



## River Market Medical Spa Space Available

- 4,088 SF
- Available Now at \$22 PSF
- 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.

For more information:

Christel Highland

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Aaron M. Mesmer, CCIM

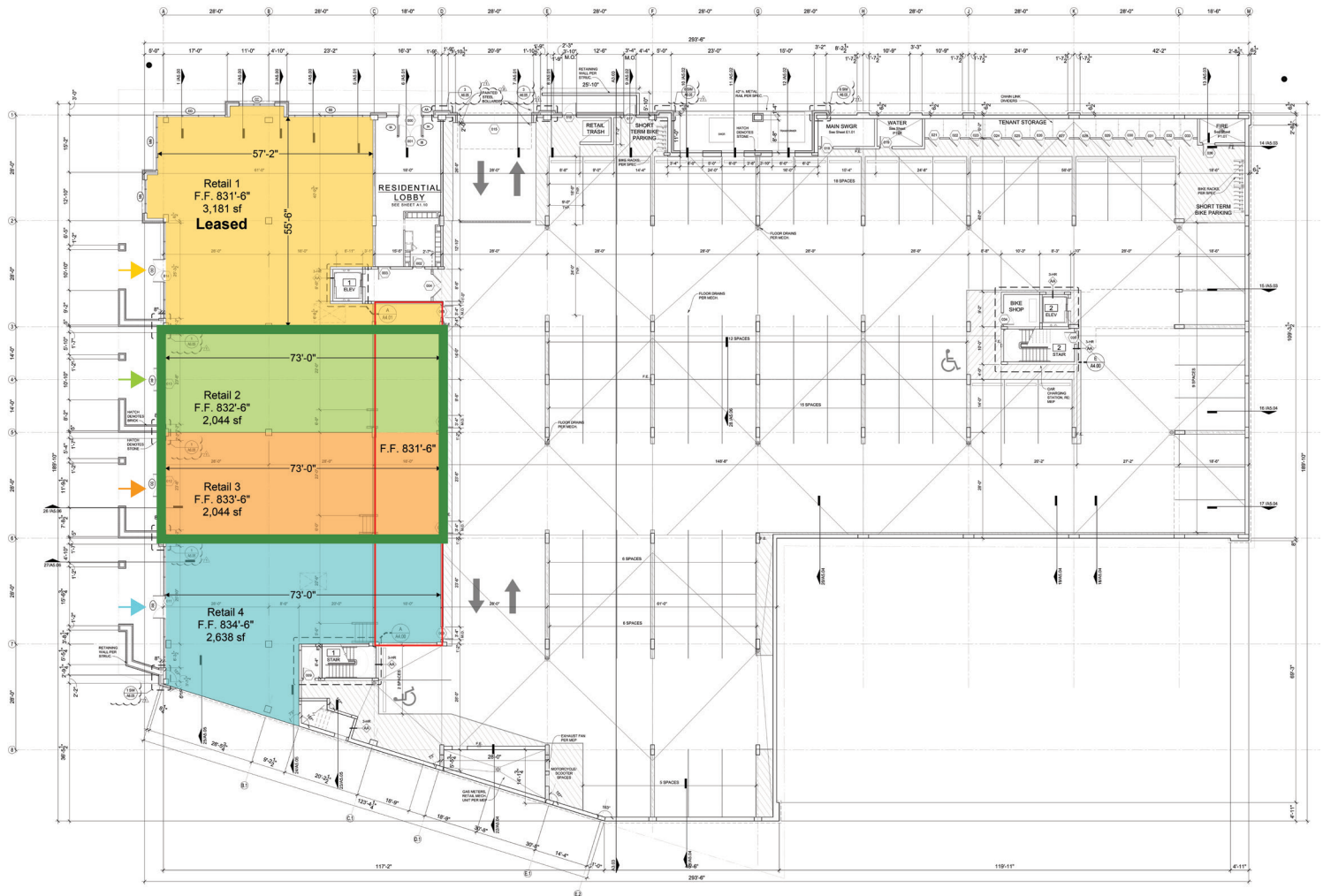
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Retail Space Available



