



RETAIL & RESIDENTIAL PORTFOLIO SALE

2301 E. 12th St. & 1211-1215 Park St., Kansas City, MO



SALE PRICE: \$800,000 | 4,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,473	104,747	214,906
Avg. Household Income	\$51,940	\$72,607	\$76,713

- 4,000+/- SF two tenant retail building zoned B32
- Five bed, three bath home zoned R15 included
- Potential redevelopment opportunity
- Five car garage
- Close proximity to Interstate 70

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

[For More Information Contact:](#)

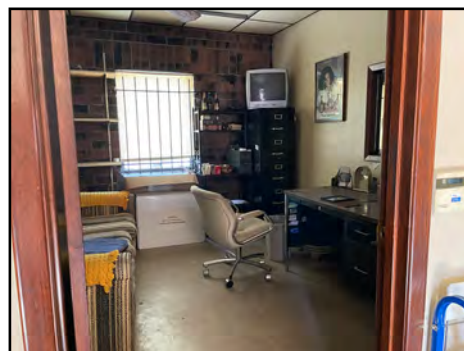
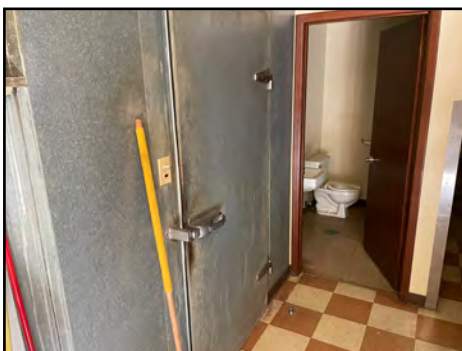
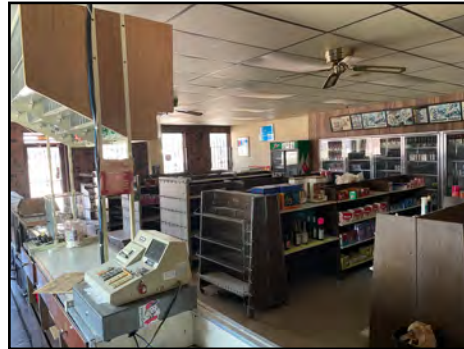
GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

