



RETAIL & WAREHOUSE FOR SALE

8132-8136 Leavenworth Road Kansas City, Kansas



SALE PRICE: \$600,000 | 11,200 SF CENTER

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 5,223 | 31,138 | 64,742 |
| Avg. Household Income | \$89,114 | \$76,969 | \$89,896 |

- 6,700 SF retail center
- 4,200 SF warehouse with three drive-in doors
- Three apartments in the basement of the retail center
- Huge upside for investor-owner/user
- Proposed apartments on the adjacent property
- Priced well below replacement cost



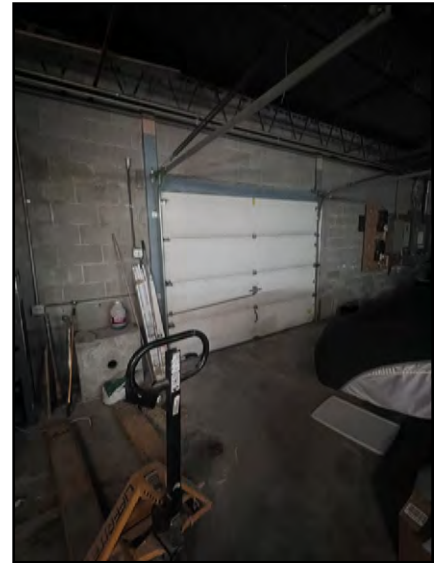
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PAUL MASSALI | 816.412.7404 | pmassali@blockandco.com

