



DOWNTOWN/CROSSROADS LOCATION

1600 Holmes Street & 617 E. 16th Street, K.C., MO.



Sale Price: \$425,000 | 1,150 SF Building on 0.168 Gated Lot

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- Located near the heart of Downtown/Crossroads
- Accompanying 5,739 SF parking lot
- Zoned M1-5, future use - Downtown Mixed Use
- Located on the hard corner of Holmes and 16th
- Gated lot with security system in place
- Open interior concept



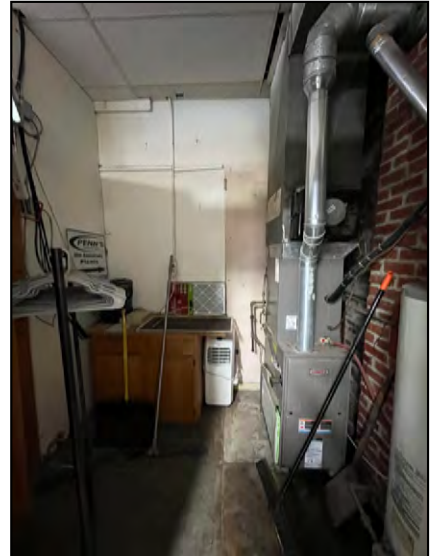
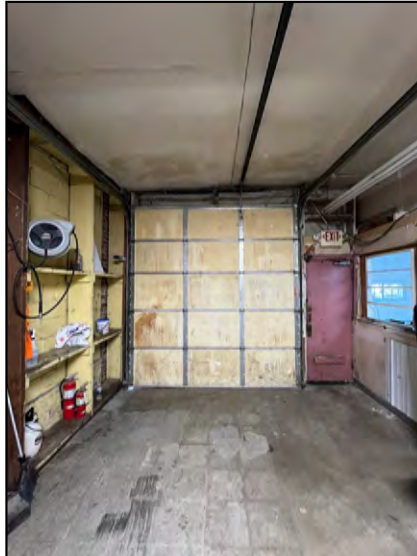
CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agent

