



CROSSROADS RESTAURANT/BAR SPACE

1813 Locust Street, Kansas City, Missouri



LEASE RATE: \$17.50/SF NNN | 3,250 SF END CAP

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,577	108,982	241,749
Avg. Household Income	\$103,208	\$80,565	\$84,104

- Ready for new restaurant/bar concept
- Adjacent to new Cosmo Burger, Arrow Dart Club, and Grinder's
- Landlord to assist with liquor license approval
- Building completely updated



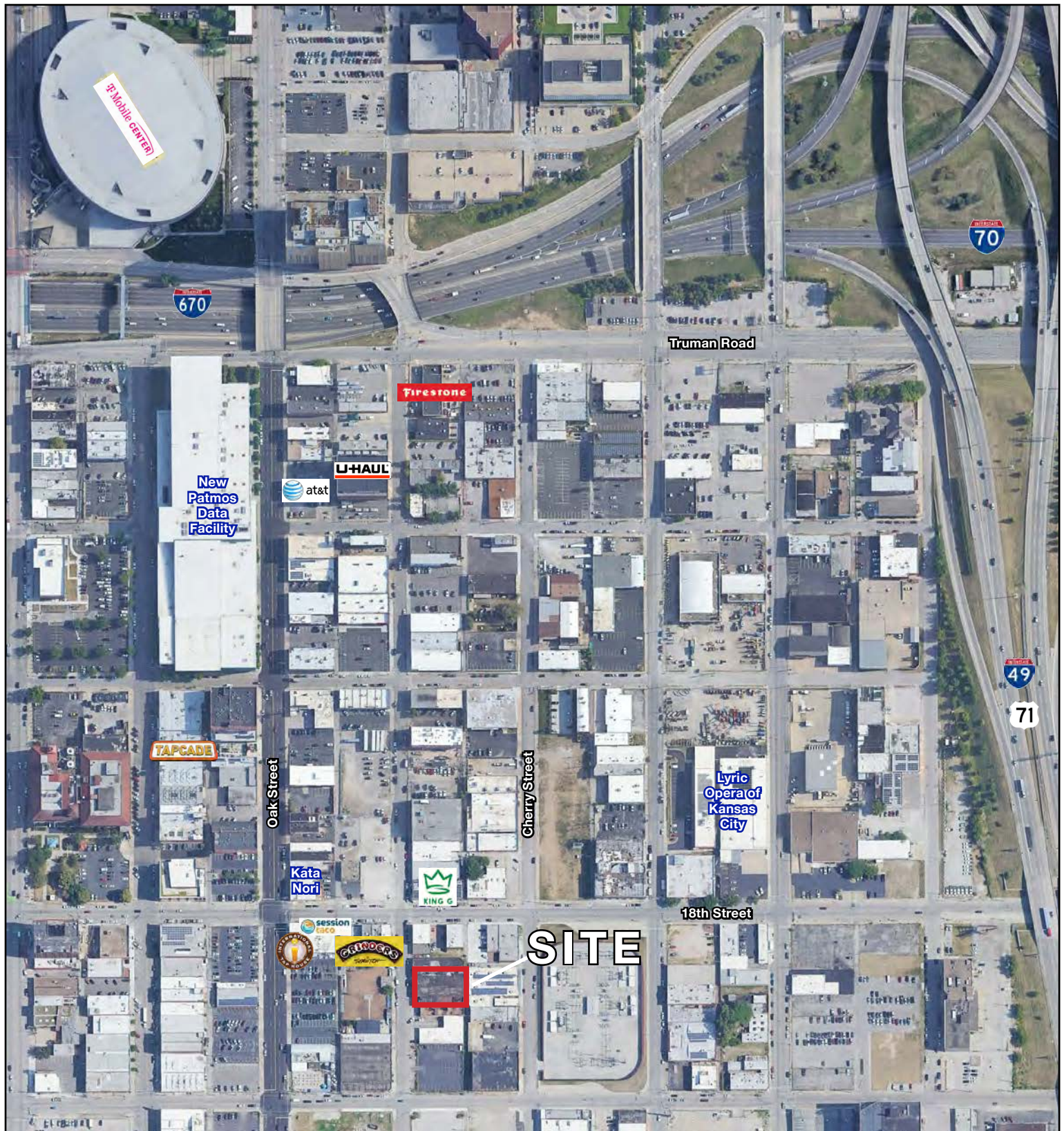
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LISTING INFORMATION

For More Information Contact:

