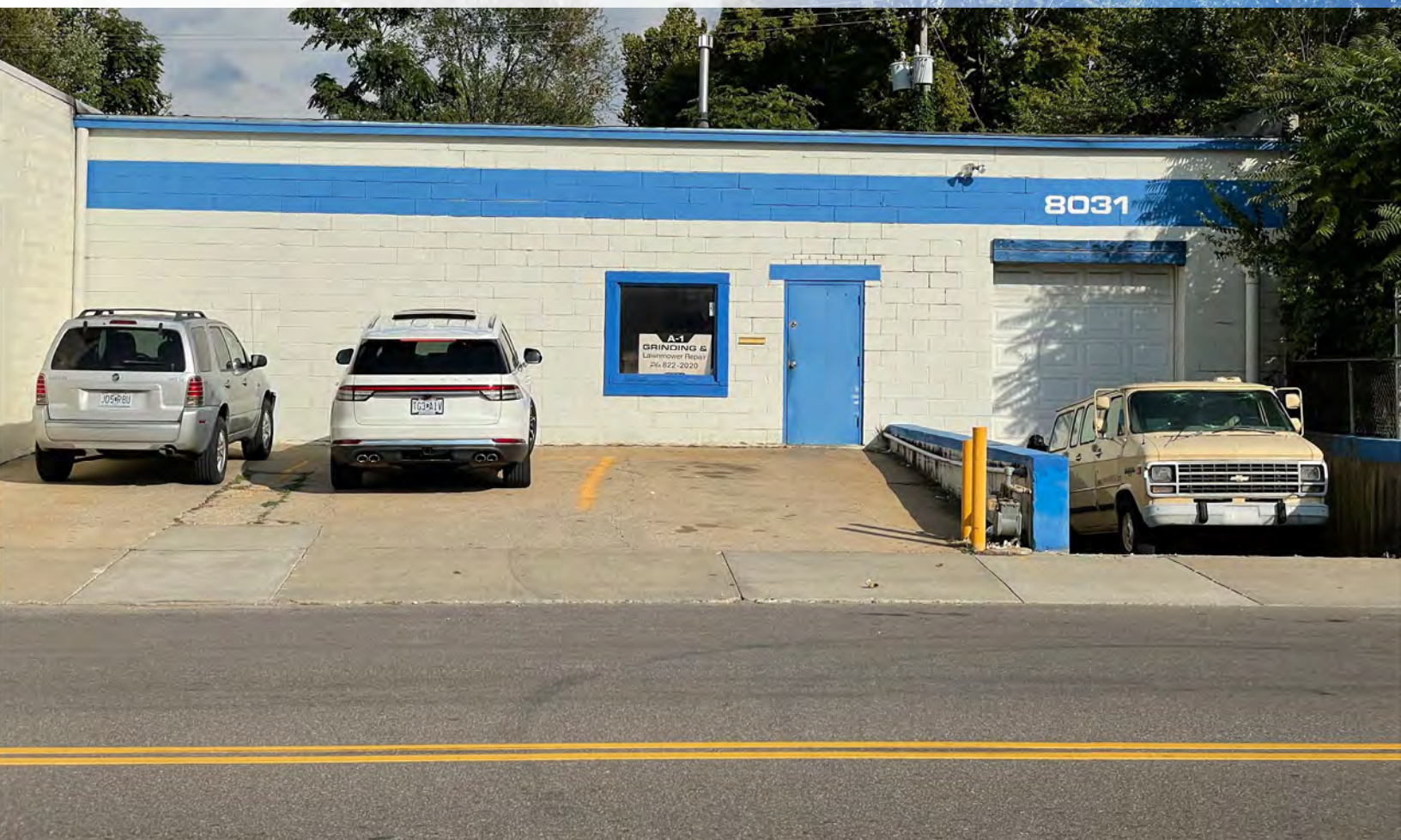




COMMERCIAL/FLEX - OFFICE/WAREHOUSE

8031-8037 Paseo, Kansas City, Missouri



SALE PRICE: \$375,000 | LEASE RATE: \$8/SF MG

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,814	72,540	210,206
Avg. Household Income	\$66,443	\$107,536	\$124,686

- Great for owner/user
- 5,000 SF building with a 6,643 SF fenced and gated yard area
- Zoned B3-2/PO (Community Business - Pedestrian Oriented Overlay)
- Possible uses: Service - Shop - Garage - Repair
- One dock door and one drive-In door



