



RESTAURANT SUBLEASE OPPORTUNITY

13123 State Line Road, Kansas City, Missouri



LEASE RATE: \$25/SF NNN | 1,400 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,082	47,049	152,697
Avg. Household Income	\$186,375	\$205,253	\$154,706

- Sublease opportunity next to Starbucks and Chipotle
- Restaurant build out with grease trap
- Great visibility from State Line Road
- Approximately 3 years remaining on lease term with two five year options
- Potential for new lease
- The Seller is open to offers on the existing furniture, fixtures, and equipment



CLICK HERE TO VIEW MORE LISTING INFORMATION

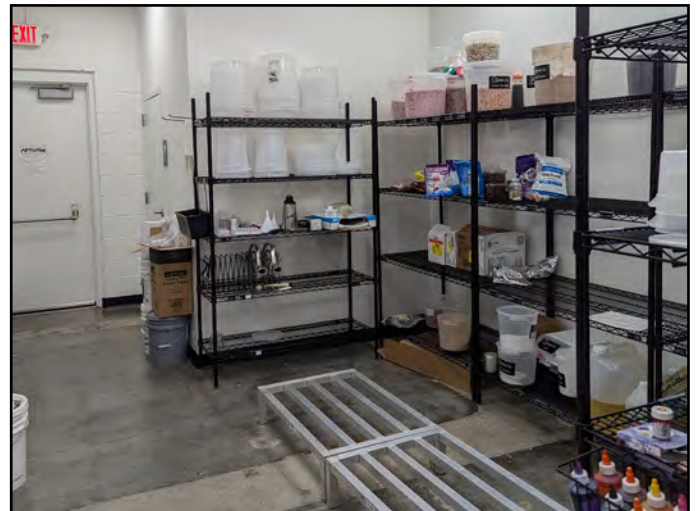
For More Information Contact:

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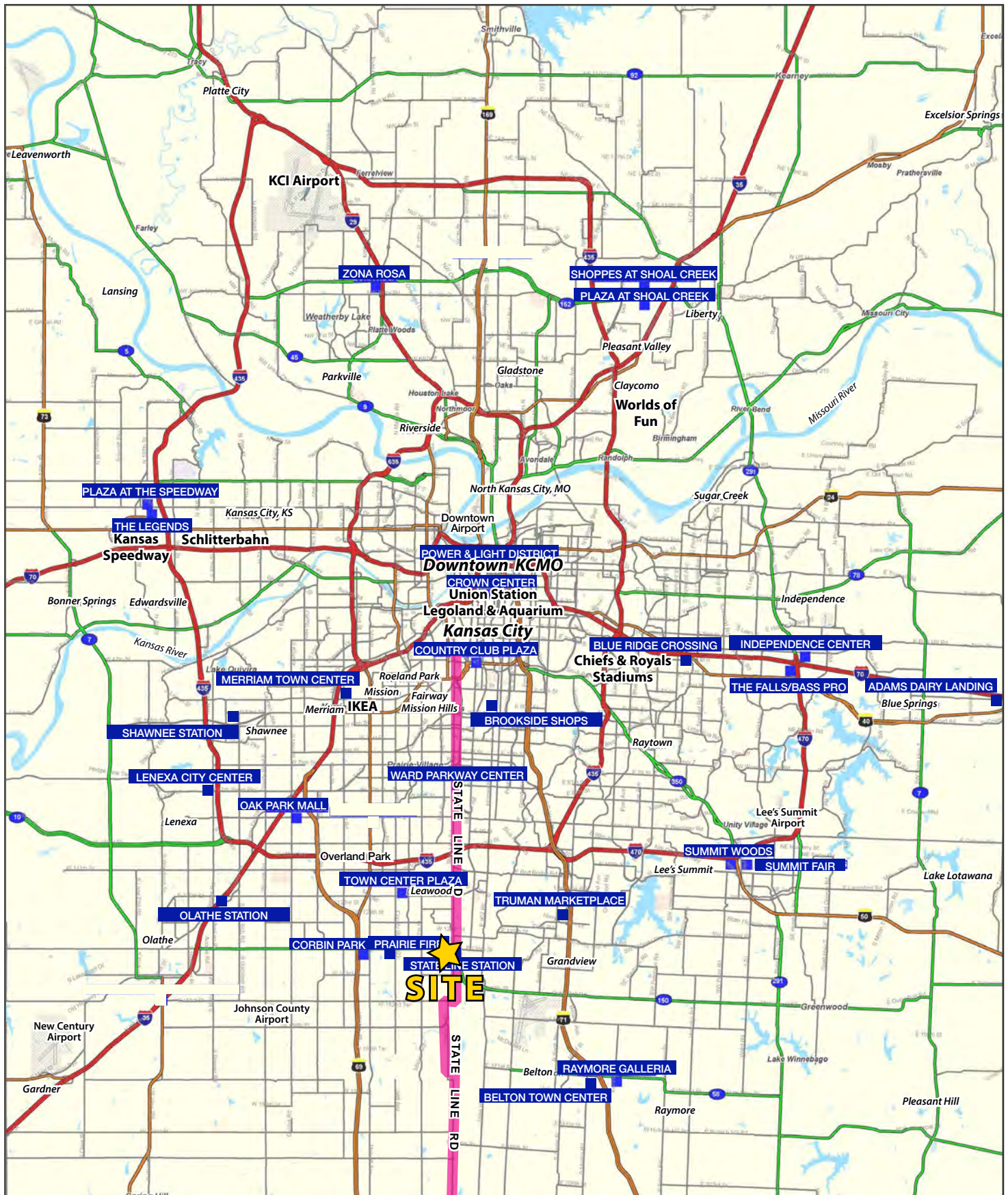
Exclusive Agents