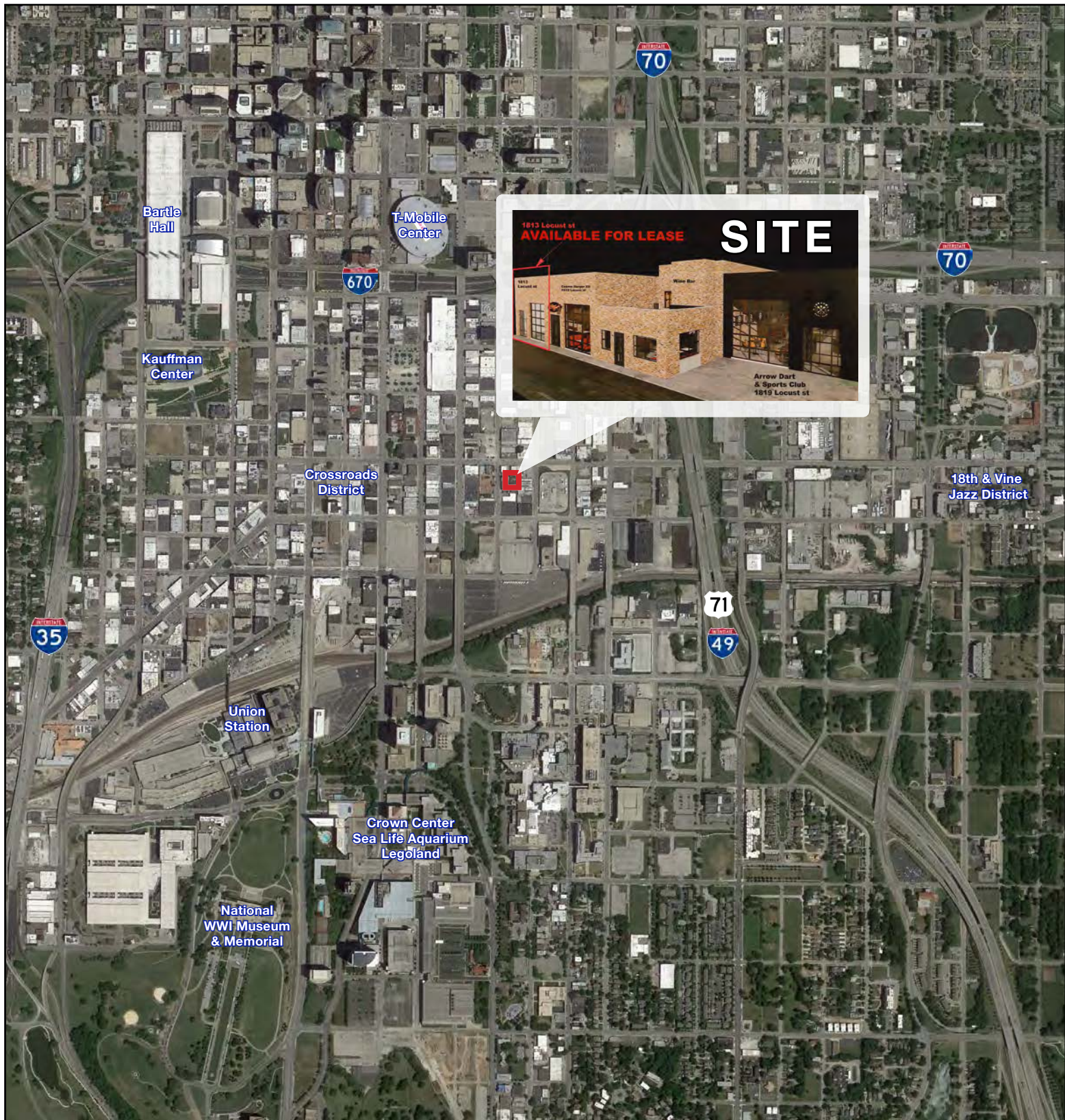
PHIL PECK | 816.412.7364 | ppeckj@blockandco.com

