



# WESTPORT INVESTMENT OPPORTUNITY

1001-1009 Westport Road, Kansas City, Missouri



**SALE PRICE: \$1,250,000 | 8,400+/- SF**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	24,502	117,636	286,208
Avg. Household Income	\$107,764	\$116,193	\$103,069

- Rare ownership opportunity
- Multi tenant for diversity in rent collection
- Room for upside with expiring leases
- Great investment for owner/office user
- Two highly visible Westport buildings
- [View 1001 Westport Road Virtual Tour](#)
- [View 1003 Westport Road Virtual Tour](#)
- [View 1005 Westport Road Virtual Tour](#)
- [View 1009 Westport Road Virtual Tour](#)
- [View 1009 Westport Road Drone Video](#)



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LISTING INFORMATION

For More Information Contact:

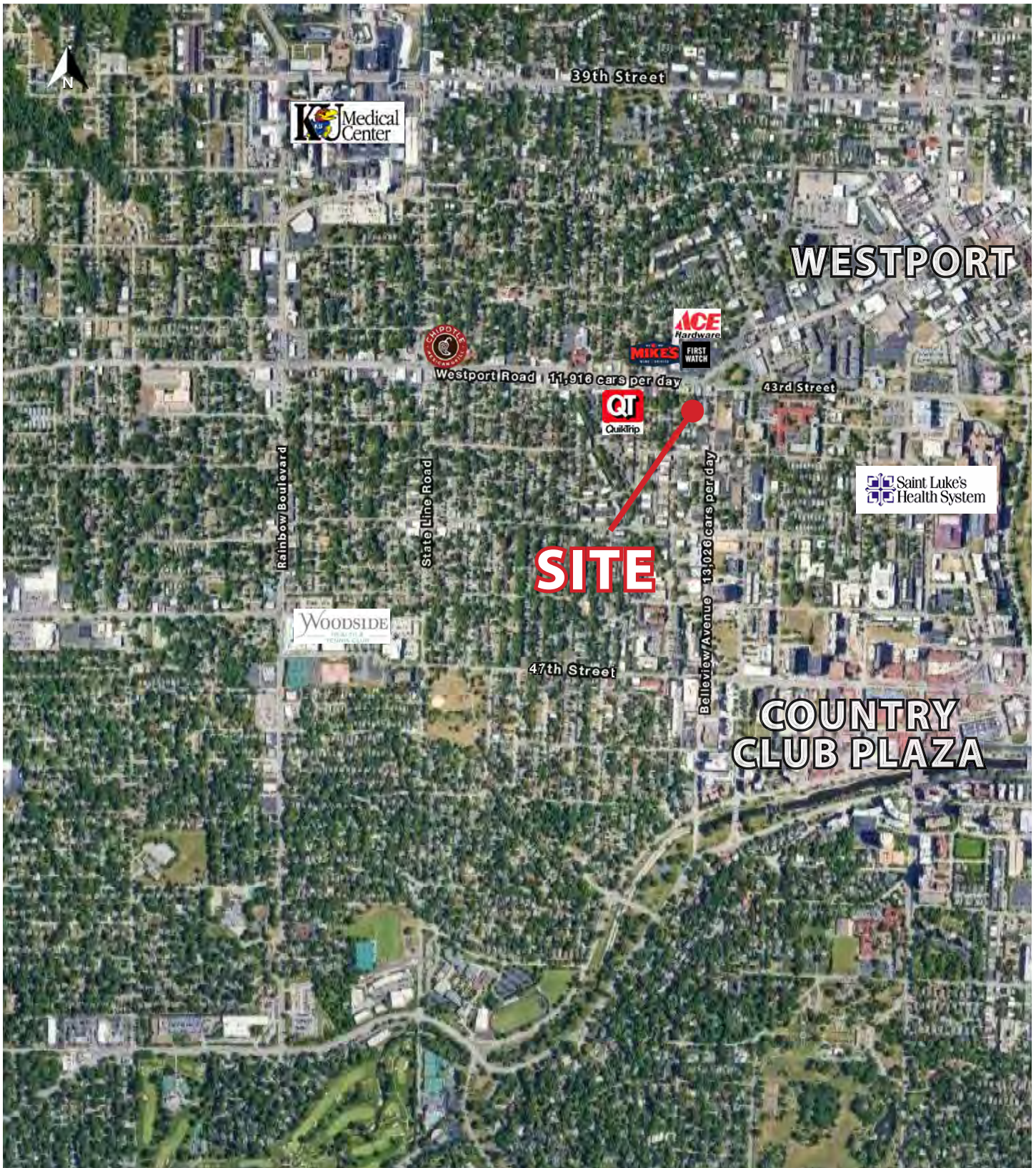
MARSHAL BLOUNT | 816.412.7342 | [mblount@blockandco.com](mailto:mblount@blockandco.com)