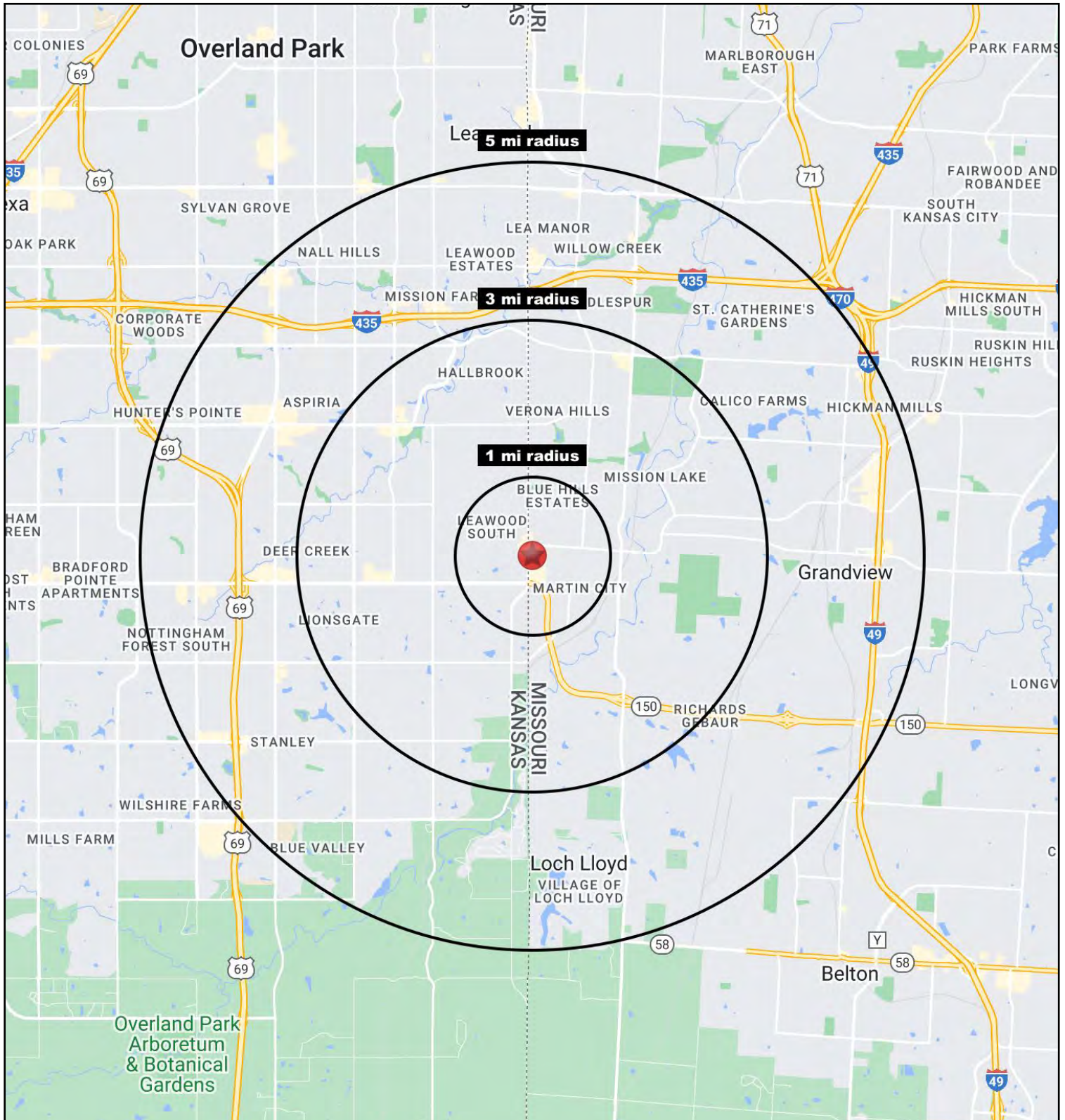
PHOTOS



AERIAL









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13123 State Line Road, Kansas City, Missouri

13123 State Line Rd Kansas City, MO 64145	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,082	47,049	152,697
2029 Projected Population	5,970	47,498	154,261
2020 Census Population	6,213	48,592	152,112
2010 Census Population	6,013	44,672	140,257
Projected Annual Growth 2024 to 2029	-0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	-	0.4%	0.6%
2024 Median Age	48.3	45.7	41.4
Households			
2024 Estimated Households	2,559	19,864	65,411
2029 Projected Households	2,526	20,205	66,603
2020 Census Households	2,620	19,635	62,869
2010 Census Households	2,397	17,964	56,855
Projected Annual Growth 2024 to 2029	-0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	1.1%
Race and Ethnicity			
2024 Estimated White	83.1%	80.7%	73.5%
2024 Estimated Black or African American	7.6%	7.0%	11.1%
2024 Estimated Asian or Pacific Islander	3.9%	6.6%	8.1%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.3%	5.6%	7.1%
2024 Estimated Hispanic	4.6%	5.3%	7.0%
Income			
2024 Estimated Average Household Income	\$186,375	\$205,253	\$154,706
2024 Estimated Median Household Income	\$141,398	\$143,483	\$116,556
2024 Estimated Per Capita Income	\$78,495	\$86,818	\$66,386
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.7%	1.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	1.1%	1.8%
2024 Estimated High School Graduate	11.6%	10.1%	12.8%
2024 Estimated Some College	16.4%	16.0%	17.2%
2024 Estimated Associates Degree Only	5.3%	5.1%	5.8%
2024 Estimated Bachelors Degree Only	34.3%	36.5%	35.5%
2024 Estimated Graduate Degree	30.5%	30.5%	25.8%
Business			
2024 Estimated Total Businesses	276	2,023	8,416
2024 Estimated Total Employees	3,370	23,289	123,417
2024 Estimated Employee Population per Business	12.2	11.5	14.7
2024 Estimated Residential Population per Business	22.0	23.3	18.1

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