Exclusive Agents

PHOTOS



AERIAL

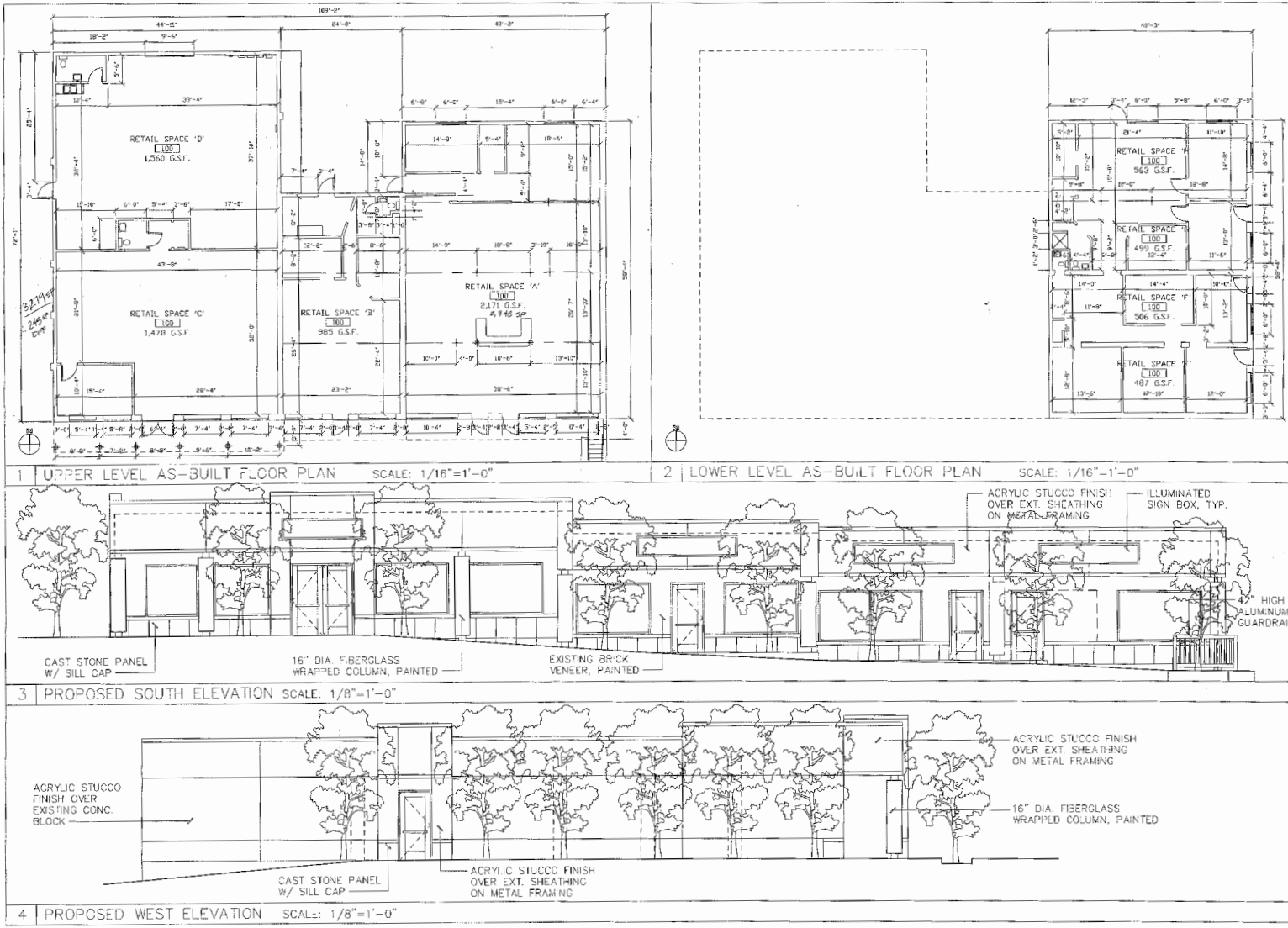




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PLANS



TIML ARKTEK
A LIMITED LIABILITY COS

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

8025 MAIN STREET, #71
KANSAS CITY, MISSOURI
TEL: 816.881.4300
FAX: 816.881.4300
EMAIL: timlarktek@aol.com

Project

8132 LEAVENWORTH PARKWAY, LLC/ALLEN BETTS
COMMERCIAL DEVELOPMENT
FLOOR PLANS AND ELEVATIONS

Drawn By: CTM
Checked By: CTM
Approved By: CTM

AS-BUILT FLOOR PLANS

AS-BUILT FLOOR PLAN AND PROPOSED ELEVATIONS

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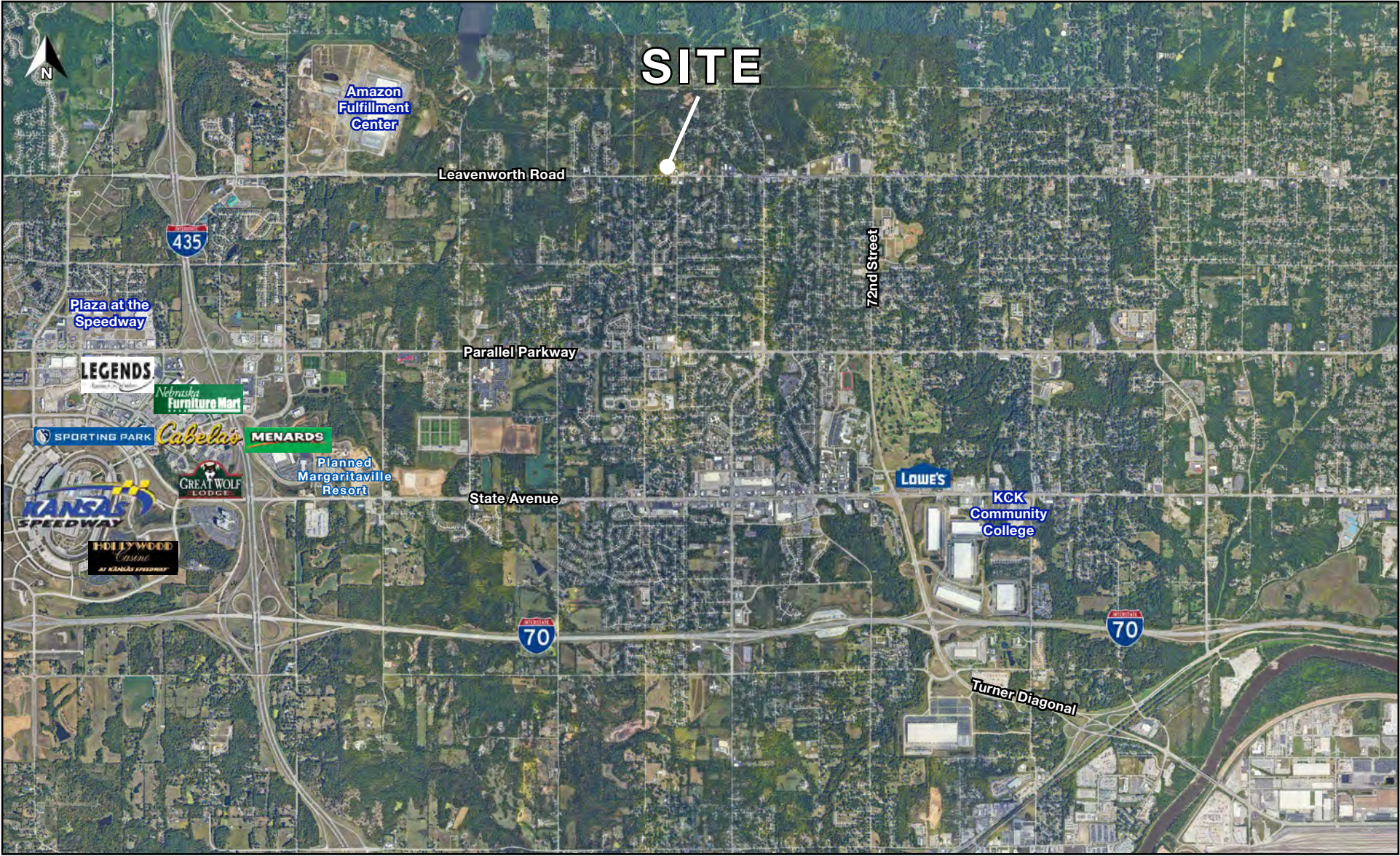
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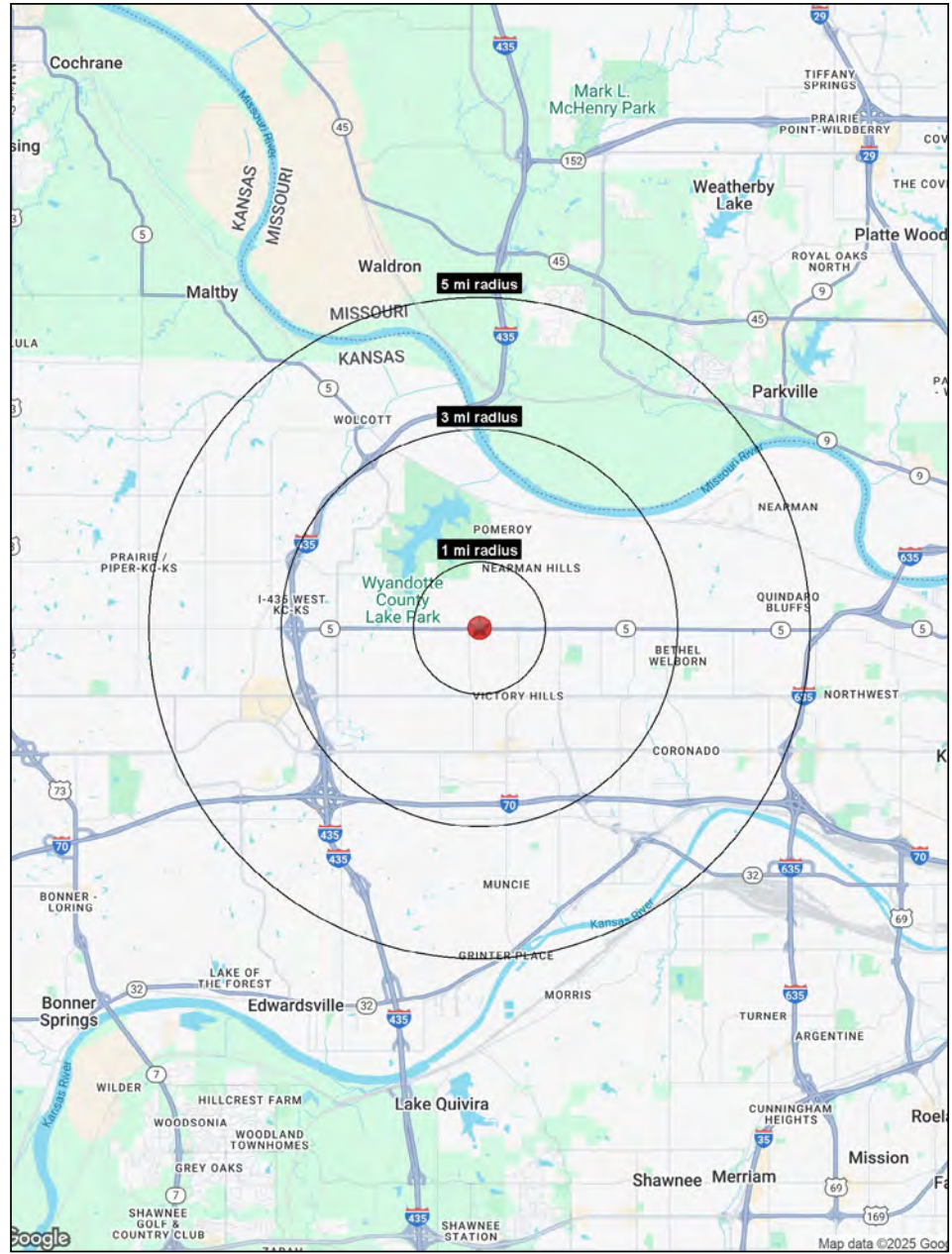
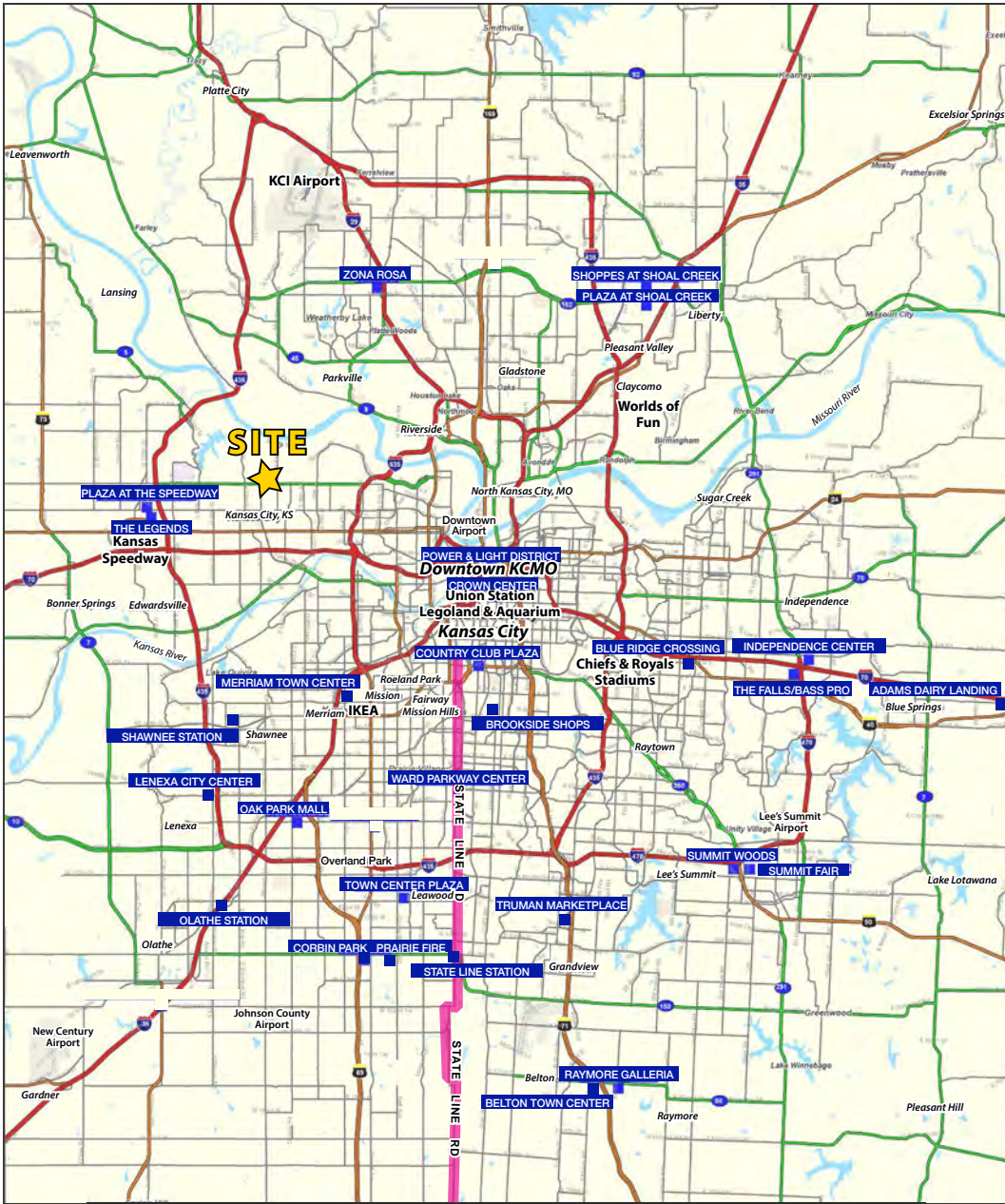
