



# 2,018 SF Freestanding Retail For Lease

4509 Rainbow Boulevard, Kansas City, Kansas



**LEASE RATE: \$5,000/MONTH NNN | 2,018 SF BUILDING ON 0.437 ACRES**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	18,230	109,786	280,244
Avg. Household Income	\$111,675	\$124,929	\$105,178

- 2,018 SF freestanding building on 0.437 mapped acres
- 12,000 cars passing by daily on Rainbow Blvd
- Two miles west of the Country Club Plaza with a daytime population over 7,500 people
- One mile south of the University of Kansas Medical Center with over 5,000 employees



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LISTING INFORMATION

For More Information Contact:

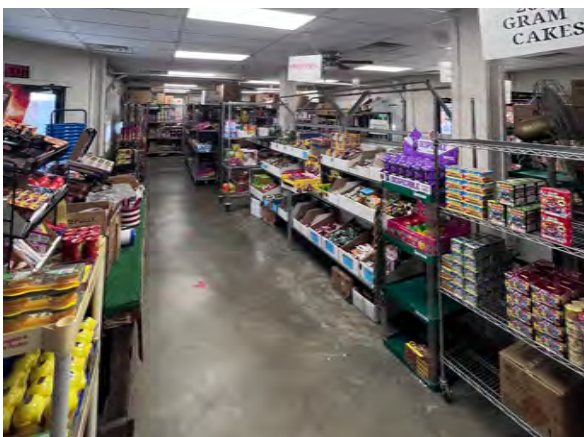
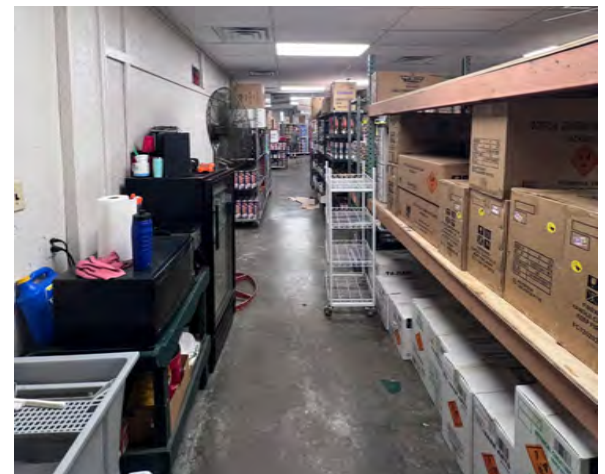
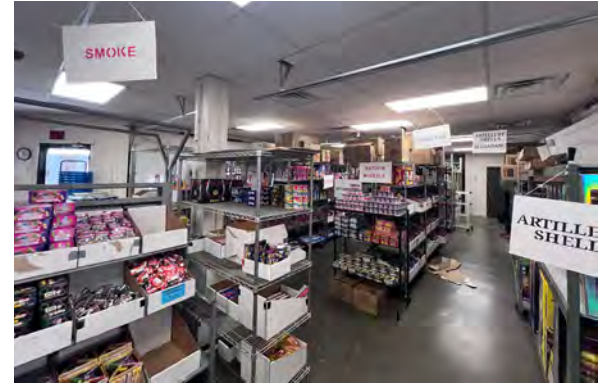
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Exclusive Agents



