



## River Market Medical Spa Space Available for Lease!

- 4,088 SF (Spaces 2 and 3)
- Available January 1, 2025.
- A+ TURNKEY aesthetics / wellness studio.
- Part of 531 Grand class A development that includes 185 multifamily homes.
- Located in Kansas City's historic River Market neighborhood on the North side of the downtown loop.
- Employees have access to fitness center and resort-style amenities.
- Off-street parking through covered attached garage in the building with 41 dedicated spaces allocated to retail.

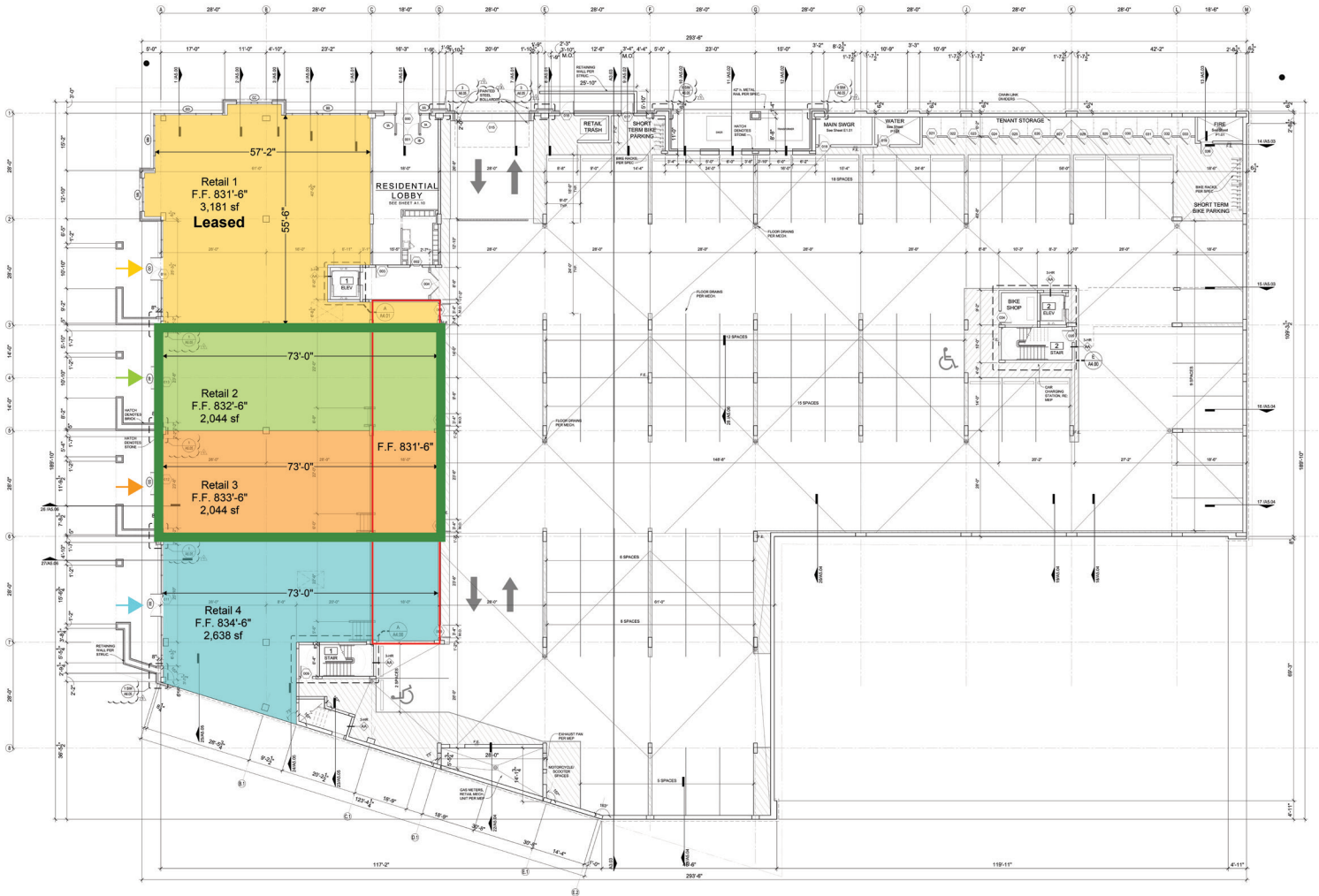
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Retail Space Available