PHOTOS

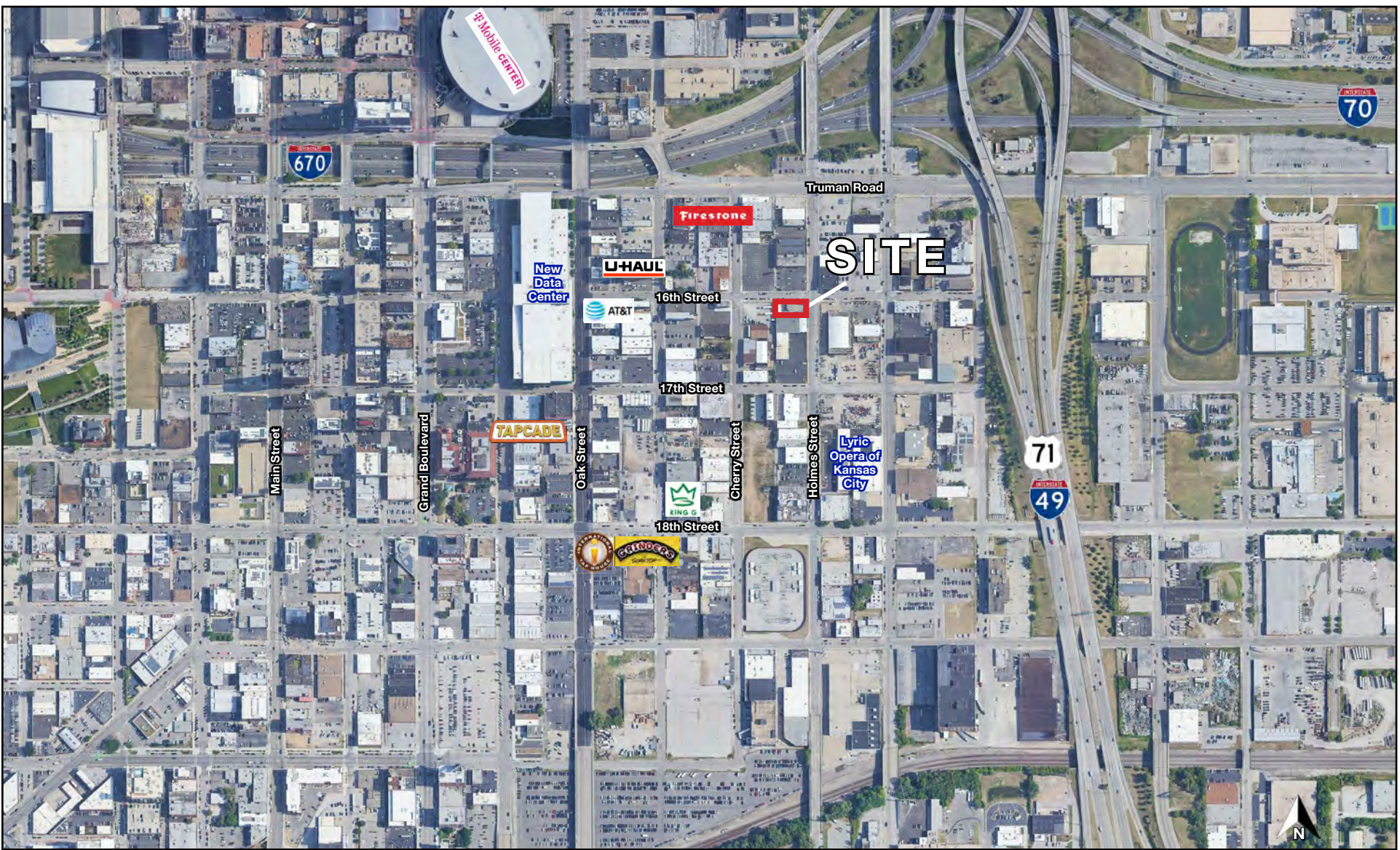




DOWNTOWN/CROSSROADS LOCATION

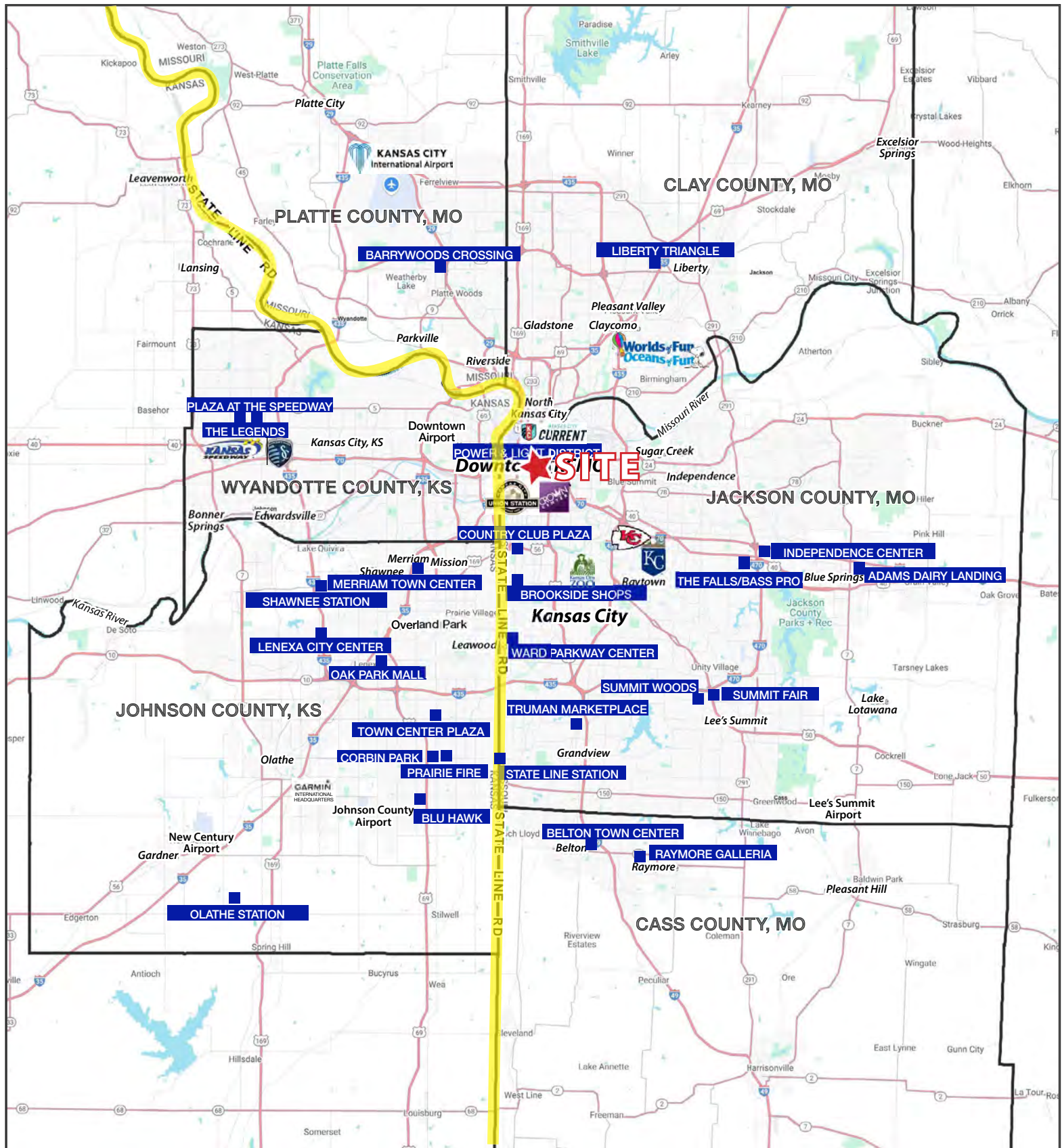
1600 Holmes Street & 617 E. 16th Street, K.C., MO.