## PHOTOS





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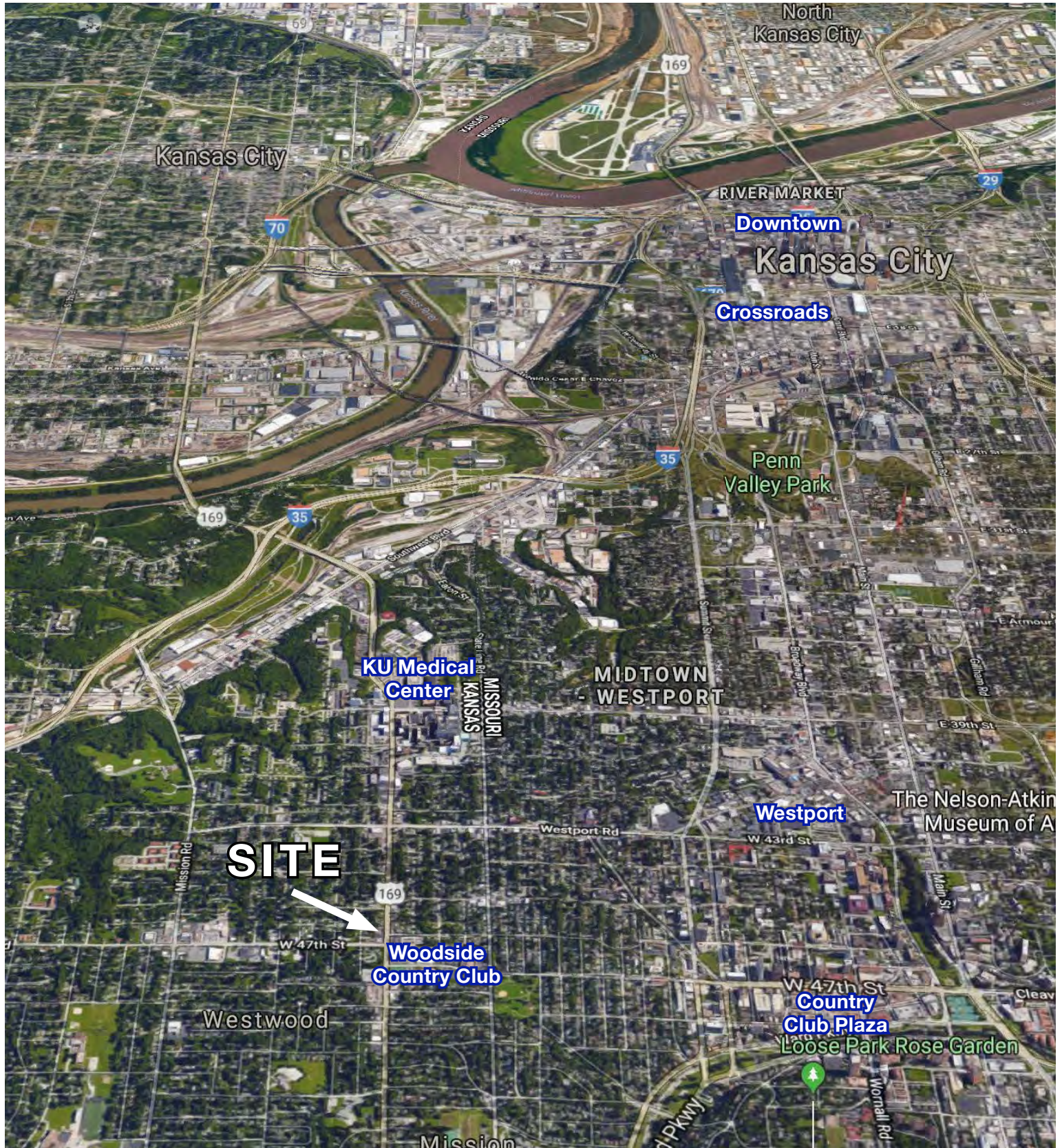
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AERIAL





## AERIAL







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## 4509 Rainbow Boulevard, Kansas City, Kansas

4509 Rainbow Boulevard Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	18,216	111,874	283,758
2030 Projected Population	18,199	112,290	284,273
2020 Census Population	18,184	109,513	278,097
2010 Census Population	17,006	103,648	262,445
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
2025 Median Age	34.7	35.1	35.3
<b>Households</b>			
2025 Estimated Households	9,833	54,776	130,259
2030 Projected Households	9,959	55,757	132,822
2020 Census Households	9,517	52,011	124,298
2010 Census Households	9,109	49,051	115,292
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	74.3%	69.4%	58.0%
2025 Estimated Black or African American	8.6%	14.8%	24.2%
2025 Estimated Asian or Pacific Islander	3.9%	3.3%	2.8%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	12.7%	12.1%	14.5%
2025 Estimated Hispanic	15.3%	13.6%	16.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$110,798	\$124,712	\$105,960
2025 Estimated Median Household Income	\$77,861	\$87,569	\$78,466
2025 Estimated Per Capita Income	\$60,207	\$61,253	\$48,843
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.2%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.5%	5.2%
2025 Estimated High School Graduate	18.1%	16.2%	21.6%
2025 Estimated Some College	13.7%	15.2%	17.7%
2025 Estimated Associates Degree Only	5.6%	5.0%	6.0%
2025 Estimated Bachelors Degree Only	32.2%	32.8%	26.9%
2025 Estimated Graduate Degree	25.4%	25.0%	18.8%
<b>Business</b>			
2025 Estimated Total Businesses	1,364	6,857	16,790
2025 Estimated Total Employees	11,150	86,734	208,724
2025 Estimated Employee Population per Business	8.2	12.6	12.4
2025 Estimated Residential Population per Business	13.4	16.3	16.9

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