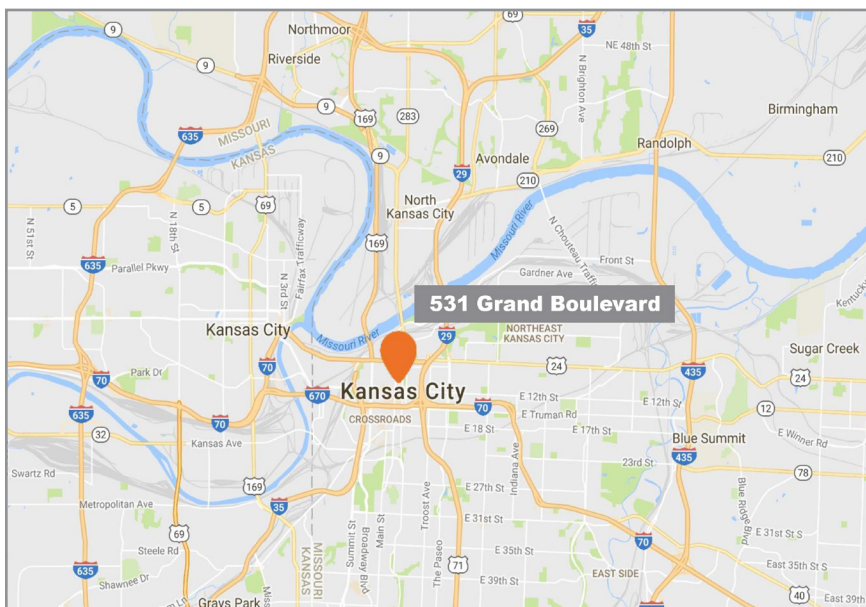
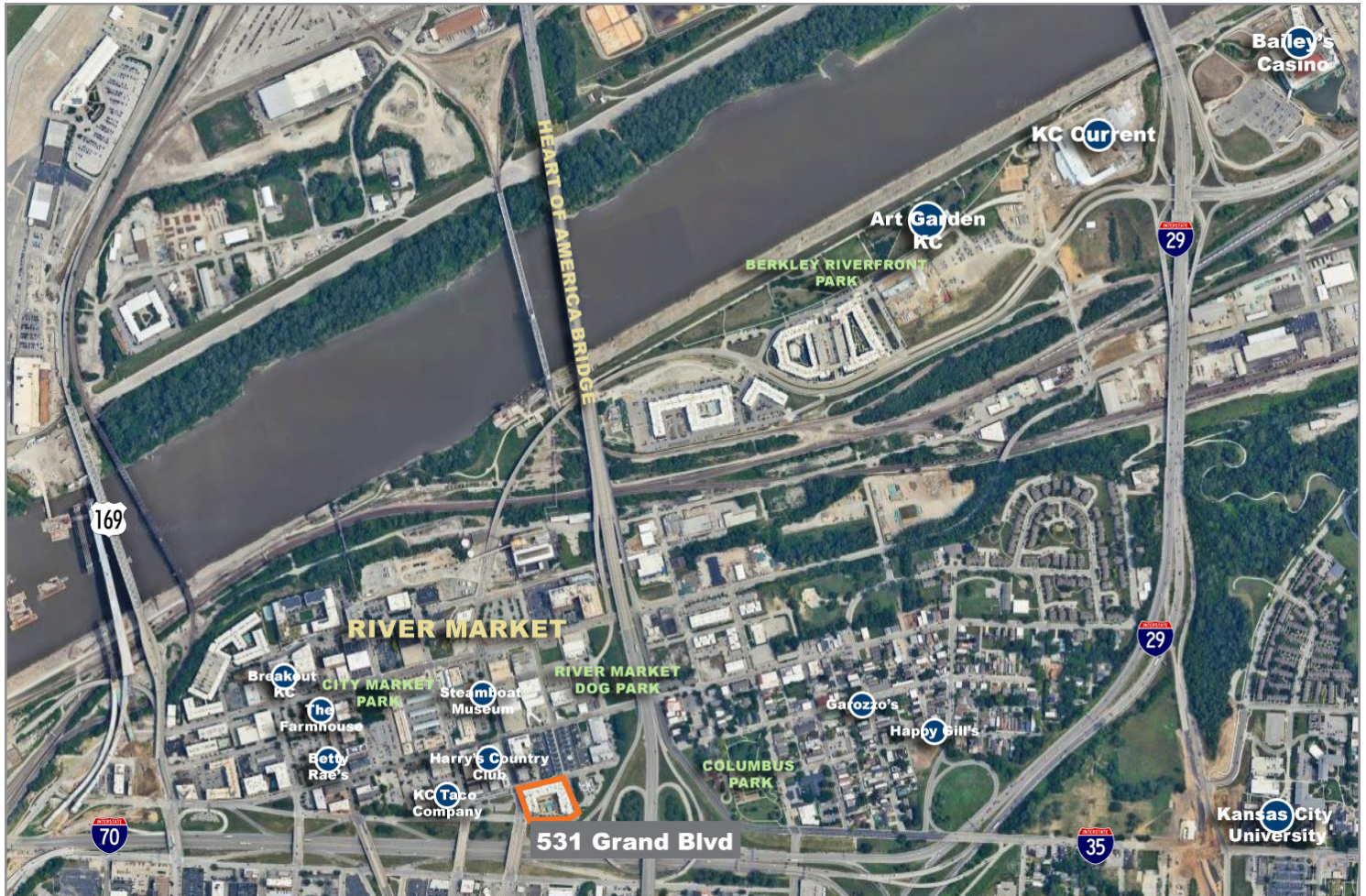
## Property Photos



