

**METROPOLITAN**  
COMMUNITY COLLEGE  
Penn Valley Campus**.26 Acre Lot**  
80' frontage on Broadway  
144' frontage on 33rd

Broadway Boulevard 19,422 cars per day

**Concord**  
Career  
College

33rd Street 4,068 cars per day

**VFW**  
Building

## CONTACT AGENT FOR PRICING | .26 ACRE LOT

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,513	119,148	274,183
Avg. Household Income	\$90,829	\$93,746	\$96,929

- Available ground lease opportunity on the northwest corner of Broadway Boulevard & 33rd Street
- 11,177 SF lot (0.26 acre)
- 80' of frontage on Broadway Blvd & 144' on 33rd Street
- Utilities on-site with existing transformer
- Drive-thru potential
- Lighted intersection with curb cuts on Broadway Blvd & 33rd St.
- Anchored by the newly renovated Comfort Inn Hotel
- Close proximity: Crown Center, Metropolitan Community College - Penn Valley, Children's Mercy Hospital, Midtown Plaza apartments

**CLICK HERE TO VIEW MORE  
LISTING INFORMATION**For More Information Contact:**GARRETT COHOON** | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)**DAKOTA GRIZZLE** | 816.412.7395 | [dgrizzle@blockandco.com](mailto:dgrizzle@blockandco.com)*Exclusive Agents*



## DRONE PHOTOS





## RENDERINGS







# GROUND LEASE/BTS OPPORTUNITY

3260 Broadway Boulevard, Kansas City, Missouri

AERIAL













# GROUND LEASE/BTS OPPORTUNITY

## 3260 Broadway Boulevard, Kansas City, Missouri

3260 Broadway Boulevard Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,513	119,148	274,183
2030 Projected Population	18,499	122,345	276,565
2020 Census Population	15,335	112,158	262,902
2010 Census Population	13,891	101,747	248,473
Projected Annual Growth 2025 to 2030	1.1%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	1.7%	1.1%	0.7%
2025 Median Age	32.6	33.6	33.9
<b>Households</b>			
2025 Estimated Households	9,851	60,250	122,235
2030 Projected Households	10,508	63,011	125,593
2020 Census Households	8,593	54,882	113,844
2010 Census Households	7,600	47,929	105,005
Projected Annual Growth 2025 to 2030	1.3%	0.9%	0.5%
Historical Annual Growth 2010 to 2025	2.0%	1.7%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	66.3%	54.4%	49.9%
2025 Estimated Black or African American	16.9%	28.5%	27.0%
2025 Estimated Asian or Pacific Islander	3.6%	3.2%	3.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2025 Estimated Other Races	12.7%	13.3%	18.7%
2025 Estimated Hispanic	14.2%	14.8%	21.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$90,829	\$93,746	\$96,929
2025 Estimated Median Household Income	\$65,317	\$67,564	\$70,557
2025 Estimated Per Capita Income	\$51,240	\$47,714	\$43,410
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.6%	5.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.5%	6.6%
2025 Estimated High School Graduate	14.5%	21.6%	23.8%
2025 Estimated Some College	15.1%	17.0%	18.0%
2025 Estimated Associates Degree Only	4.9%	5.6%	5.8%
2025 Estimated Bachelors Degree Only	36.3%	27.7%	23.5%
2025 Estimated Graduate Degree	23.1%	19.1%	16.6%
<b>Business</b>			
2025 Estimated Total Businesses	1,494	10,152	15,832
2025 Estimated Total Employees	21,949	140,611	204,583
2025 Estimated Employee Population per Business	14.7	13.9	12.9
2025 Estimated Residential Population per Business	11.7	11.7	17.3

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