



39TH & BELL RETAIL CENTER

1714-1726 W. 39th Street, Kansas City, Missouri



RETAIL/RESTAURANT SPACE | LEASE RATE: \$18/SF NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,769	104,568	280,539
Avg. Household Income	\$89,202	\$113,255	\$100,643

- Located in the 39th Street Restaurant Corridor
- 2,905 SF end cap space available
- Rare off street parking and great visibility
- Walking distance to KU Medical Center
- High pedestrian traffic area
- Join other national and local restaurants and retail



CLICK HERE TO VIEW MORE
LISTING INFORMATION

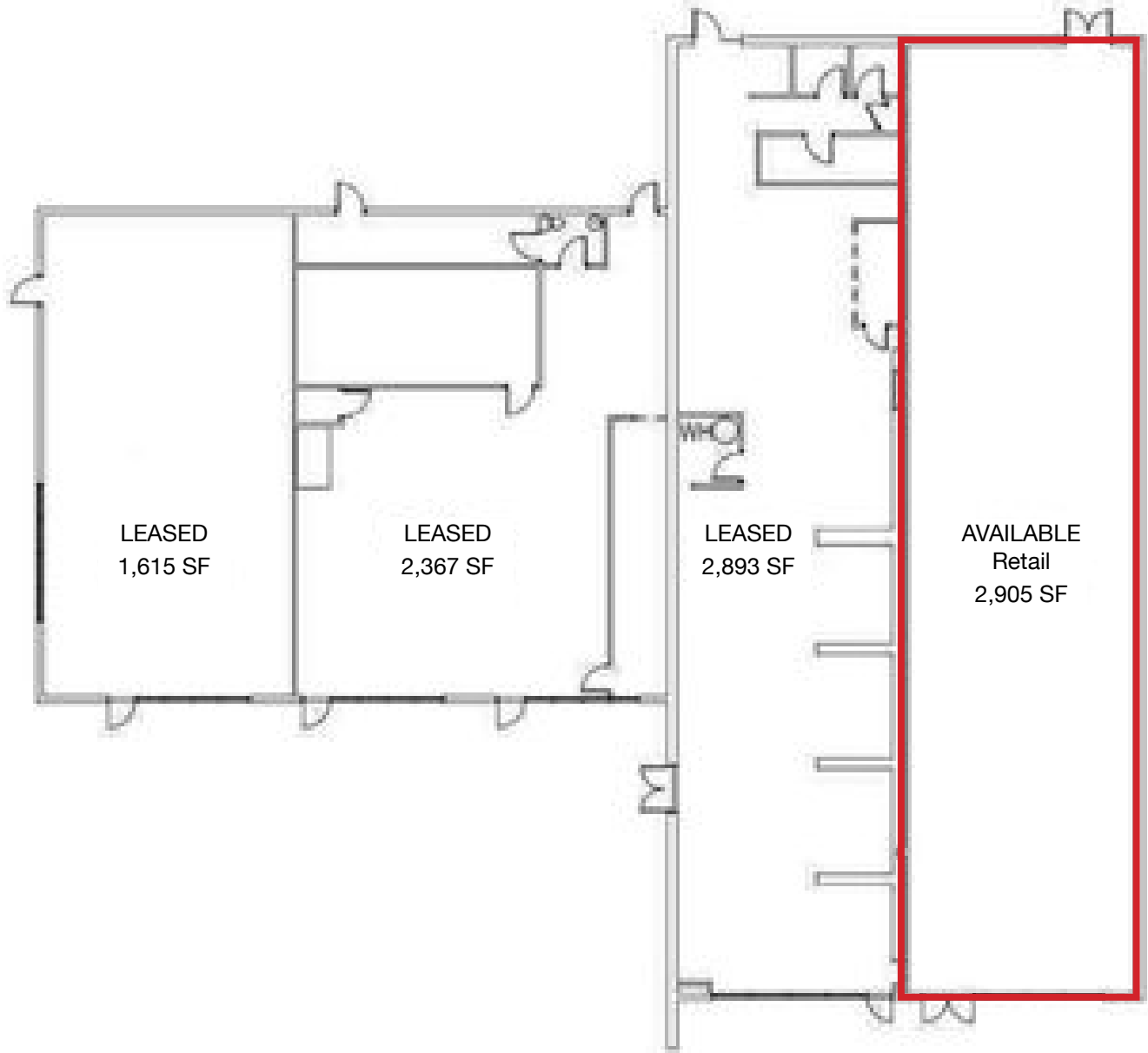
For More Information Contact:

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Exclusive Agent

SITE PLAN



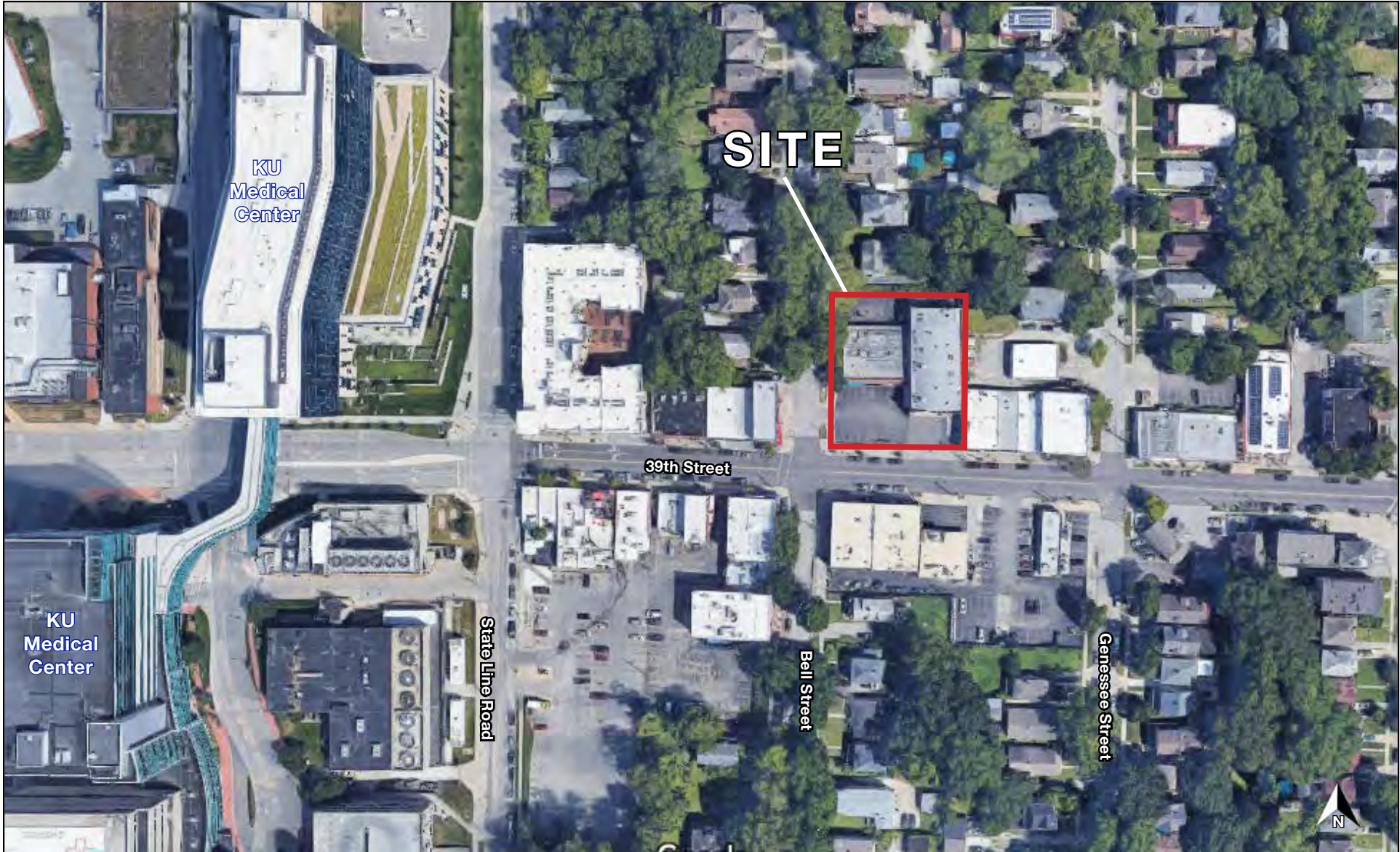
9,714 SF Total



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AERIAL

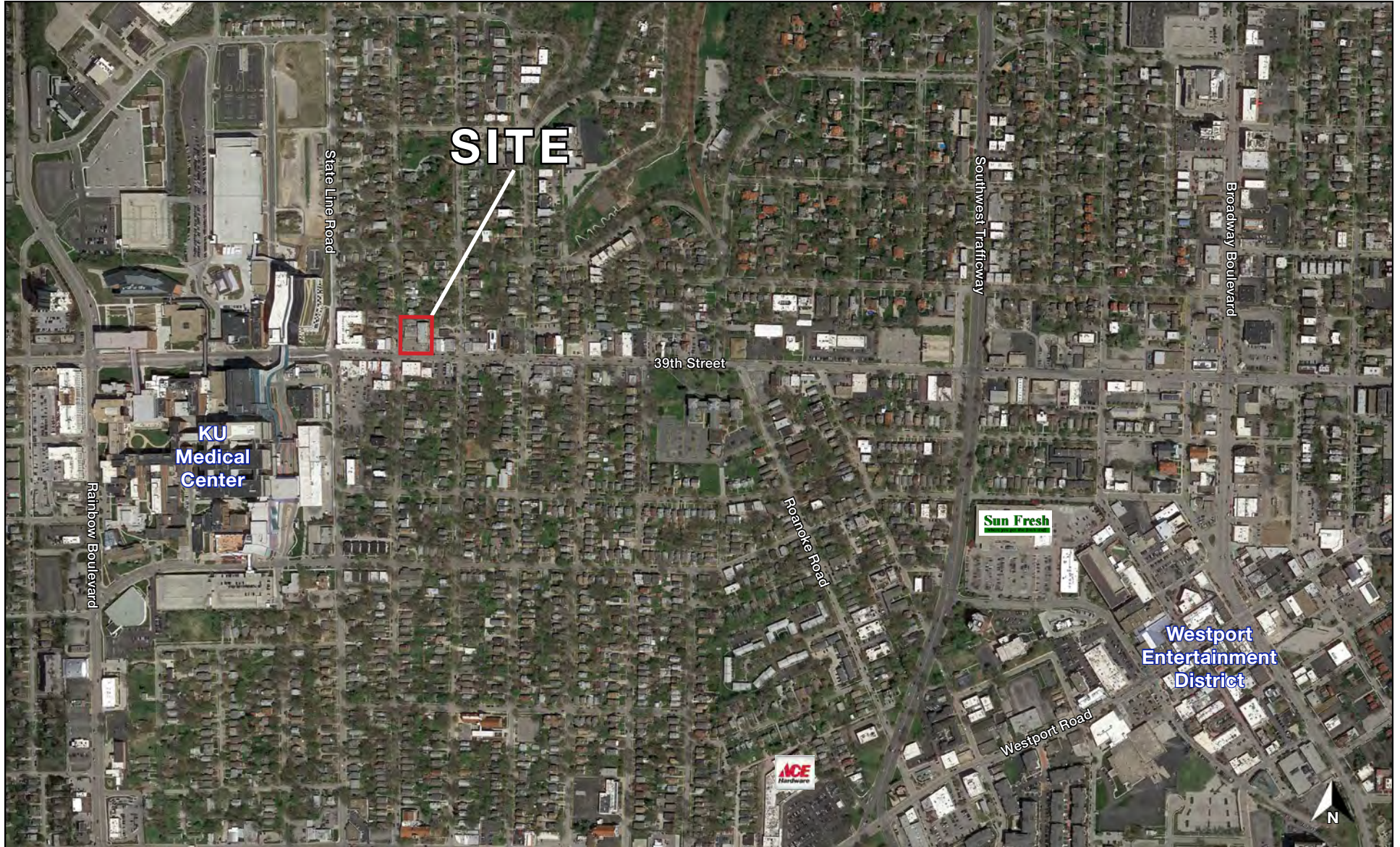




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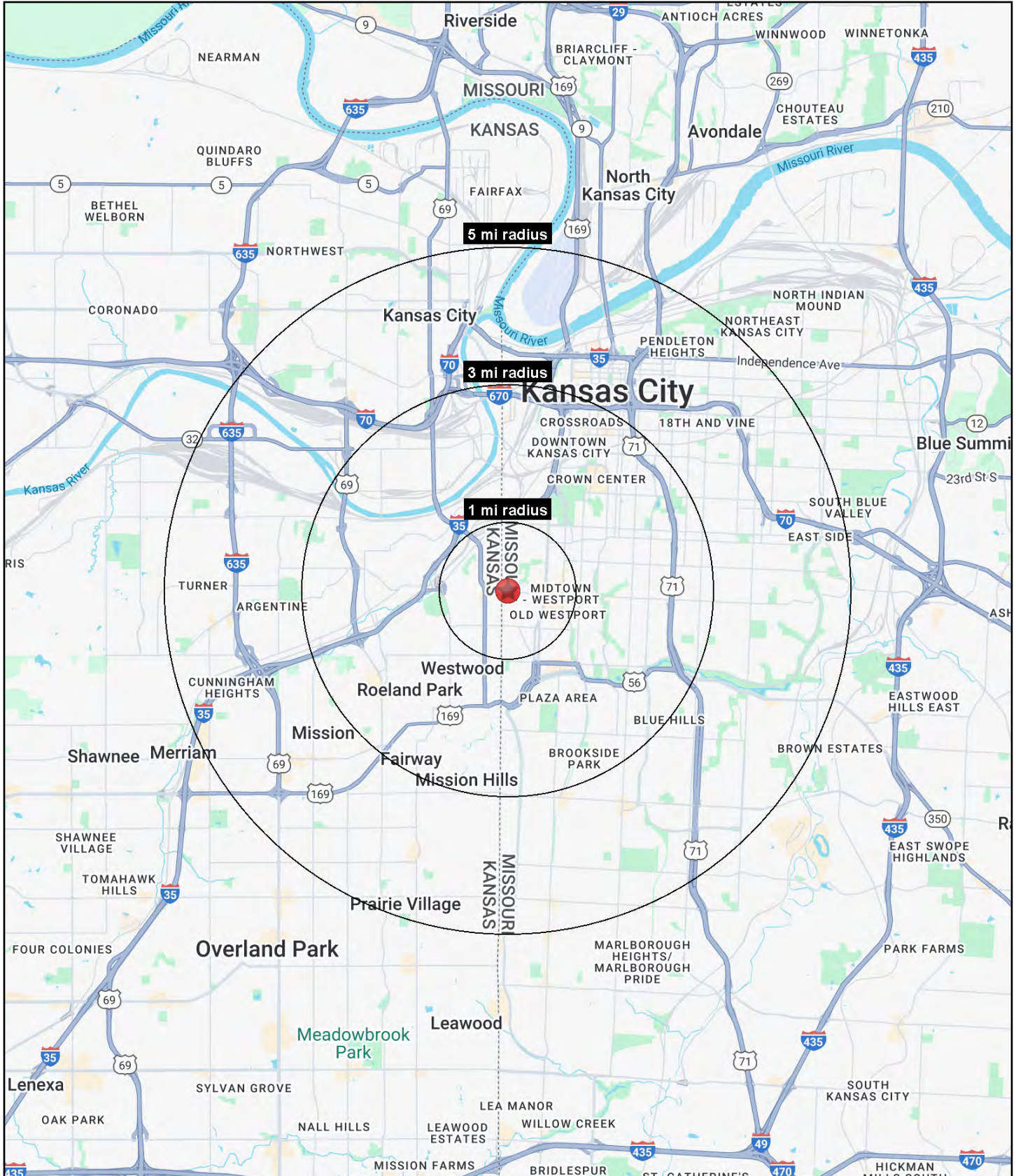
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AERIAL



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1714-1726 W. 39th Street Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	17,769	104,568	280,539
2029 Projected Population	17,803	105,382	281,281
2020 Census Population	17,711	103,104	275,087
2010 Census Population	16,792	95,808	259,352
Projected Annual Growth 2024 to 2029	-	0.2%	-