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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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| 8132-8138 Leavenworth Road Kansas City, KS 66109 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 5,223 | 31,138 | 64,742 |
| 2029 Projected Population | 5,026 | 31,160 | 65,577 |
| 2020 Census Population | 5,598 | 30,844 | 64,642 |
| 2010 Census Population | 5,365 | 29,347 | 57,336 |
| Projected Annual Growth 2024 to 2029 | -0.8% | - | 0.3% |
| Historical Annual Growth 2010 to 2024 | -0.2% | 0.4% | 0.9% |
| 2024 Median Age | 37.8 | 36.4 | 35.8 |
| Households | | | |
| 2024 Estimated Households | 1,977 | 11,965 | 24,464 |
| 2029 Projected Households | 1,902 | 12,056 | 24,964 |
| 2020 Census Households | 2,170 | 12,081 | 24,251 |
| 2010 Census Households | 2,099 | 11,522 | 21,743 |
| Projected Annual Growth 2024 to 2029 | -0.8% | 0.2% | 0.4% |
| Historical Annual Growth 2010 to 2024 | -0.4% | 0.3% | 0.9% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 47.8% | 42.2% | 48.0% |
| 2024 Estimated Black or African American | 25.4% | 29.6% | 25.3% |
| 2024 Estimated Asian or Pacific Islander | 10.6% | 10.4% | 7.7% |
| 2024 Estimated American Indian or Native Alaskan | 0.8% | 0.7% | 0.8% |
| 2024 Estimated Other Races | 15.3% | 17.1% | 18.1% |
| 2024 Estimated Hispanic | 19.6% | 21.3% | 22.8% |
| Income | | | |
| 2024 Estimated Average Household Income | \$89,114 | \$76,969 | \$89,896 |
| 2024 Estimated Median Household Income | \$67,067 | \$61,287 | \$71,405 |
| 2024 Estimated Per Capita Income | \$33,804 | \$29,738 | \$34,078 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 7.0% | 6.1% | 6.4% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 9.0% | 7.9% | 8.4% |
| 2024 Estimated High School Graduate | 32.0% | 29.8% | 28.3% |
| 2024 Estimated Some College | 21.6% | 24.1% | 22.5% |
| 2024 Estimated Associates Degree Only | 10.3% | 10.3% | 9.4% |
| 2024 Estimated Bachelors Degree Only | 13.3% | 12.4% | 15.1% |
| 2024 Estimated Graduate Degree | 6.7% | 9.3% | 9.9% |
| Business | | | |
| 2024 Estimated Total Businesses | 93 | 664 | 1,443 |
| 2024 Estimated Total Employees | 1,016 | 9,930 | 20,390 |
| 2024 Estimated Employee Population per Business | 10.9 | 15.0 | 14.1 |
| 2024 Estimated Residential Population per Business | 56.0 | 46.9 | 44.9 |

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