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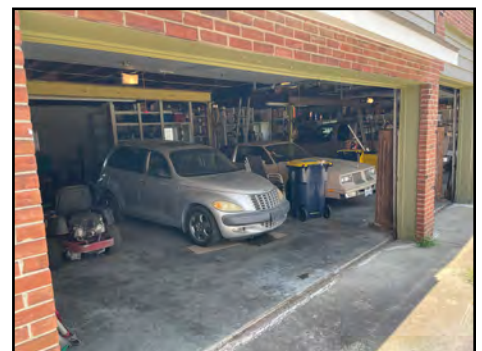
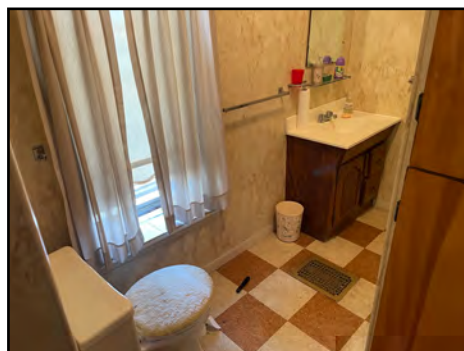
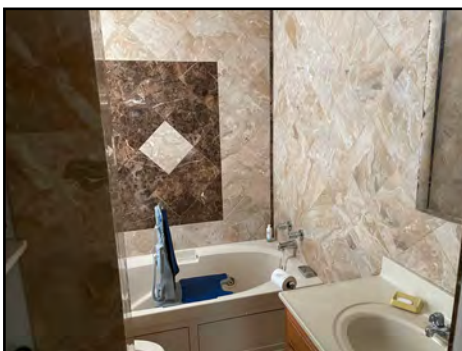
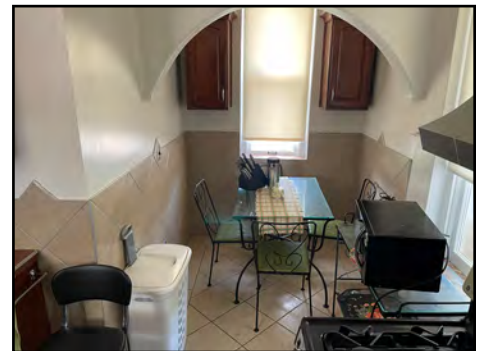
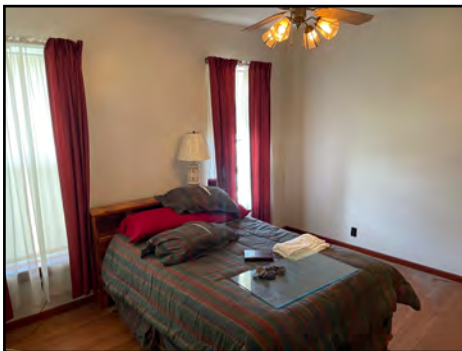
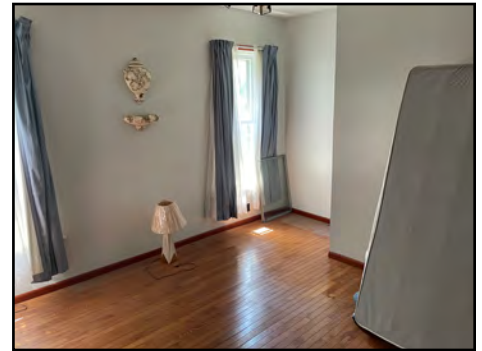
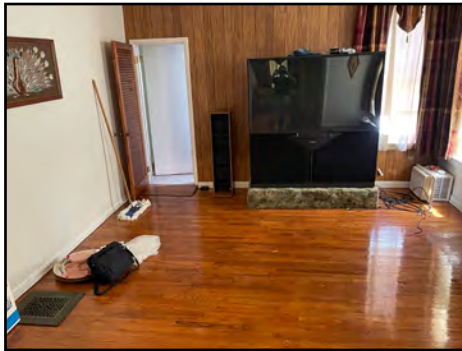
Exclusive Agents