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.6%
2024 Median Age	33.6	34.2	34.5
Households			
2024 Estimated Households	10,101	51,707	127,453
2029 Projected Households	10,186	52,420	128,869
2020 Census Households	9,542	48,616	121,100
2010 Census Households	9,218	44,672	111,914
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2024	0.7%	1.1%	1.0%
Race and Ethnicity			
2024 Estimated White	68.7%	63.4%	54.2%
2024 Estimated Black or African American	13.2%	19.1%	25.5%
2024 Estimated Asian or Pacific Islander	4.2%	3.2%	3.2%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
2024 Estimated Other Races	13.1%	13.8%	16.4%
2024 Estimated Hispanic	15.7%	15.7%	18.5%
Income			
2024 Estimated Average Household Income	\$89,202	\$113,255	\$100,643
2024 Estimated Median Household Income	\$69,007	\$80,250	\$74,578
2024 Estimated Per Capita Income	\$51,072	\$56,221	\$45,900
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.2%	4.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.3%	5.9%
2024 Estimated High School Graduate	18.8%	18.6%	22.8%
2024 Estimated Some College	13.0%	15.6%	17.7%
2024 Estimated Associates Degree Only	5.9%	5.6%	6.0%
2024 Estimated Bachelors Degree Only	33.3%	30.5%	25.4%
2024 Estimated Graduate Degree	24.3%	22.2%	17.6%
Business			
2024 Estimated Total Businesses	1,421	7,607	15,742
2024 Estimated Total Employees	13,380	102,372	199,953
2024 Estimated Employee Population per Business	9.4	13.5	12.7
2024 Estimated Residential Population per Business	12.5	13.7	17.8

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