



Secured Lot w/ Freestanding Office

6501 NE Birmingham Road, Kansas City, MO



LEASE RATE: \$3,000/MONTH GROSS | 1 ACRE LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,779	33,901	133,268
Avg. Household Income	\$67,905	\$76,742	\$79,120

- One acre secured gravel lot with freestanding 2,000 SF office
- Office includes two restrooms, break room, shower, and 15 cubicles
- Convenient highway access to I-435 and 210
- Located in NKC industrial corridor
- Perfect for contractor storage
- Zoned M3-5



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

COLTIN DIEHL | 816.412.7339 | cdiehl@blockandco.com

Exclusive Agents

6501 NE Birmingham Road, Kansas City, MO

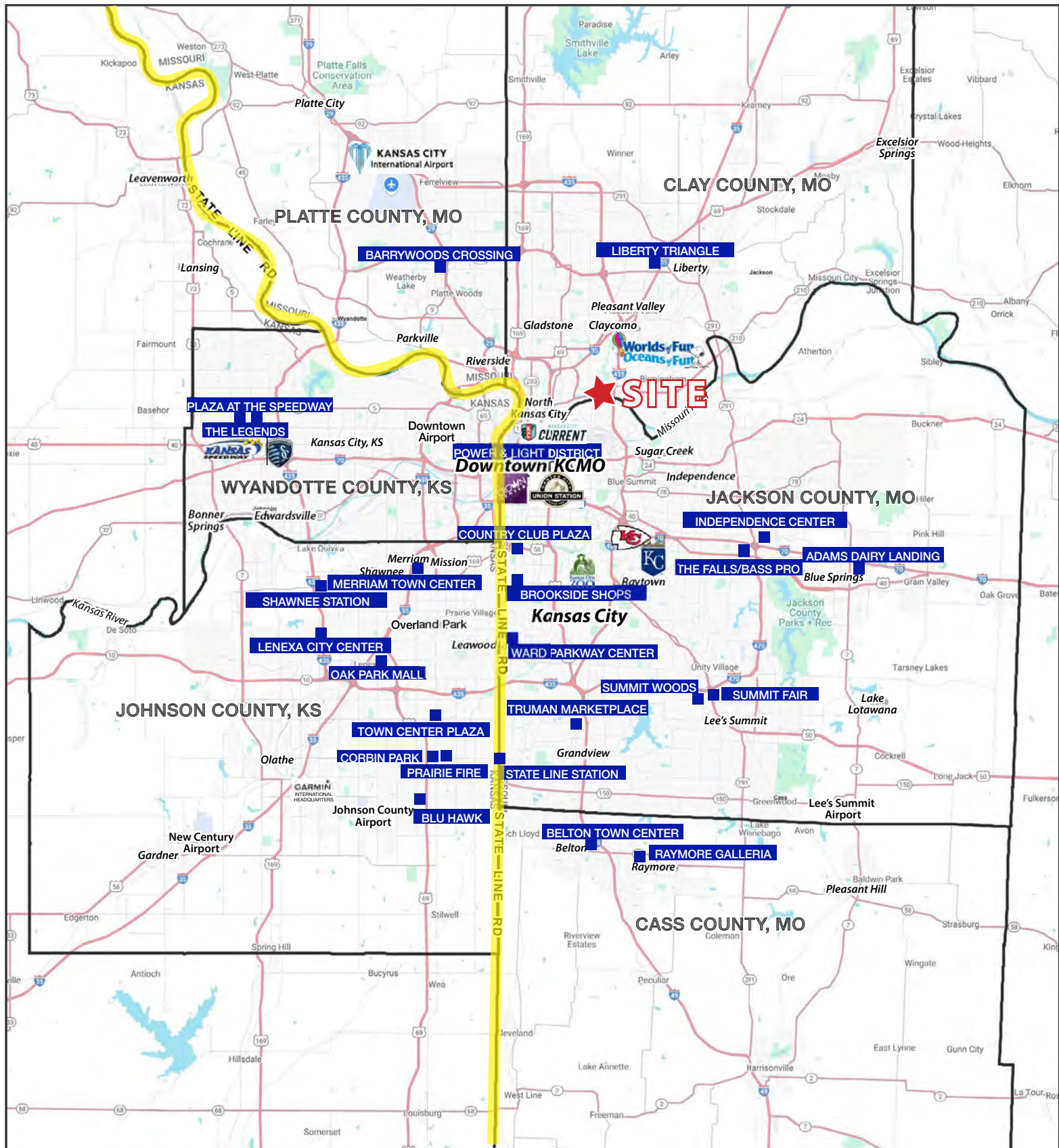
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AERIAL



