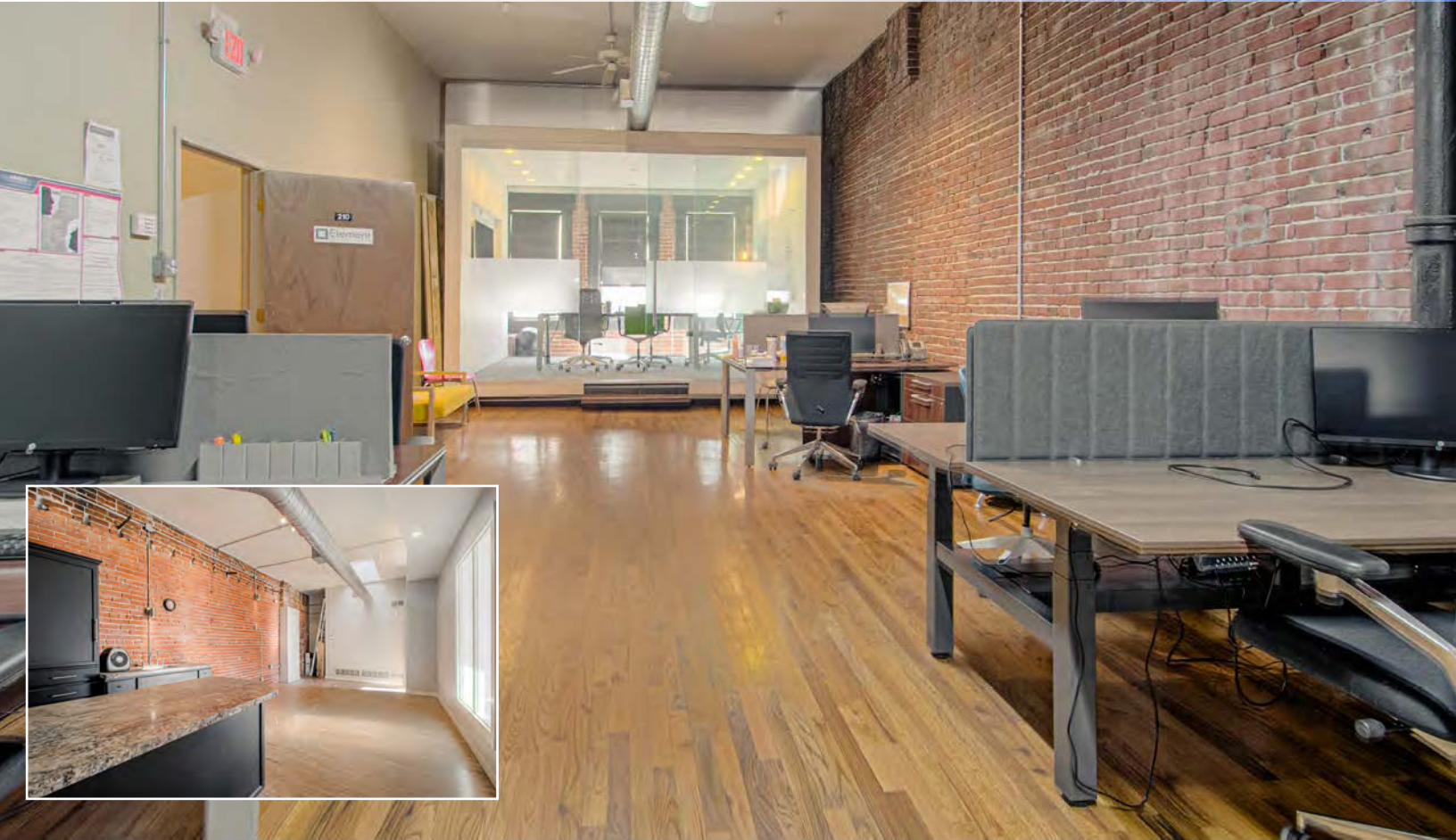




RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri



LEASE RATE: \$18-20/SF MOD. GROSS | OFFICE SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,708	82,312	232,362
Avg. Household Income	\$93,971	\$76,378	\$77,174

