



# Truck Terminal/Warehouse With Office

## 4910 Gardner Avenue, Kansas City, Missouri



**Lease Rate: \$12,500/Month | 15,400 SF / 2.09 Acres**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,289	60,220	170,288
Avg. Household Income	\$60,110	\$63,934	\$77,079

- For lease for \$12,500 per month plus utilities
- Cross dock truck terminal with 13 dock doors
- Shop/warehouse with 5 drive-in doors
- Two story office of approximately 2,800 SF
- Approximately 1.7 acre fenced outdoor storage
- Convenient Gardner Avenue location



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*Exclusive Agent*

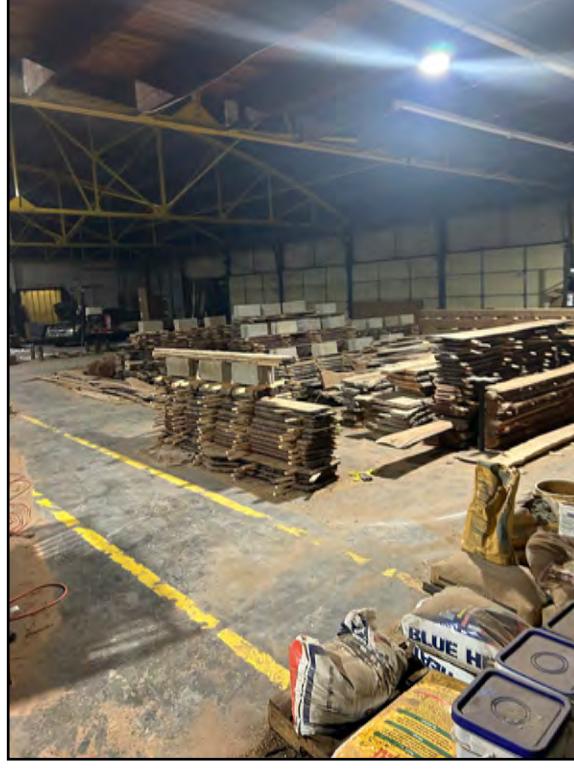
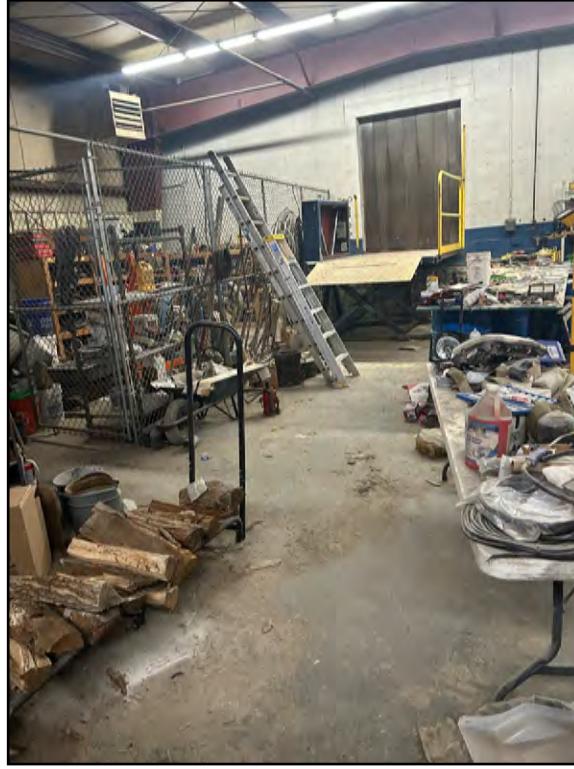
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## PHOTOS