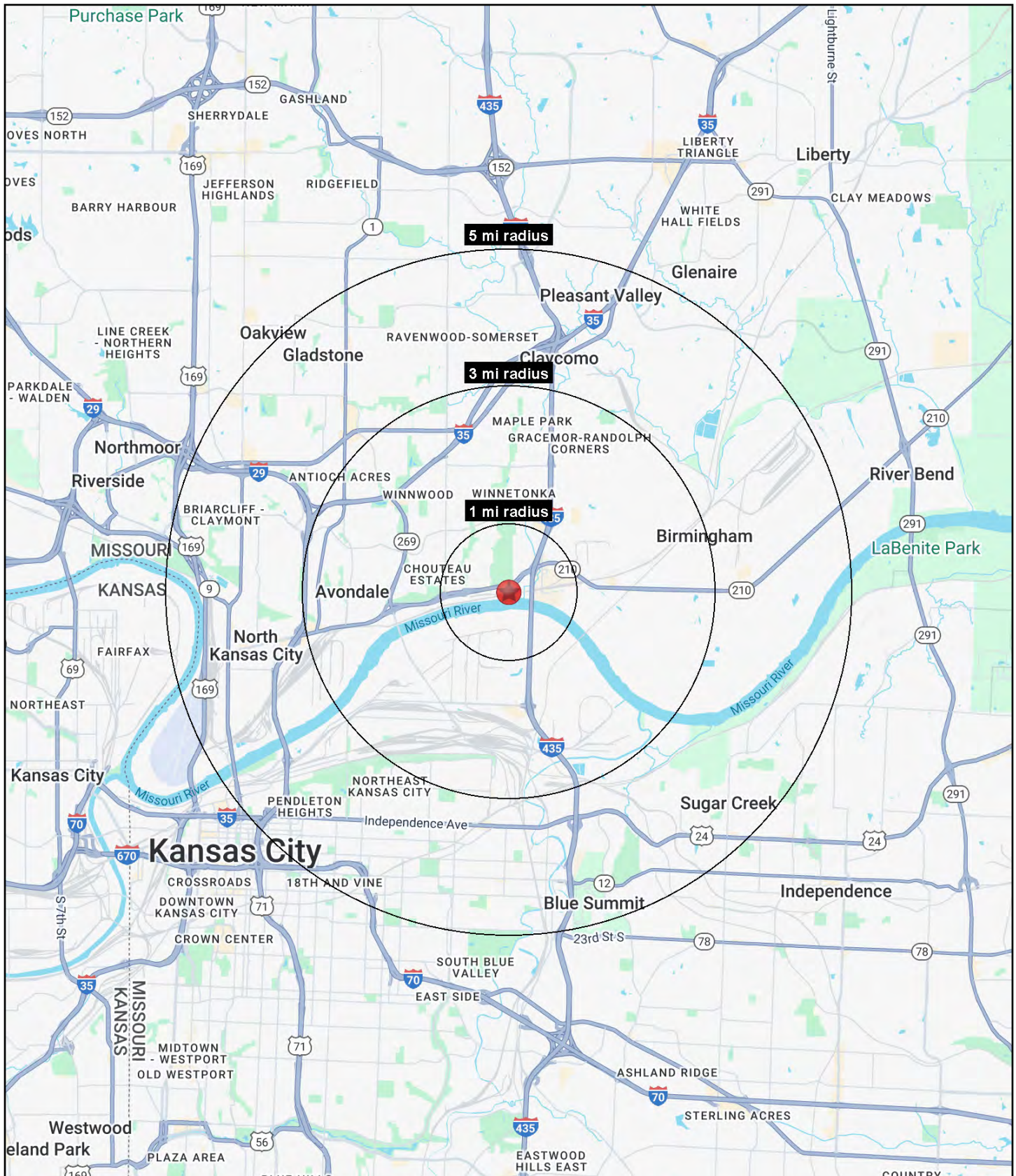
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6501 NE Birmingham Road Kansas City, MO 64117	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,779	33,901	133,268
2030 Projected Population	2,719	33,726	134,687
2020 Census Population	2,654	33,865	128,519
2010 Census Population	2,488	31,949	124,384
Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.5%
2025 Median Age	29.9	34.4	34.6
Households			
2025 Estimated Households	1,158	13,724	54,989
2030 Projected Households	1,158	13,974	57,047
2020 Census Households	1,131	13,425	51,385
2010 Census Households	1,058	12,582	49,149
Projected Annual Growth 2025 to 2030	-	0.4%	0.7%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.8%
Race and Ethnicity			
2025 Estimated White	55.4%	65.3%	58.8%
2025 Estimated Black or African American	30.1%	13.9%	16.5%
2025 Estimated Asian or Pacific Islander	3.9%	4.3%	4.8%
2025 Estimated American Indian or Native Alaskan	0.3%	0.6%	0.7%
2025 Estimated Other Races	10.4%	15.8%	19.1%
2025 Estimated Hispanic	10.3%	16.8%	20.8%
Income			
2025 Estimated Average Household Income	\$67,905	\$76,742	\$79,120
2025 Estimated Median Household Income	\$64,871	\$62,002	\$63,285
2025 Estimated Per Capita Income	\$28,365	\$31,095	\$32,741
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	4.2%	5.6%
2025 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.3%	8.0%
2025 Estimated High School Graduate	36.2%	34.0%	30.6%
2025 Estimated Some College	21.6%	23.6%	22.8%
2025 Estimated Associates Degree Only	11.6%	8.9%	7.9%
2025 Estimated Bachelors Degree Only	12.8%	15.2%	16.9%
2025 Estimated Graduate Degree	6.1%	6.8%	8.2%
Business			
2025 Estimated Total Businesses	87	1,279	5,028
2025 Estimated Total Employees	1,727	22,842	69,729
2025 Estimated Employee Population per Business	19.9	17.9	13.9
2025 Estimated Residential Population per Business	32.0	26.5	26.5

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