## Demographic Information

531 Grand Blvd KCMO, MO 64106	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2024)	17,172		82,968		230,586		707,707	
Projected Population (2029)	18,240		86,684		233,018		715,404	
Census Population (2020)	16,183		77,388		218,449		693,406	
Census Population (2010)	10,315		67,276		205,737		655,798	
Projected Annual Growth (2024-2029)	1,068	1.2%	3,716	0.9%	2,432	0.2%	7,697	0.2%
Historical Annual Growth (2020-2024)	989	1.5%	5,580	1.8%	12,137	1.4%	14,301	0.5%
Historical Annual Growth (2010-2020)	5,868	5.7%	10,112	1.5%	12,712	0.6%	37,608	0.6%
Estimated Population Density (2024)	5,469 <i>psm</i>		2,936 <i>psm</i>		2,937 <i>psm</i>		2,254 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2024)	10,640		38,969		102,802		306,971	
Projected Households (2029)	11,370		41,281		105,127		312,470	
Census Households (2020)	9,899		34,734		94,420		293,337	
Census Households (2010)	5,309		28,077		86,129		274,872	
Projected Annual Growth (2024-2029)	730	1.4%	2,312	1.2%	2,325	0.5%	5,498	0.4%
Historical Annual Change (2010-2024)	5,331	7.2%	10,892	2.8%	16,673	1.4%	32,100	0.8%
<b>Average Household Income</b>								
Estimated Average Household Income (2024)	\$79,215		\$67,089		\$72,704		\$92,725	
Projected Average Household Income (2029)	\$77,105		\$66,002		\$74,242		\$95,386	
Census Average Household Income (2010)	\$44,743		\$39,500		\$41,654		\$56,031	
Census Average Household Income (2000)	\$32,789		\$33,327		\$37,690		\$49,187	
Projected Annual Change (2024-2029)	-\$2,110	-0.5%	-\$1,088	-0.3%	\$1,538	0.4%	\$2,661	0.6%
Historical Annual Change (2000-2024)	\$46,427	5.9%	\$33,762	4.2%	\$35,014	3.9%	\$43,539	3.7%
<b>Median Household Income</b>								
Estimated Median Household Income (2024)	\$71,333		\$54,980		\$56,617		\$71,816	
Projected Median Household Income (2029)	\$72,129		\$55,753		\$57,042		\$72,364	
Census Median Household Income (2010)	\$34,009		\$29,600		\$32,073		\$45,569	
Census Median Household Income (2000)	\$25,877		\$24,849		\$27,962		\$39,834	
Projected Annual Change (2024-2029)	\$795	0.2%	\$774	0.3%	\$425	0.2%	\$548	0.2%
Historical Annual Change (2000-2024)	\$45,456	7.3%	\$30,131	5.1%	\$28,655	4.3%	\$31,982	3.3%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2024)	\$49,364		\$31,832		\$32,589		\$40,332	
Projected Per Capita Income (2029)	\$48,327		\$31,738		\$33,669		\$41,773	
Census Per Capita Income (2010)	\$23,002		\$16,481		\$17,439		\$23,485	
Census Per Capita Income (2000)	\$15,799		\$13,185		\$15,690		\$20,508	
Projected Annual Change (2024-2029)	-\$1,037	-0.4%	-\$93	-	\$1,079	0.7%	\$1,441	0.7%
Historical Annual Change (2000-2024)	\$33,565	8.9%	\$18,647	5.9%	\$16,899	4.5%	\$19,824	4.0%
Estimated Average Household Net Worth (2024)	\$410,894		\$436,100		\$527,285		\$766,691	

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