



MULTI-LEVEL CROSSROADS OFFICE SPACE

322 Southwest Boulevard, Kansas City, Missouri



Sale Price: \$2,500,000 | Lease Rate: \$6,200/Month Gross

DEMOGRAPHICS

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

- Multi-Floor Office Space located in Central Crossroads
- Total Building: 6,500 SF - Leasable Space: 4,500 SF
- High end finishes with FF&E included
- Bonus 850+/- SF mezzanine
- (3) Large Offices, Conference Room, (2) Kitchenettes, (1) Cocktail Bar, and ability to add 8+ cubicles
- Two private balconies with views of Downtown KC & Crossroads District
- Separate secured entrances w/ key fob access



CLICK HERE TO VIEW MORE LISTING INFORMATION

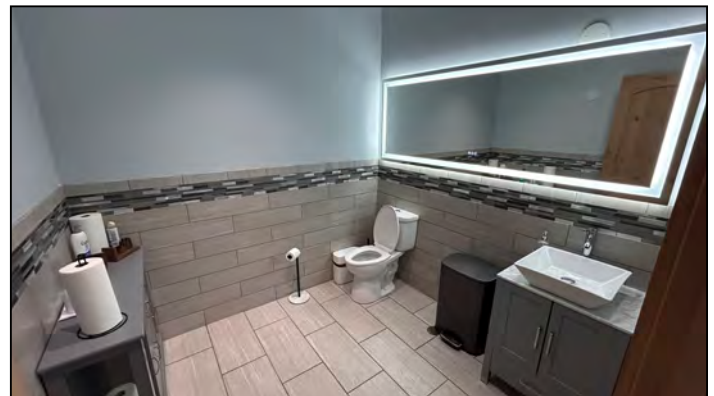
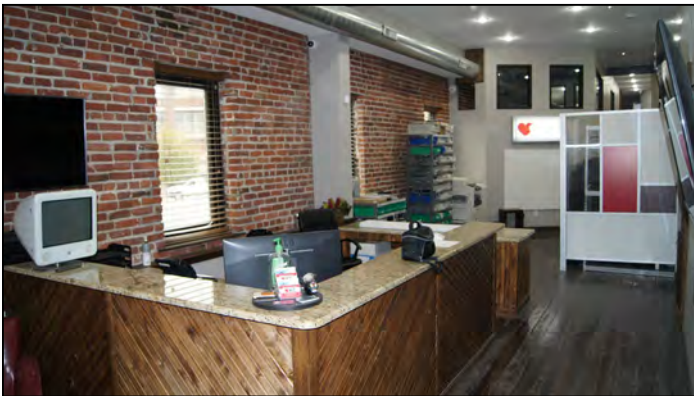
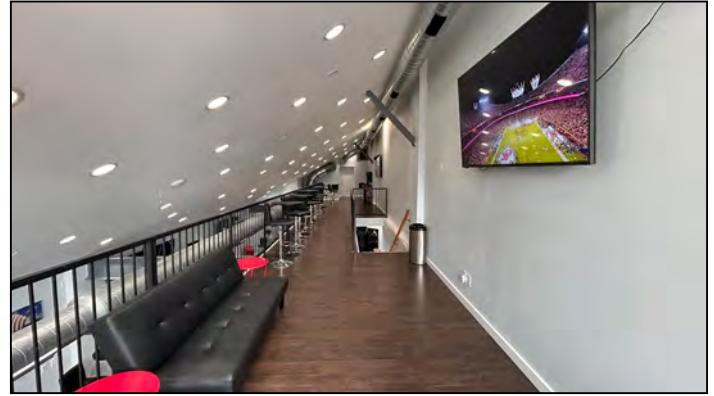
For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