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## DRONE PHOTOS



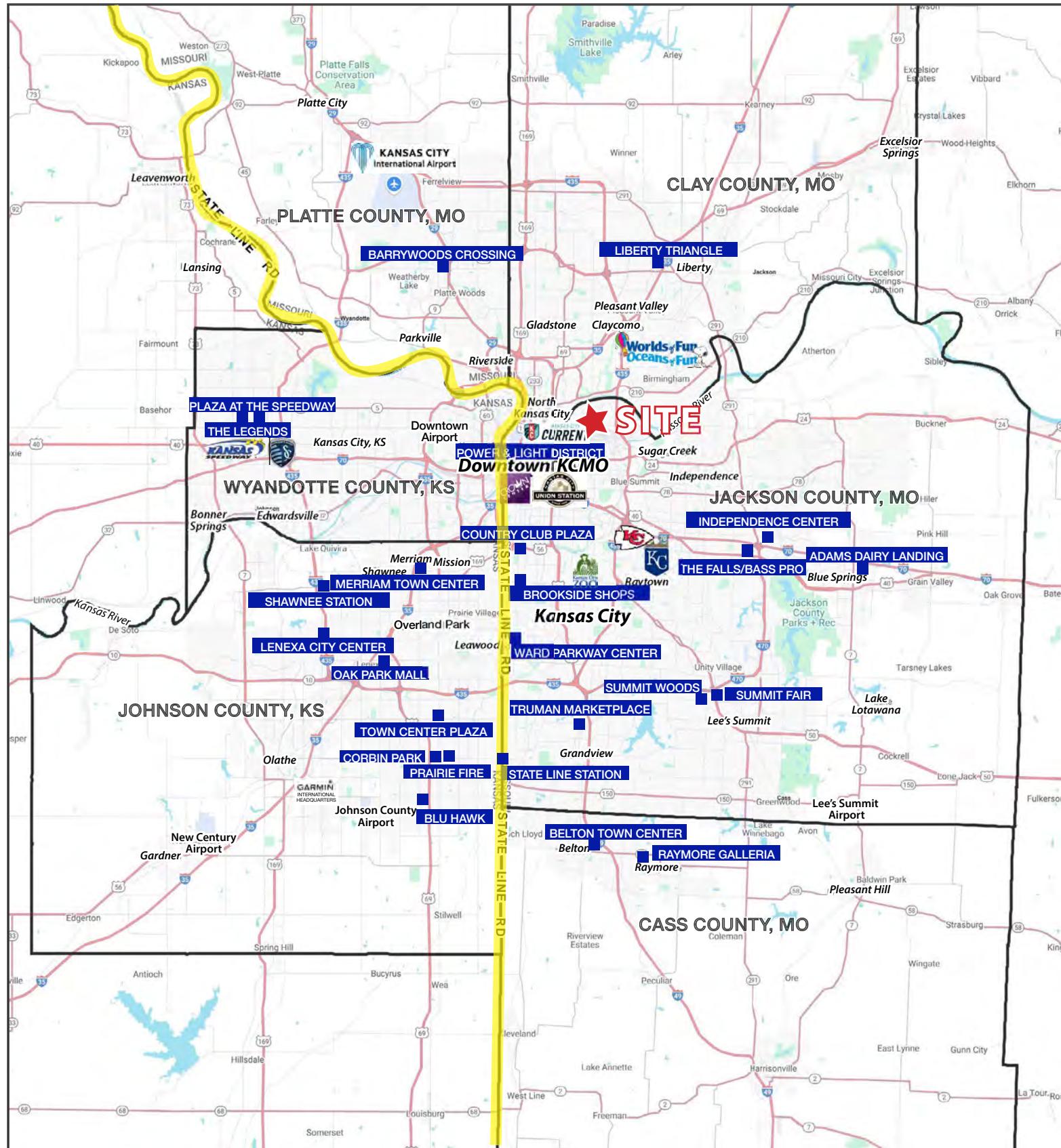
**DRONE PHOTOS**

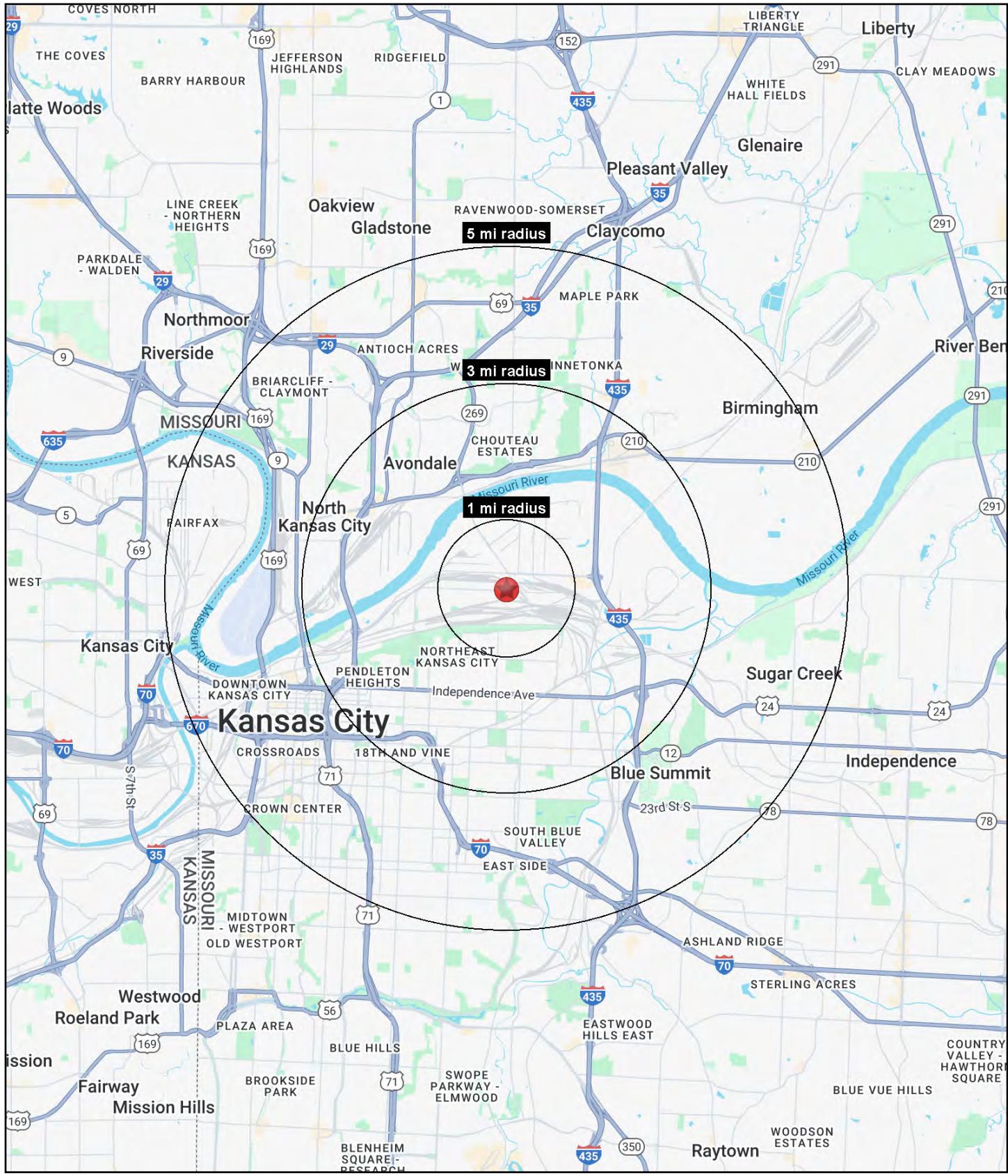
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AERIAL









# Truck Terminal/Warehouse With Office

## 4910 Gardner Avenue, Kansas City, Missouri

4910 Gardner Avenue Kansas City, MO 64120	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	4,289	60,220	170,288
2030 Projected Population	4,202	61,448	174,607
2020 Census Population	4,280	56,523	158,779
2010 Census Population	4,272	56,658	147,760
Projected Annual Growth 2025 to 2030	-0.4%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	-	0.4%	1.0%
2025 Median Age	30.6	30.9	33.6
<b>Households</b>			
2025 Estimated Households	1,440	23,271	75,696
2030 Projected Households	1,438	24,516	80,124
2020 Census Households	1,384	20,912	68,297
2010 Census Households	1,351	20,568	60,491
Projected Annual Growth 2025 to 2030	-	1.1%	1.2%
Historical Annual Growth 2010 to 2025	0.4%	0.9%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	37.0%	40.4%	51.5%
2025 Estimated Black or African American	13.5%	23.1%	24.2%
2025 Estimated Asian or Pacific Islander	11.3%	6.6%	4.2%
2025 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.7%
2025 Estimated Other Races	37.0%	29.0%	19.3%
2025 Estimated Hispanic	43.5%	32.8%	21.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$60,110	\$63,934	\$77,079
2025 Estimated Median Household Income	\$42,286	\$48,536	\$59,929
2025 Estimated Per Capita Income	\$20,323	\$24,839	\$34,406
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	8.5%	9.7%	5.7%
2025 Estimated Some High School (Grade Level 9 to 11)	12.7%	11.1%	8.2%
2025 Estimated High School Graduate	32.1%	31.3%	29.7%
2025 Estimated Some College	16.8%	21.0%	21.5%
2025 Estimated Associates Degree Only	10.0%	7.5%	7.0%
2025 Estimated Bachelors Degree Only	11.8%	12.7%	18.1%
2025 Estimated Graduate Degree	8.2%	6.8%	9.9%
<b>Business</b>			
2025 Estimated Total Businesses	300	2,456	9,764
2025 Estimated Total Employees	6,990	38,062	142,185
2025 Estimated Employee Population per Business	23.3	15.5	14.6
2025 Estimated Residential Population per Business	14.3	24.5	17.4

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