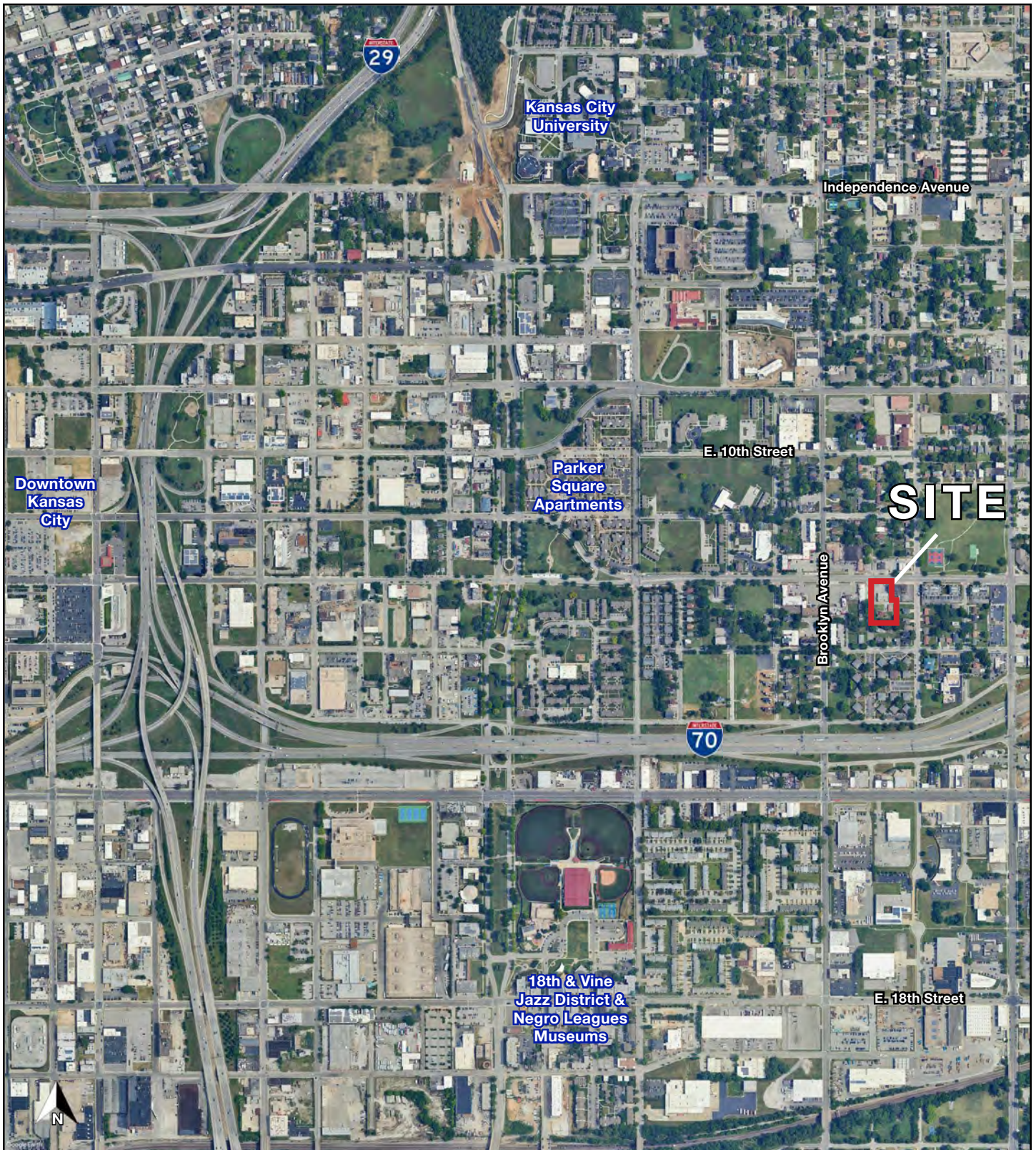
RETAIL PHOTOS



RESIDENTIAL PHOTOS



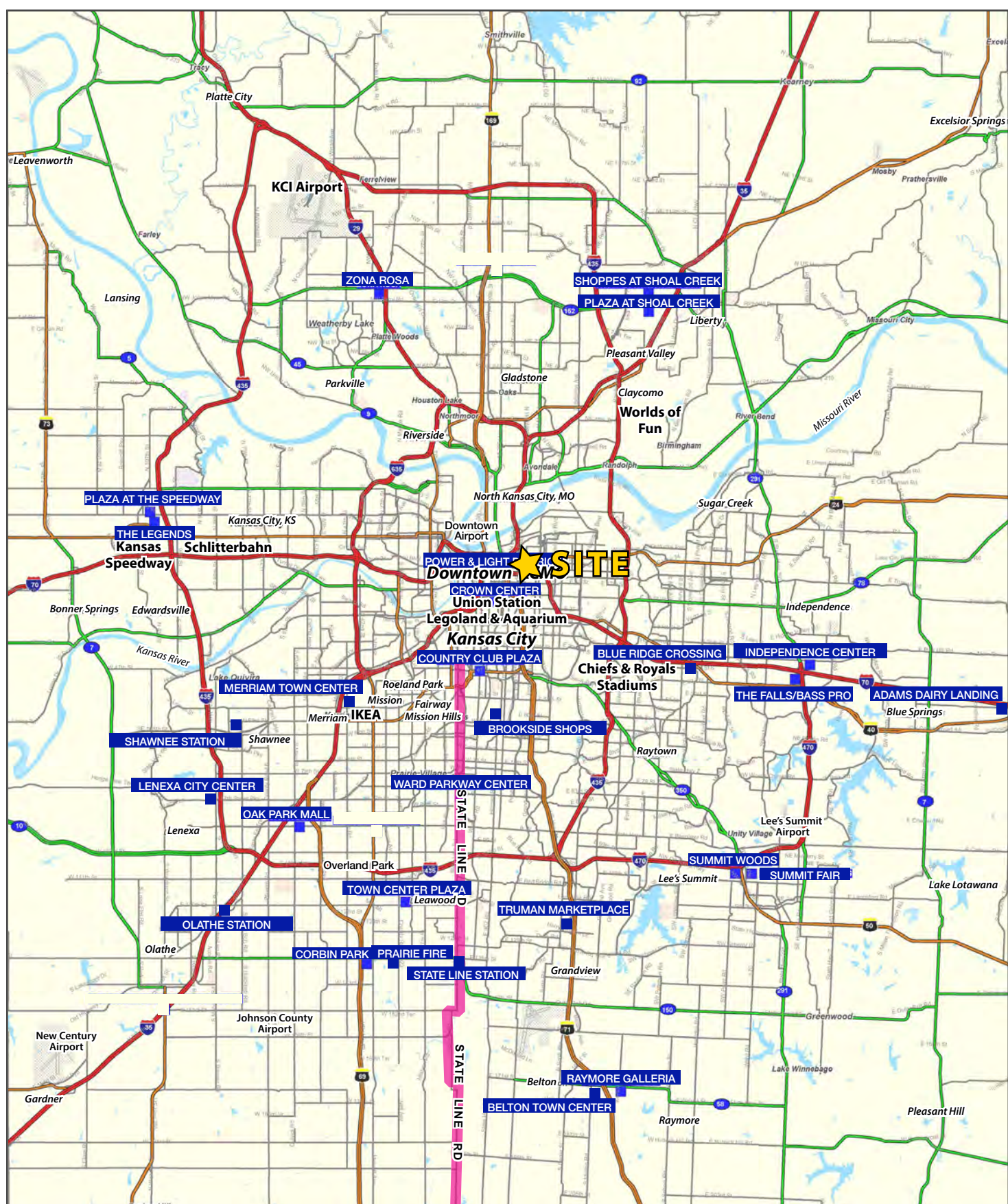
AERIAL





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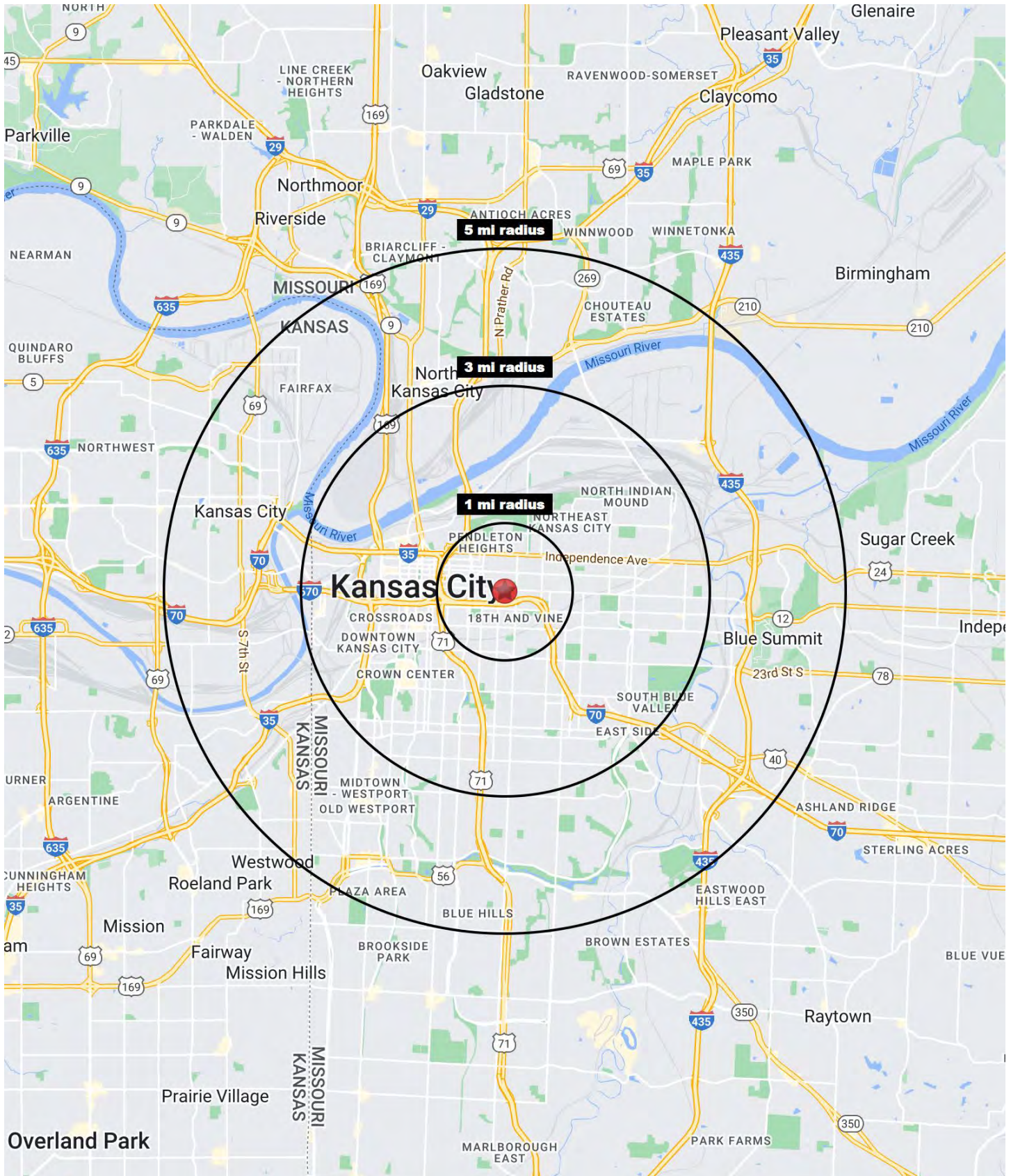
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2301 E. 12th Street Kansas City, MO 64127	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,473	104,747	214,906
2029 Projected Population	14,605	107,593	219,155
2020 Census Population	13,831	96,236	204,233
2010 Census Population	14,649	88,681	191,760
Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.4%
Historical Annual Growth 2010 to 2024	-	1.3%	0.9%
2024 Median Age	31.9	32.1	33.2
Households			
2024 Estimated Households	5,664	47,030	97,812