- Rare River Market Availability
- 3,240 SF upper level office space
- 1/2 block from the KC Streetcar
- 12 foot ceiling heights
- [View 3,240 SF Office Space - 360° Tour](#)



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

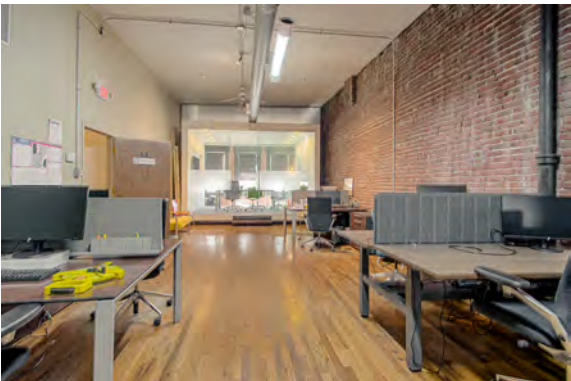
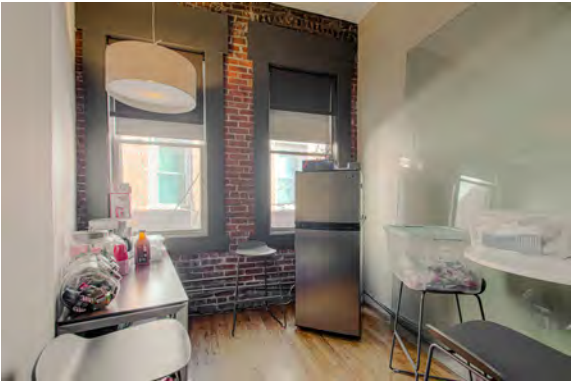
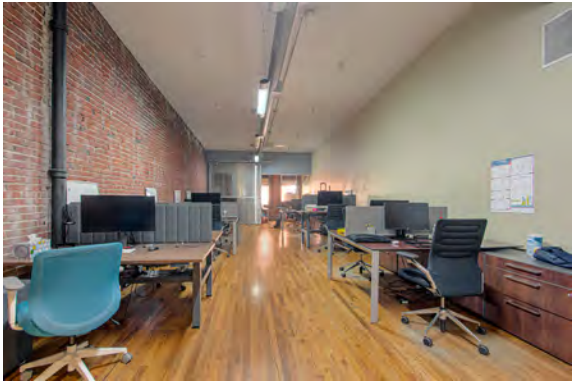
Exclusive Agent



RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

3,240 SF SPACE PHOTOS

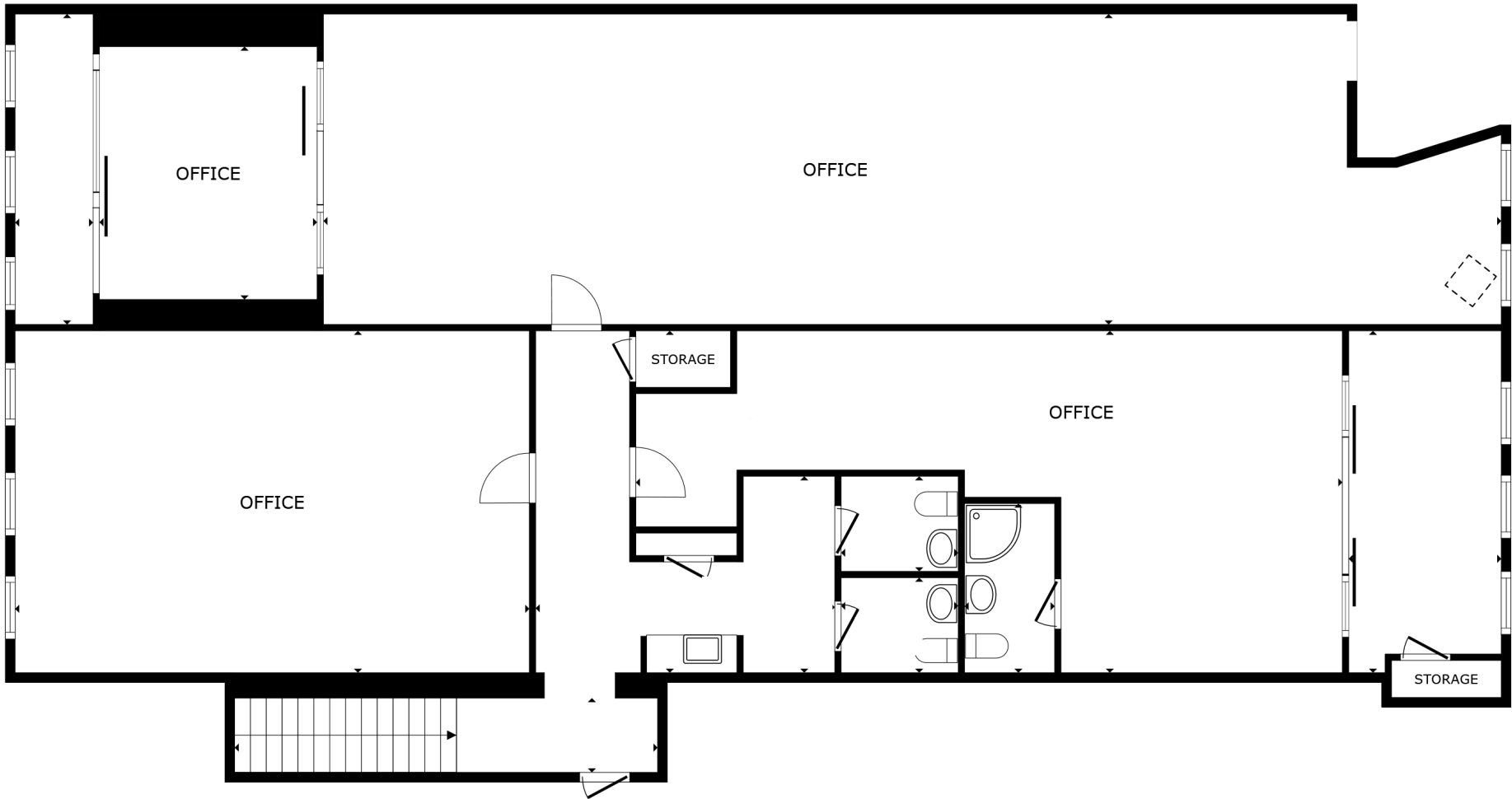




RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

