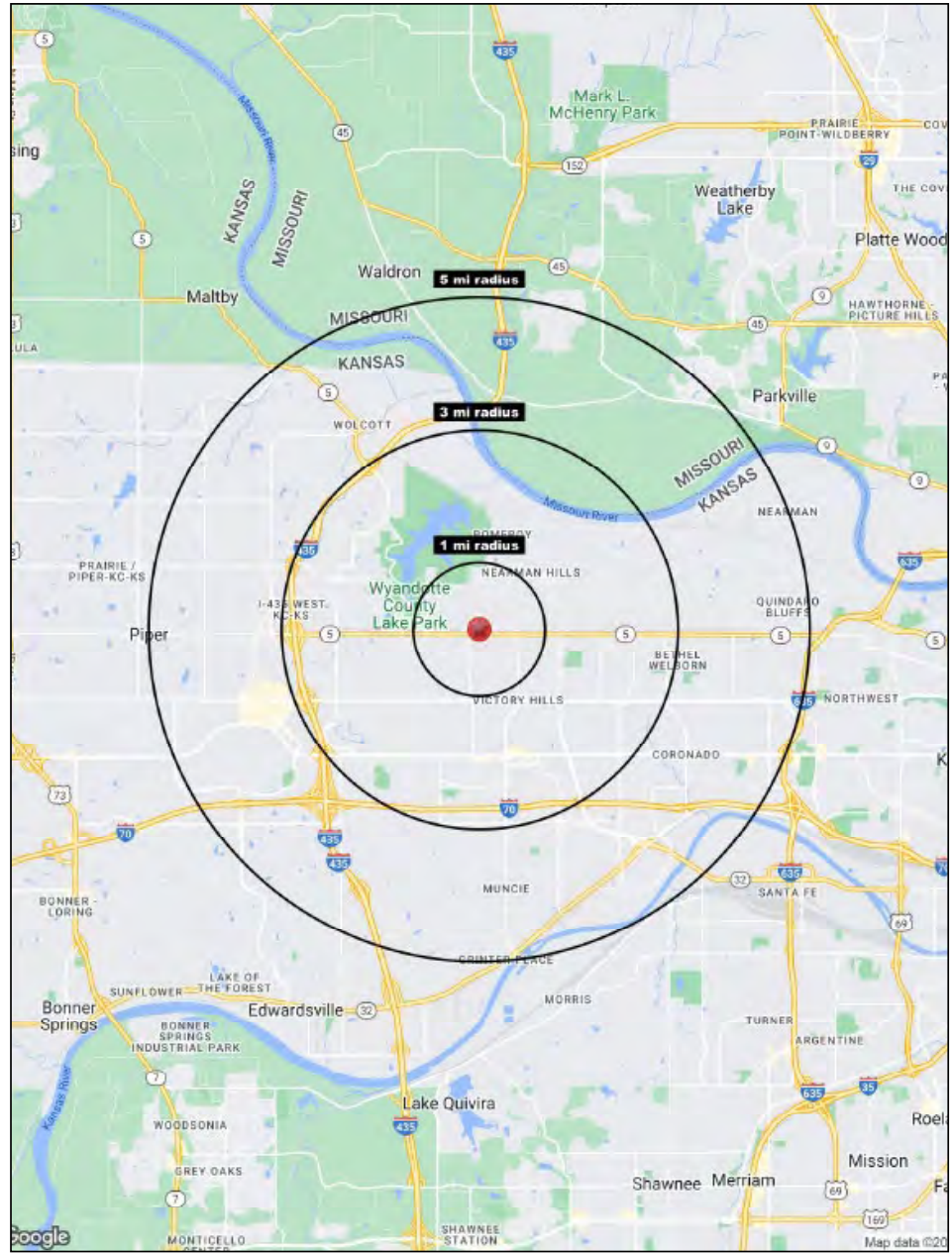
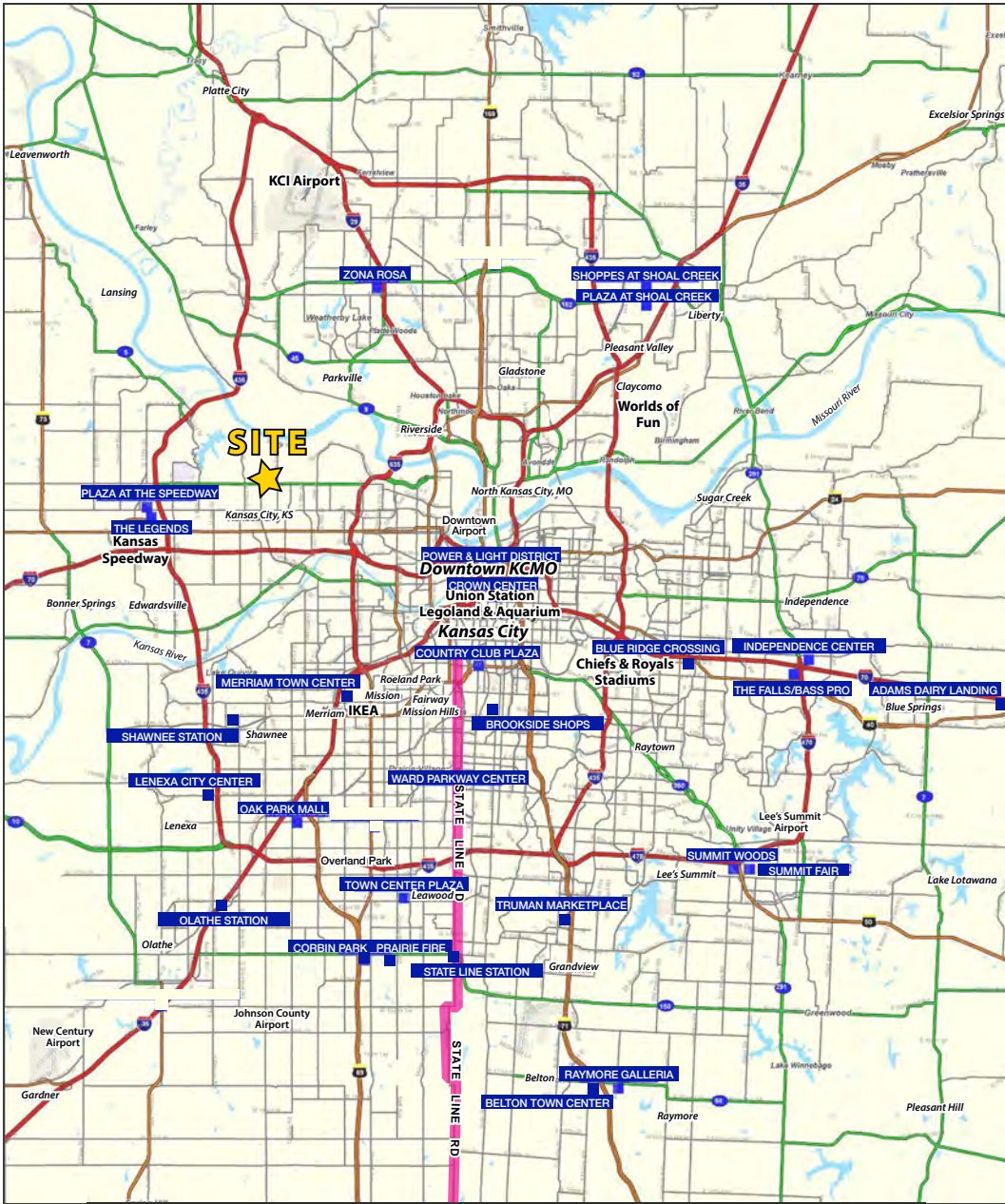


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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8132-8138 Leavenworth Road Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	5,198	30,153	66,030
2028 Projected Population	4,903	30,108	68,044
2020 Census Population	5,448	30,666	64,762
2010 Census Population	5,221	29,177	57,441
Projected Annual Growth 2023 to 2028	-1.1%	-	0.6%
Historical Annual Growth 2010 to 2023	-	0.3%	1.2%
2023 Median Age	37.6	38.1	36.6
Households			
2023 Estimated Households	2,011	12,149	25,020
2028 Projected Households	1,914	12,356	25,957
2020 Census Households	2,111	12,017	24,287
2010 Census Households	2,042	11,460	21,773
Projected Annual Growth 2023 to 2028	-1.0%	0.3%	0.7%
Historical Annual Growth 2010 to 2023	-0.1%	0.5%	1.1%
Race and Ethnicity			
2023 Estimated White	50.5%	45.7%	51.8%
2023 Estimated Black or African American	24.4%	29.2%	24.4%
2023 Estimated Asian or Pacific Islander	8.4%	8.2%	6.6%
2023 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2023 Estimated Other Races	15.9%	16.2%	16.4%
2023 Estimated Hispanic	19.0%	19.7%	19.8%
Income			
2023 Estimated Average Household Income	\$97,715	\$79,565	\$91,391
2023 Estimated Median Household Income	\$76,390	\$60,843	\$71,703
2023 Estimated Per Capita Income	\$37,862	\$32,210	\$34,725
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.1%	5.6%	6.0%
2023 Estimated Some High School (Grade Level 9 to 11)	8.7%	7.9%	7.4%
2023 Estimated High School Graduate	32.2%	30.7%	29.1%
2023 Estimated Some College	22.3%	24.2%	22.3%
2023 Estimated Associates Degree Only	9.3%	10.1%	9.3%
2023 Estimated Bachelors Degree Only	13.0%	12.8%	15.9%
2023 Estimated Graduate Degree	7.4%	8.7%	10.0%
Business			
2023 Estimated Total Businesses	65	649	1,425
2023 Estimated Total Employees	521	9,607	19,927
2023 Estimated Employee Population per Business	8.0	14.8	14.0
2023 Estimated Residential Population per Business	80.1	46.5	46.3

©2024, Stats USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1