2029 Projected Households	5,702	48,817	100,509
2020 Census Households	5,321	41,906	89,412
2010 Census Households	5,528	35,556	81,312
Projected Annual Growth 2024 to 2029	0.1%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	0.2%	2.3%	1.4%
Race and Ethnicity			
2024 Estimated White	29.1%	41.1%	47.3%
2024 Estimated Black or African American	47.1%	33.1%	29.2%
2024 Estimated Asian or Pacific Islander	6.3%	4.7%	4.2%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2024 Estimated Other Races	16.8%	20.4%	18.7%
2024 Estimated Hispanic	17.6%	22.4%	20.7%
Income			
2024 Estimated Average Household Income	\$51,940	\$72,607	\$76,713
2024 Estimated Median Household Income	\$33,253	\$52,526	\$55,785
2024 Estimated Per Capita Income	\$20,810	\$32,757	\$35,127
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	9.5%	8.0%	6.5%
2024 Estimated Some High School (Grade Level 9 to 11)	11.5%	8.7%	7.7%
2024 Estimated High School Graduate	30.4%	27.5%	27.4%
2024 Estimated Some College	24.6%	18.4%	18.5%
2024 Estimated Associates Degree Only	5.5%	6.4%	6.7%
2024 Estimated Bachelors Degree Only	10.3%	19.5%	20.7%
2024 Estimated Graduate Degree	8.1%	11.5%	12.6%
Business			
2024 Estimated Total Businesses	665	7,248	13,837
2024 Estimated Total Employees	8,564	106,574	200,037
2024 Estimated Employee Population per Business	12.9	14.7	14.5
2024 Estimated Residential Population per Business	21.7	14.5	15.5

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