CLICK HERE TO VIEW MORE
LISTING INFORMATION

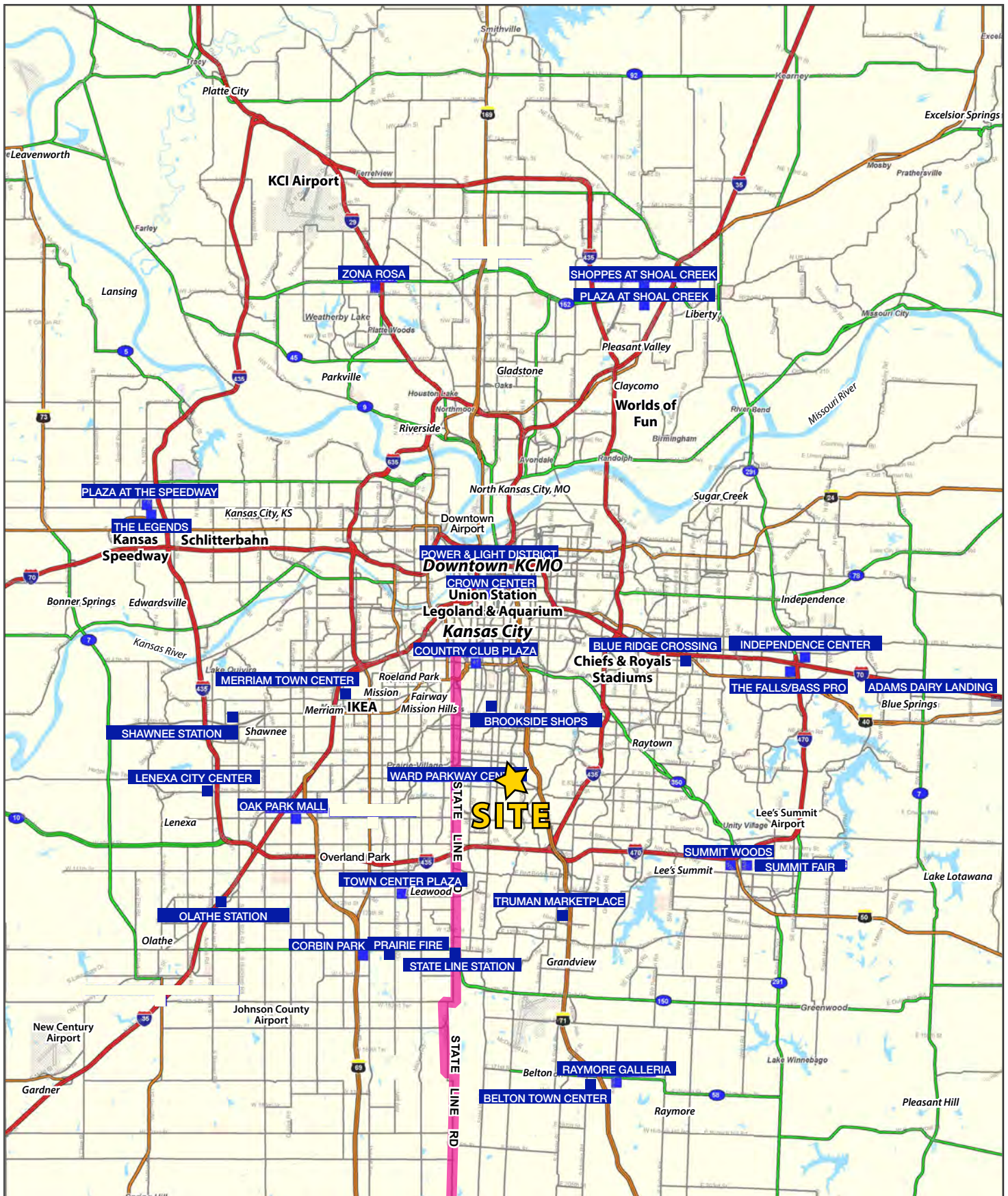
For More Information Contact:

MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

Exclusive Agent

AERIAL









COMMERCIAL/FLEX - OFFICE/WAREHOUSE

8031-8037 Paseo, Kansas City, Missouri

8031-8037 Paseo Kansas City, MO 64131	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,814	72,540	210,206
2029 Projected Population	10,562	71,625	208,975
2020 Census Population	10,973	72,352	211,237
2010 Census Population	10,900	71,020	203,671
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
2024 Median Age	34.6	37.0	37.9
Households			
2024 Estimated Households	4,778	33,267	94,684
2029 Projected Households	4,671	32,911	94,409
2020 Census Households	4,700	33,099	93,252
2010 Census Households	4,580	32,059	89,601
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.4%
Race and Ethnicity			
2024 Estimated White	32.0%	56.0%	61.7%
2024 Estimated Black or African American	58.8%	35.3%	28.7%
2024 Estimated Asian or Pacific Islander	0.8%	1.4%	2.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
2024 Estimated Other Races	7.8%	7.1%	7.2%
2024 Estimated Hispanic	6.2%	6.4%	6.8%
Income			
2024 Estimated Average Household Income	\$66,443	\$107,536	\$124,686
2024 Estimated Median Household Income	\$57,440	\$84,906	\$91,865
2024 Estimated Per Capita Income	\$29,397	\$49,373	\$56,268
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.2%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	7.7%	4.5%	3.5%
2024 Estimated High School Graduate	31.8%	20.2%	19.1%
2024 Estimated Some College	26.1%	20.3%	19.4%
2024 Estimated Associates Degree Only	6.8%	6.6%	6.5%
2024 Estimated Bachelors Degree Only	16.8%	27.5%	28.9%
2024 Estimated Graduate Degree	6.7%	18.9%	21.0%
Business			
2024 Estimated Total Businesses	378	3,488	9,354
2024 Estimated Total Employees	4,664	31,358	99,259
2024 Estimated Employee Population per Business	12.3	9.0	10.6
2024 Estimated Residential Population per Business	28.6	20.8	22.5

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