Exclusive Agent

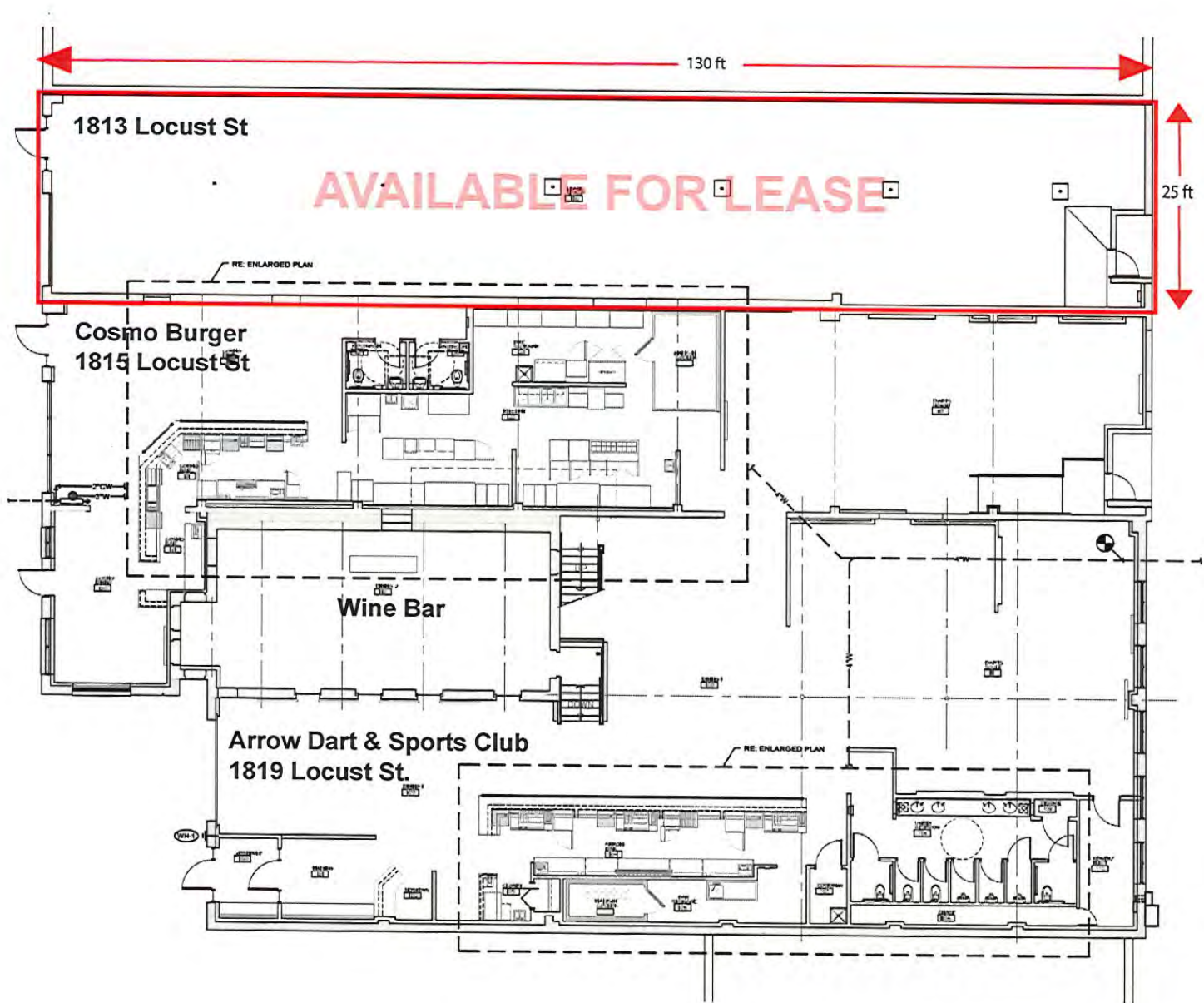
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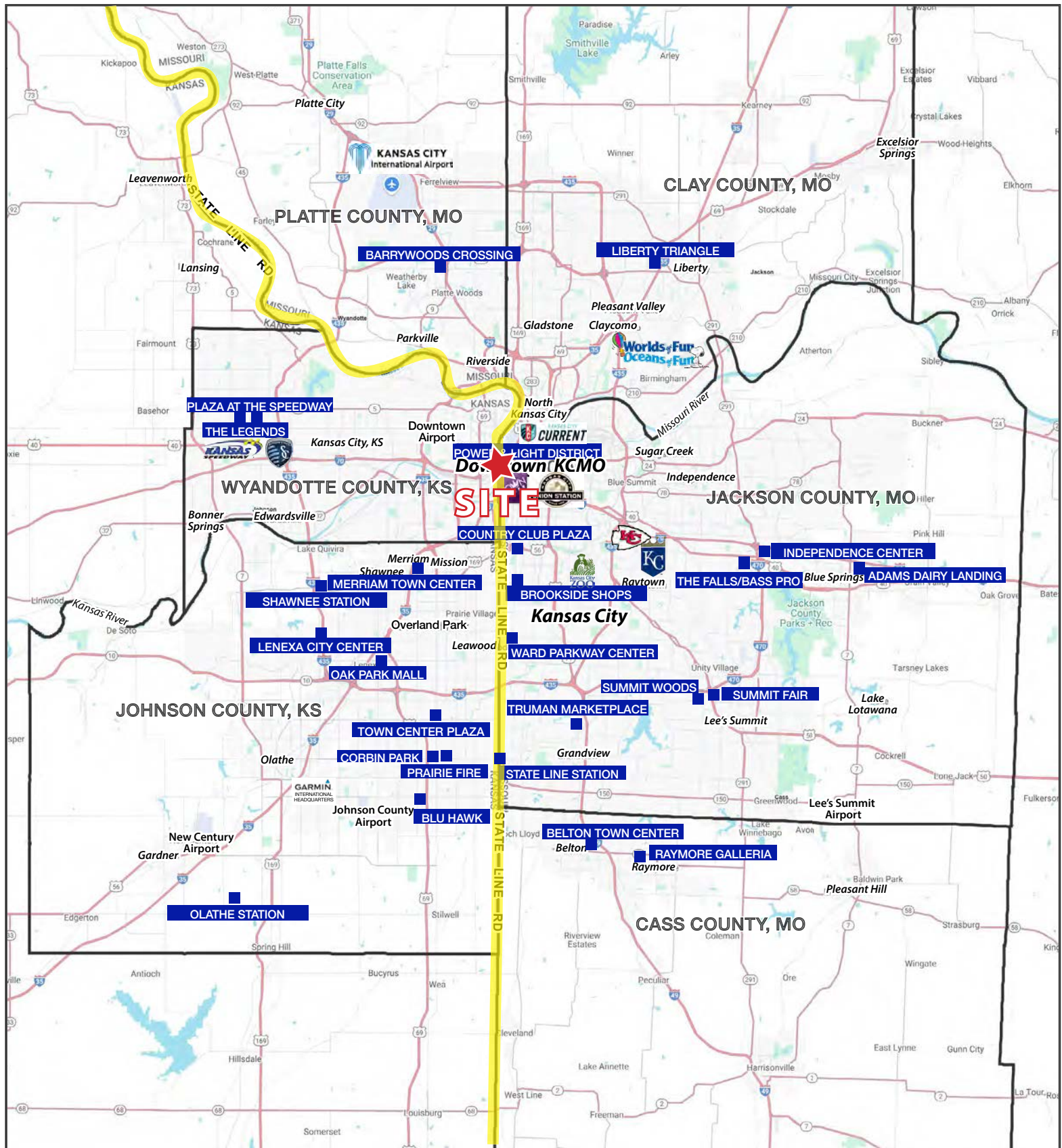