3,240 SF SPACE FLOOR PLAN



FLOOR PLAN



RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

AERIAL

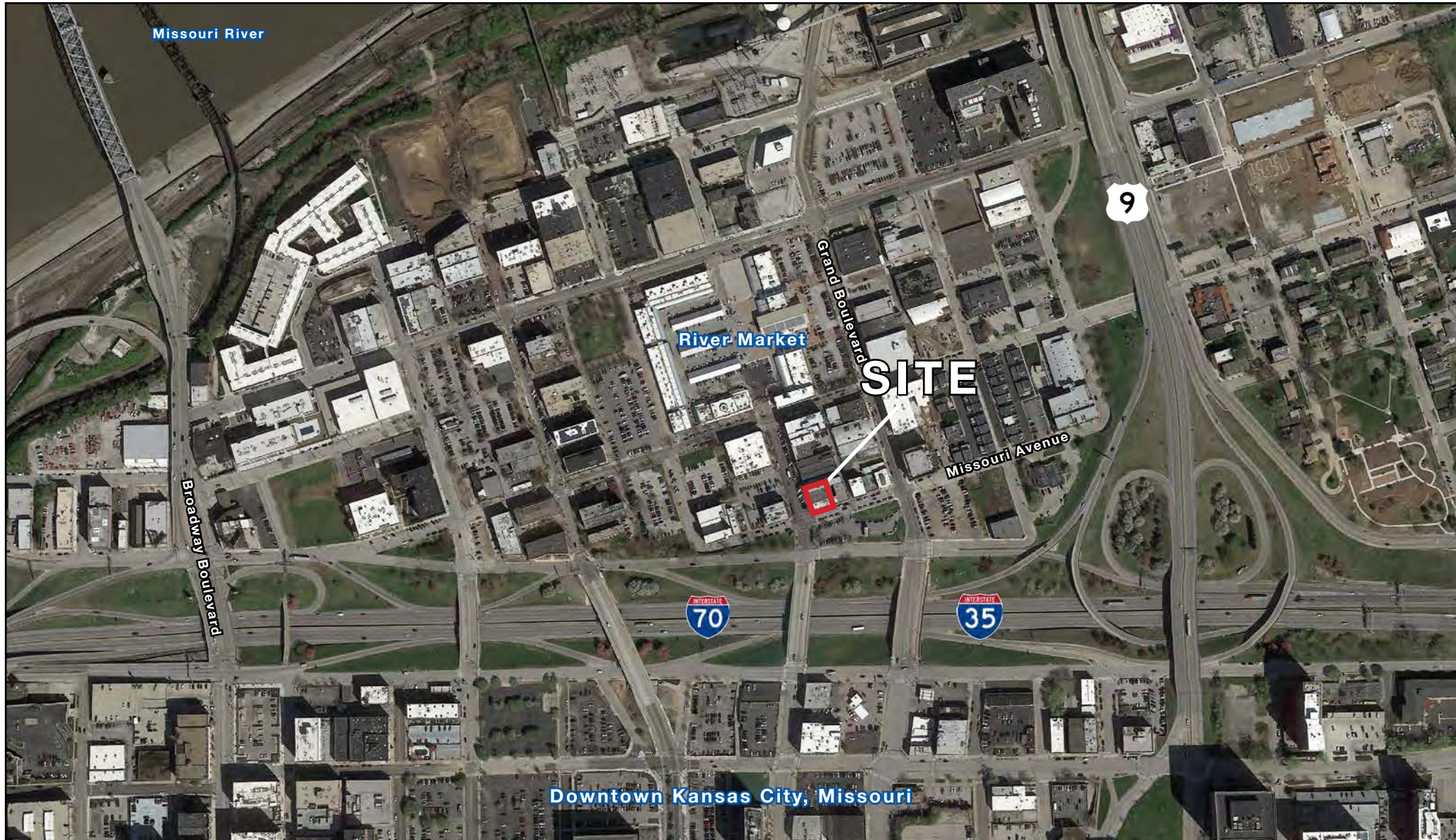




RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

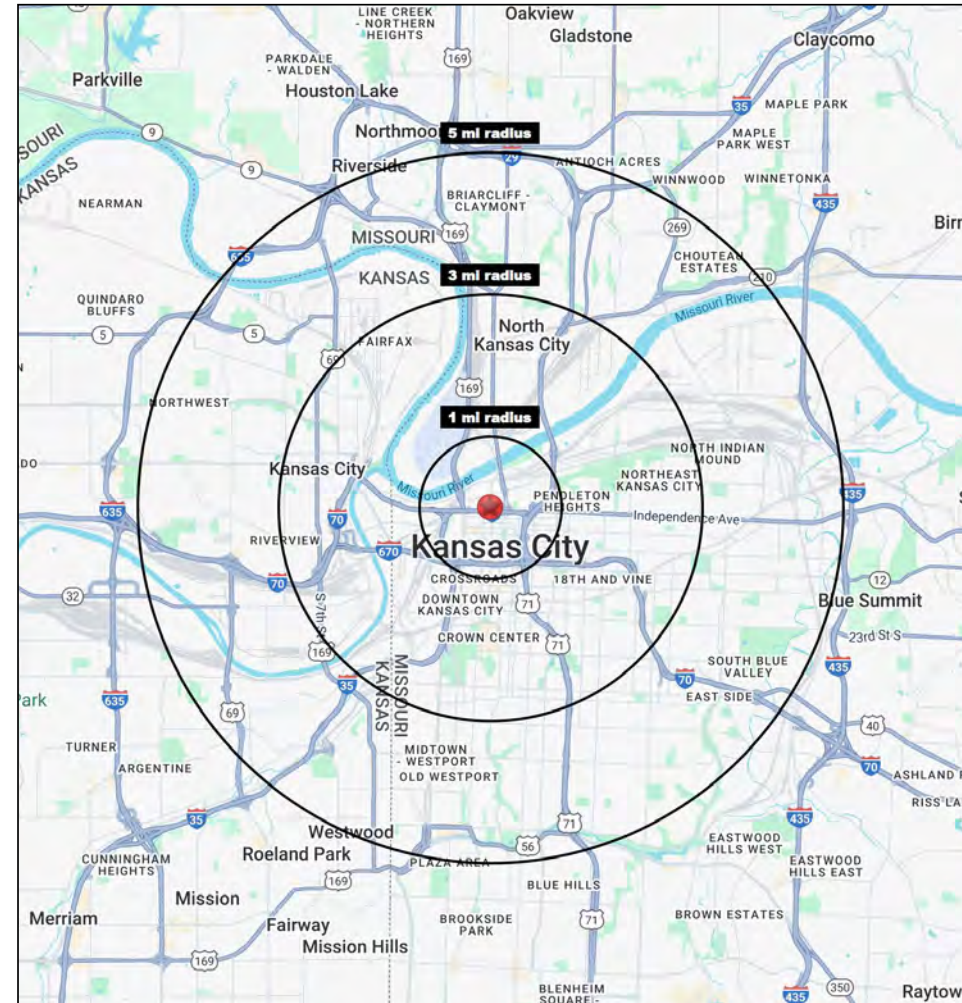
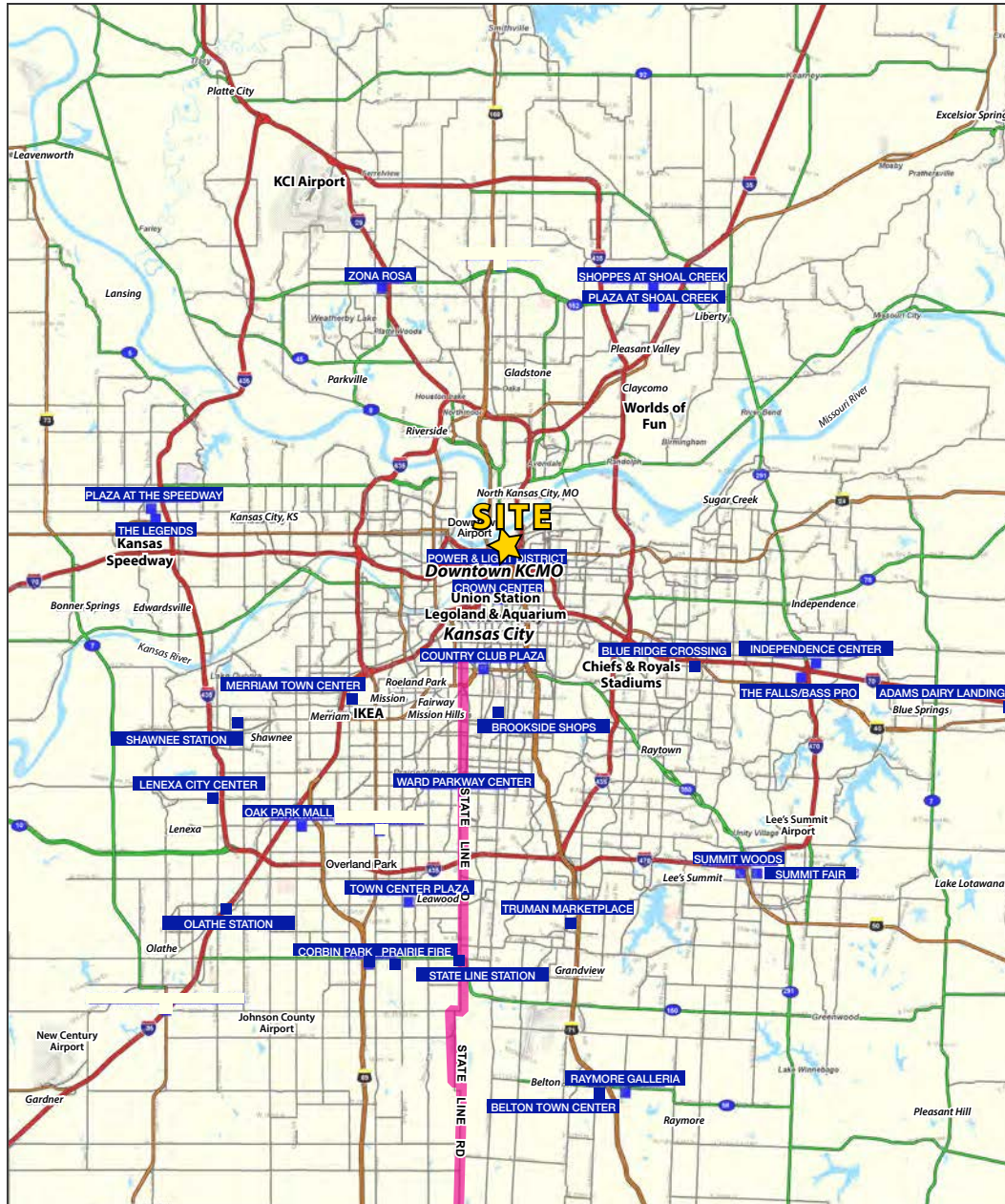
AERIAL





RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri





RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

525 Walnut St Kansas City, MO 64106	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	16,708	82,312	232,362
2029 Projected Population	17,777	86,039	235,492
2020 Census Population	15,777	76,819	221,003
2010 Census Population	9,889	66,573	208,016
Projected Annual Growth 2024 to 2029	1.3%	0.9%	0.3%
Historical Annual Growth 2010 to 2024	4.9%	1.7%	0.8%
2024 Median Age	31.4	32.7	33.0
Households			
2024 Estimated Households	10,479	38,694	103,794
2029 Projected Households	11,206	41,022	106,105
2020 Census Households	9,755	34,506	95,402
2010 Census Households	5,160	27,801	87,020
Projected Annual Growth 2024 to 2029	1.4%	1.2%	0.4%
Historical Annual Growth 2010 to 2024	7.4%	2.8%	1.4%
Race and Ethnicity			
2024 Estimated White	68.3%	47.6%	46.5%
2024 Estimated Black or African American	17.2%	28.4%	27.3%
2024 Estimated Asian or Pacific Islander	5.5%	5.3%	4.6%
2024 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.7%
2024 Estimated Other Races	8.6%	18.0%	20.9%
2024 Estimated Hispanic	8.6%	20.0%	23.5%
Income			
2024 Estimated Average Household Income	\$93,971	\$76,378	\$77,174
2024 Estimated Median Household Income	\$72,468	\$55,339	\$56,851
2024 Estimated Per Capita Income	\$59,189	\$36,229	\$34,649
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	7.2%	7.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.3%	7.1%	7.7%
2024 Estimated High School Graduate	15.6%	24.7%	27.3%
2024 Estimated Some College	15.8%	19.0%	18.4%
2024 Estimated Associates Degree Only	5.0%	6.3%	6.9%
2024 Estimated Bachelors Degree Only	38.4%	22.5%	20.4%
2024 Estimated Graduate Degree	19.6%	13.2%	12.2%
Business			
2024 Estimated Total Businesses	2,259	7,883	14,264
2024 Estimated Total Employees	34,863	120,917	201,261
2024 Estimated Employee Population per Business	15.4	15.3	14.1
2024 Estimated Residential Population per Business	7.4	10.4	16.3

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