Exclusive Agent

## AERIALS

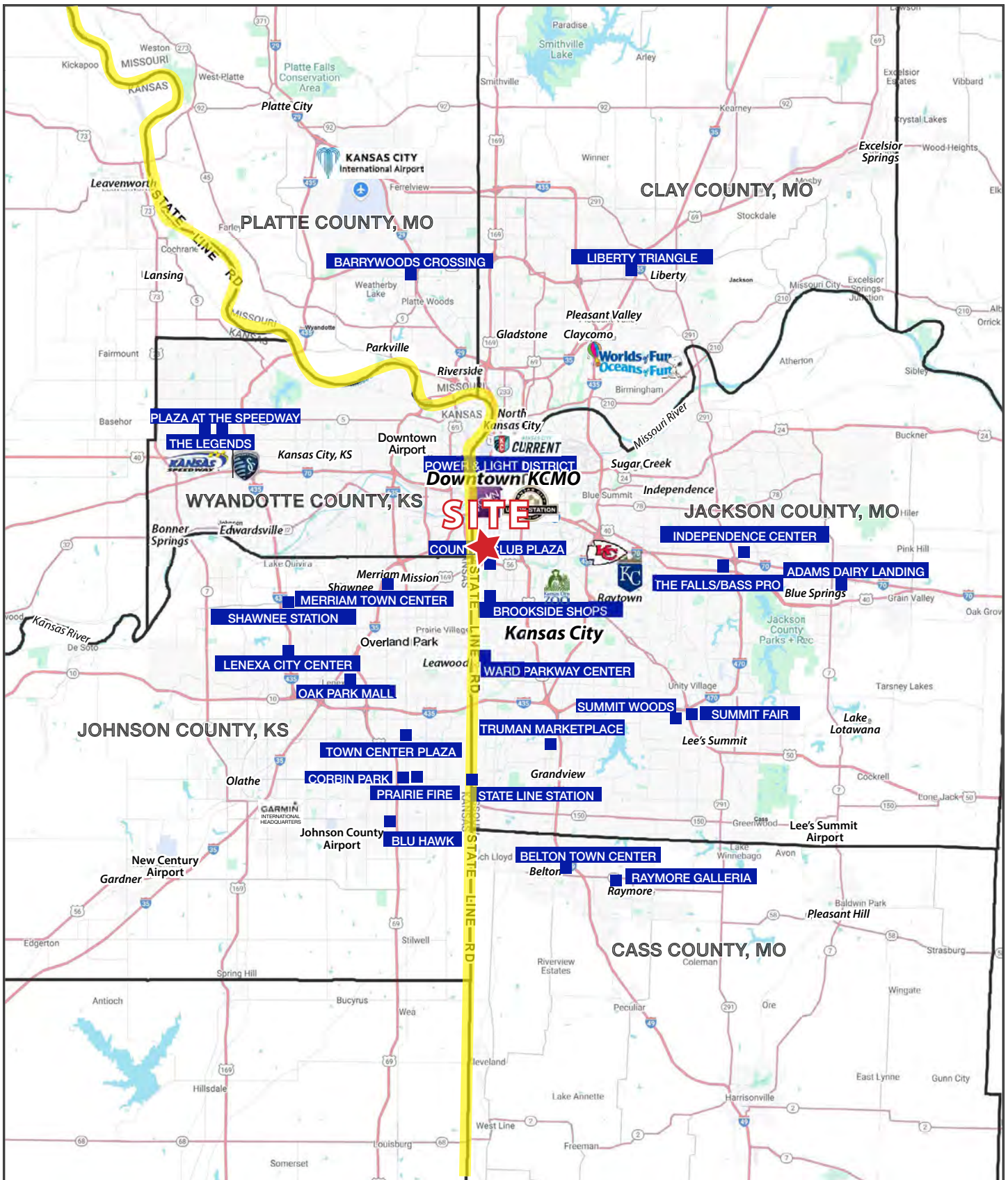


## AERIAL



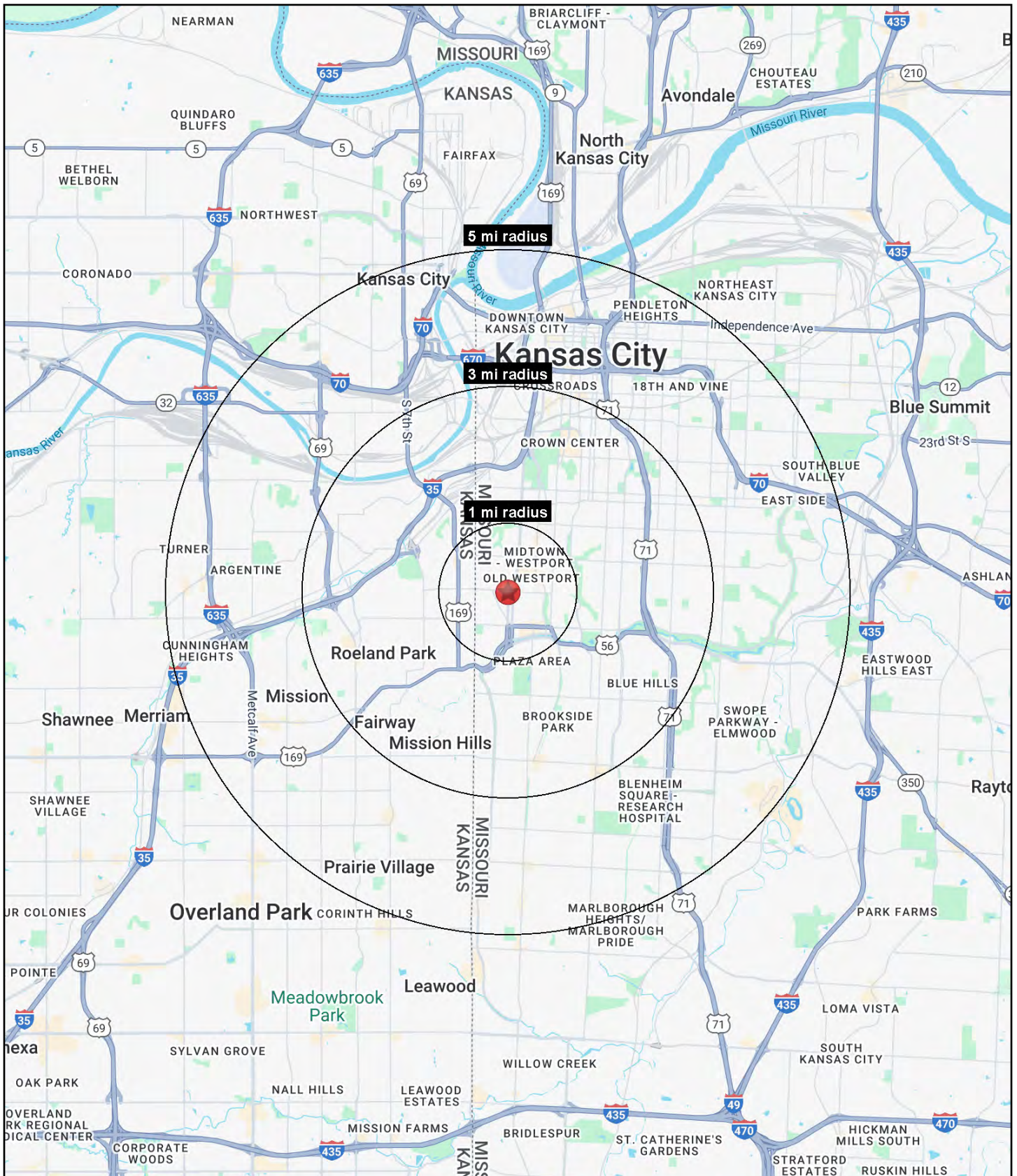
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1001-1009 Westport Rd Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	24,502	117,636	286,208
2030 Projected Population	25,388	119,639	288,223
2020 Census Population	22,587	113,148	277,594
2010 Census Population	21,181	106,273	262,105
Projected Annual Growth 2025 to 2030	0.7%	0.3%	0.1%
Historical Annual Growth 2010 to 2025	1.0%	0.7%	0.6%
2025 Median Age	34.8	34.9	34.8
<b>Households</b>			
2025 Estimated Households	14,586	57,493	130,941
2030 Projected Households	15,282	59,441	134,500
2020 Census Households	13,210	53,175	123,519
2010 Census Households	12,598	49,611	114,427
Projected Annual Growth 2025 to 2030	1.0%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	1.1%	1.1%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.2%	61.0%	54.8%
2025 Estimated Black or African American	10.3%	23.6%	26.2%
2025 Estimated Asian or Pacific Islander	4.1%	3.0%	3.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	10.0%	11.9%	15.4%
2025 Estimated Hispanic	11.8%	13.2%	17.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$107,764	\$116,193	\$103,069
2025 Estimated Median Household Income	\$74,836	\$81,823	\$76,124
2025 Estimated Per Capita Income	\$64,503	\$57,014	\$47,363
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.6%	4.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	4.4%	5.7%
2025 Estimated High School Graduate	14.1%	18.7%	22.1%
2025 Estimated Some College	13.4%	16.2%	18.0%
2025 Estimated Associates Degree Only	4.8%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	35.8%	30.1%	25.9%
2025 Estimated Graduate Degree	28.0%	22.6%	18.1%
<b>Business</b>			
2025 Estimated Total Businesses	2,772	7,833	16,518
2025 Estimated Total Employees	32,469	96,414	203,960
2025 Estimated Employee Population per Business	11.7	12.3	12.3
2025 Estimated Residential Population per Business	8.8	15.0	17.3

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