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Exclusive Agents

PHOTOS

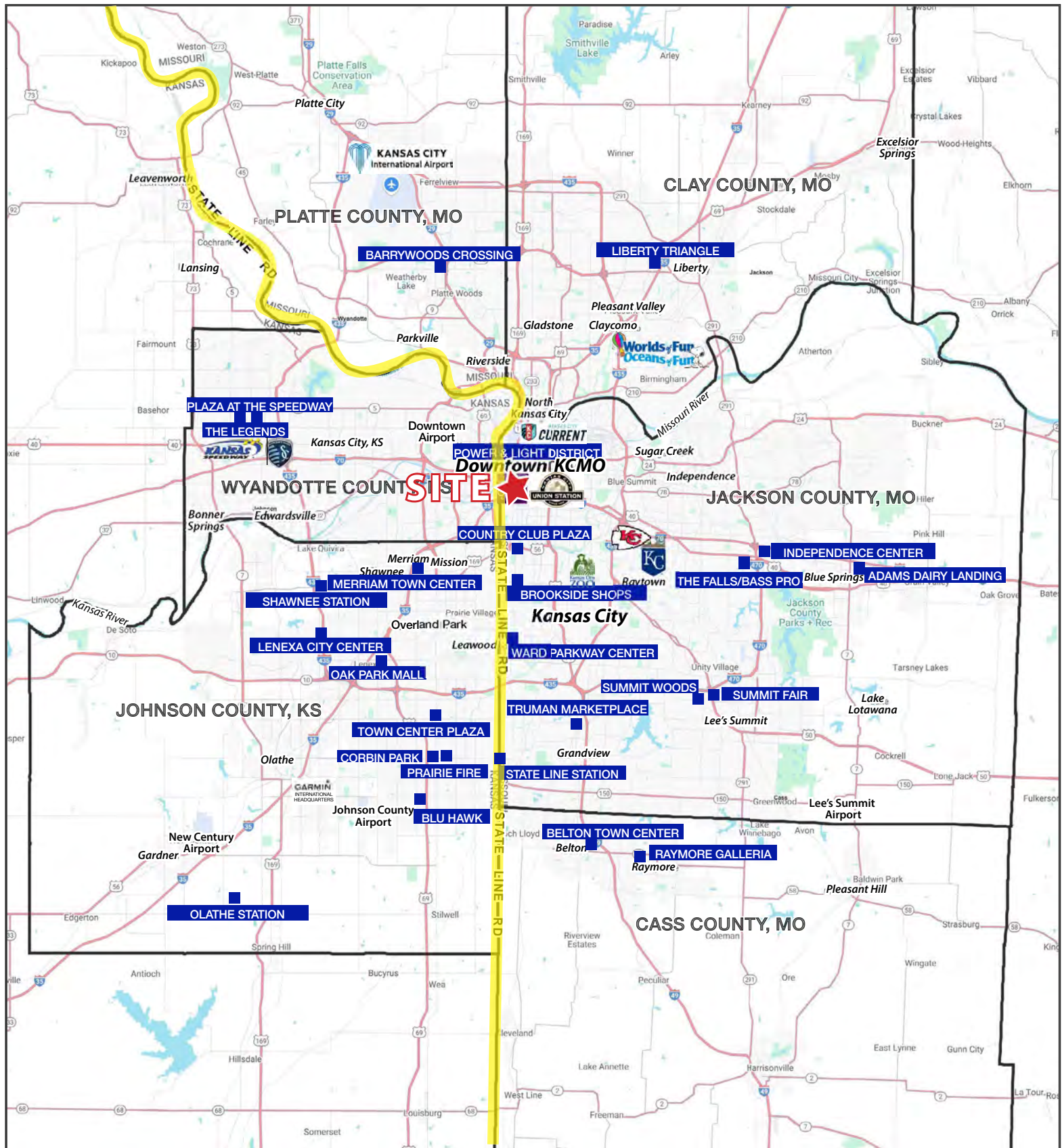


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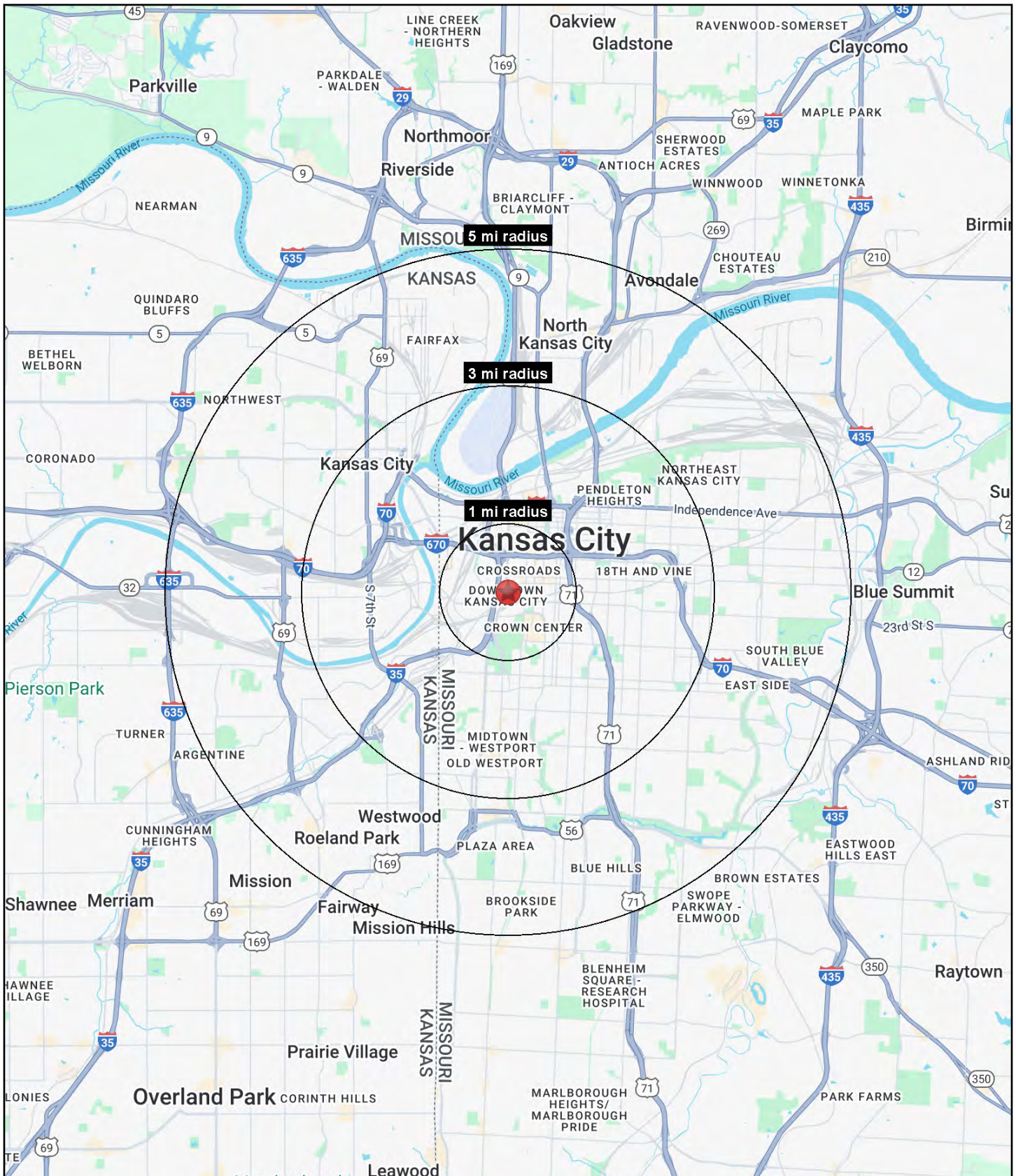
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322 Southwest Boulevard Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,778	110,290	256,589
2030 Projected Population	13,833	114,762	259,742
2020 Census Population	11,442	102,490	243,495
2010 Census Population	7,879	91,652	230,559
Projected Annual Growth 2025 to 2030	1.7%	0.8%	0.2%
Historical Annual Growth 2010 to 2025	4.1%	1.4%	0.8%
2025 Median Age	32.2	32.5	33.0
Households			
2025 Estimated Households	7,411	53,705	113,286
2030 Projected Households	8,259	57,120	117,042
2020 Census Households	6,288	47,703	104,181
2010 Census Households	3,868	40,788	95,861
Projected Annual Growth 2025 to 2030	2.3%	1.3%	0.7%
Historical Annual Growth 2010 to 2025	6.1%	2.1%	1.2%
Race and Ethnicity			
2025 Estimated White	65.7%	49.0%	45.8%
2025 Estimated Black or African American	15.3%	28.8%	27.5%
2025 Estimated Asian or Pacific Islander	3.2%	4.0%	4.2%
2025 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2025 Estimated Other Races	15.0%	17.5%	21.9%
2025 Estimated Hispanic	18.0%	19.9%	25.0%
Income			
2025 Estimated Average Household Income	\$117,320	\$80,895	\$86,116
2025 Estimated Median Household Income	\$94,723	\$59,939	\$63,075
2025 Estimated Per Capita Income	\$68,272	\$39,740	\$38,224
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	6.3%	6.8%
2025 Estimated Some High School (Grade Level 9 to 11)	3.0%	6.9%	7.7%
2025 Estimated High School Graduate	13.8%	22.9%	25.8%
2025 Estimated Some College	15.3%	17.8%	18.6%
2025 Estimated Associates Degree Only	6.5%	5.6%	6.2%
2025 Estimated Bachelors Degree Only	35.1%	25.2%	21.2%
2025 Estimated Graduate Degree	22.7%	15.2%	13.8%
Business			
2025 Estimated Total Businesses	3,171	8,919	14,917
2025 Estimated Total Employees	50,498	128,738	203,929
2025 Estimated Employee Population per Business	15.9	14.4	13.7
2025 Estimated Residential Population per Business	4.0	12.4	17.2

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