AERIAL



DOWNTOWN/CROSSROADS LOCATION

1600 Holmes Street & 617 E. 16th Street, K.C., MO.





DOWNTOWN/CROSSROADS LOCATION

1600 Holmes Street & 617 E. 16th Street, K.C.,MO.

1600 Holmes Street Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,999	103,805	236,857
2030 Projected Population	19,764	108,057	240,830
2020 Census Population	15,411	94,275	223,547
2010 Census Population	11,123	85,462	210,750
Projected Annual Growth 2025 to 2030	2.0%	0.8%	0.3%
Historical Annual Growth 2010 to 2025	4.1%	1.4%	0.8%
2025 Median Age	31.8	32.2	32.9
Households			
2025 Estimated Households	10,494	49,476	105,680
2030 Projected Households	11,845	52,762	109,803
2020 Census Households	8,734	43,152	96,192
2010 Census Households	5,323	36,556	87,913
Projected Annual Growth 2025 to 2030	2.6%	1.3%	0.8%
Historical Annual Growth 2010 to 2025	6.5%	2.4%	1.3%
Race and Ethnicity			
2025 Estimated White	58.5%	45.2%	45.2%
2025 Estimated Black or African American	25.9%	31.6%	28.3%
2025 Estimated Asian or Pacific Islander	4.2%	4.3%	4.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2025 Estimated Other Races	10.9%	18.1%	21.6%
2025 Estimated Hispanic	11.7%	20.2%	24.5%
Income			
2025 Estimated Average Household Income	\$97,084	\$79,405	\$82,052
2025 Estimated Median Household Income	\$77,883	\$58,550	\$60,545
2025 Estimated Per Capita Income	\$57,190	\$38,096	\$36,829
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	6.2%	6.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	7.3%	7.9%
2025 Estimated High School Graduate	17.8%	23.9%	26.2%
2025 Estimated Some College	17.9%	19.1%	18.6%
2025 Estimated Associates Degree Only	5.7%	5.7%	6.2%
2025 Estimated Bachelors Degree Only	31.5%	23.7%	21.0%
2025 Estimated Graduate Degree	20.5%	14.1%	13.4%
Business			
2025 Estimated Total Businesses	3,469	8,531	14,762
2025 Estimated Total Employees	52,212	124,179	207,806
2025 Estimated Employee Population per Business	15.1	14.6	14.1
2025 Estimated Residential Population per Business	5.2	12.2	16.0

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1