AERIAL



SITE PLAN









CROSSROADS RESTAURANT/BAR SPACE

1813 Locust Street, Kansas City, Missouri

1813 Locust St Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16,577	108,982	241,749
2030 Projected Population	18,201	113,471	245,513
2020 Census Population	14,121	99,480	228,593
2010 Census Population	9,352	90,085	215,848
Projected Annual Growth 2025 to 2030	2.0%	0.8%	0.3%
Historical Annual Growth 2010 to 2025	5.2%	1.4%	0.8%
2025 Median Age	32.3	32.5	33.0
Households			
2025 Estimated Households	9,765	52,306	107,671
2030 Projected Households	11,023	55,782	111,685
2020 Census Households	8,037	45,887	98,276
2010 Census Households	4,663	39,253	90,006
Projected Annual Growth 2025 to 2030	2.6%	1.3%	0.7%
Historical Annual Growth 2010 to 2025	7.3%	2.2%	1.3%
Race and Ethnicity			
2025 Estimated White	61.6%	46.4%	45.4%
2025 Estimated Black or African American	23.5%	31.4%	28.2%
2025 Estimated Asian or Pacific Islander	4.0%	4.1%	4.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2025 Estimated Other Races	10.5%	17.4%	21.5%
2025 Estimated Hispanic	11.6%	19.5%	24.4%
Income			
2025 Estimated Average Household Income	\$103,208	\$80,565	\$84,104
2025 Estimated Median Household Income	\$83,453	\$59,190	\$61,715
2025 Estimated Per Capita Income	\$61,372	\$38,962	\$37,673
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.9%	6.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	7.1%	7.8%
2025 Estimated High School Graduate	16.8%	23.7%	25.9%
2025 Estimated Some College	16.5%	18.8%	18.6%
2025 Estimated Associates Degree Only	6.2%	5.6%	6.2%
2025 Estimated Bachelors Degree Only	32.7%	24.4%	21.2%
2025 Estimated Graduate Degree	21.4%	14.5%	13.7%
Business			
2025 Estimated Total Businesses	3,527	8,565	14,930
2025 Estimated Total Employees	57,631	122,843	208,677
2025 Estimated Employee Population per Business	16.3	14.3	14.0
2025 Estimated Residential Population per Business	4.7	12.7	16.2

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