# 531 Grand Boulevard

Kansas City, Missouri

# For Lease

## Property Photos



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

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## Demographic Information

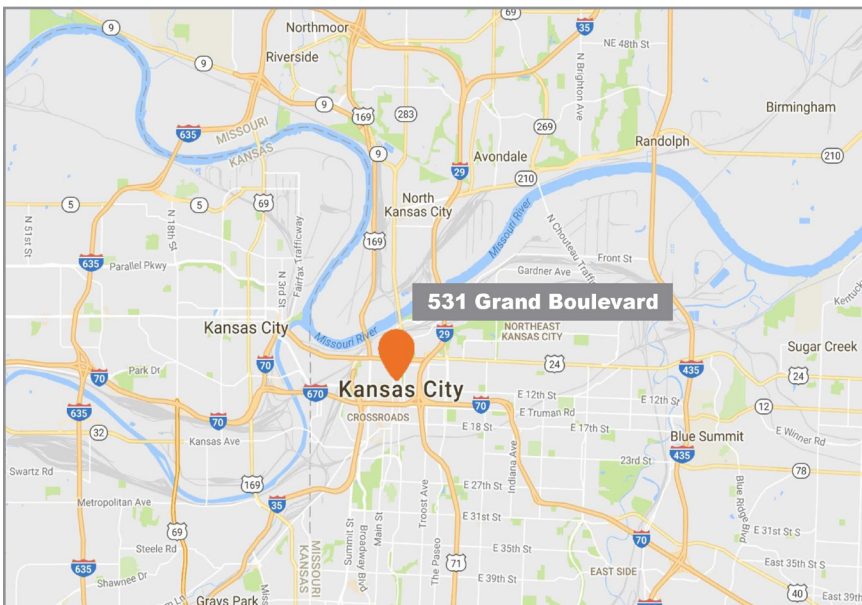
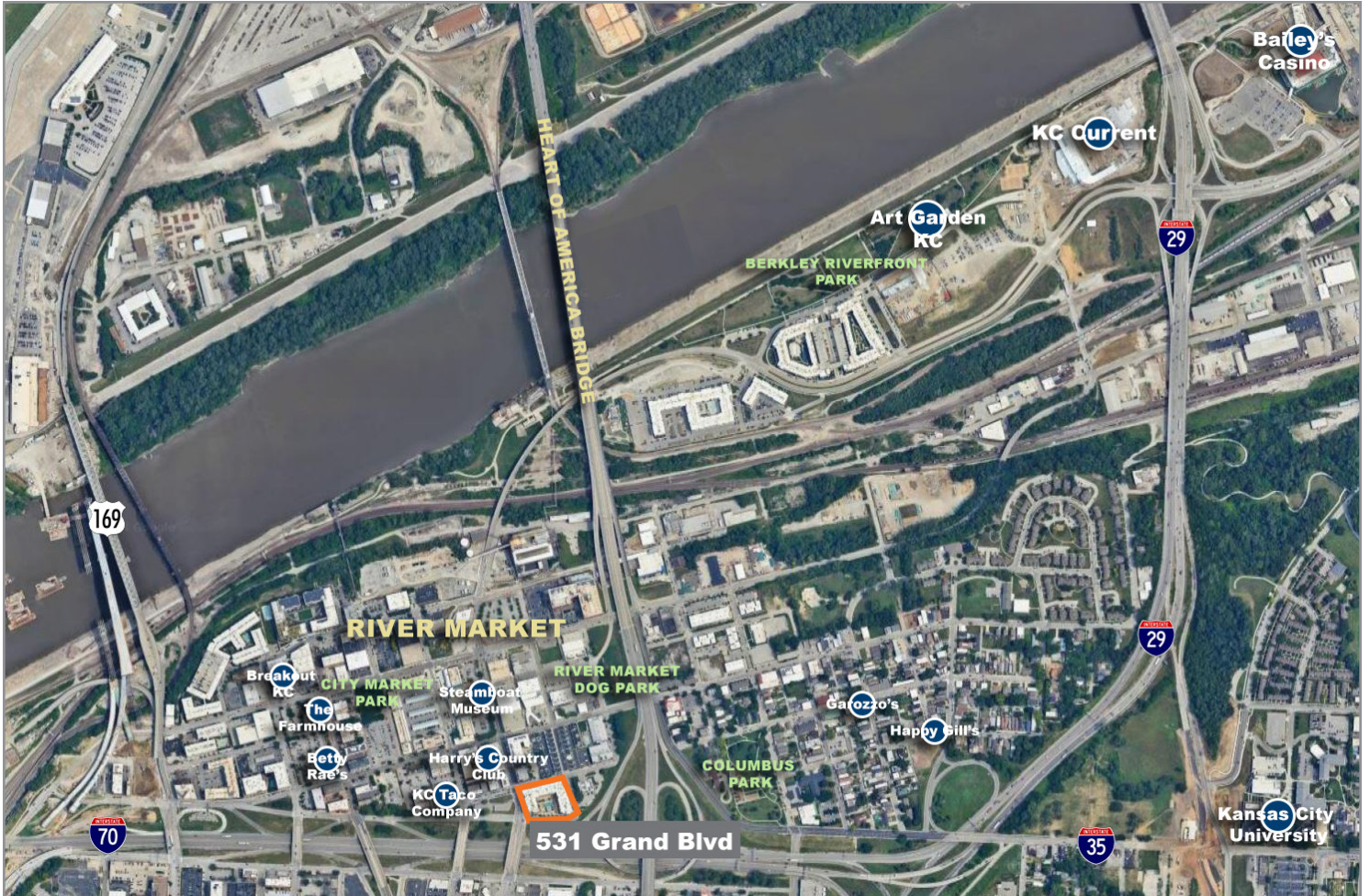
| 531 Grand Blvd                               |             |       |             |       |             |       |              |       |
|----------------------------------------------|-------------|-------|-------------|-------|-------------|-------|--------------|-------|
| KCMO, MO 64106                               | 1 mi radius |       | 3 mi radius |       | 5 mi radius |       | 10 mi radius |       |
| Population                                   |             |       |             |       |             |       |              |       |
| 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       | psm   | 2,936       | psm   | 2,937       | psm   | 2,254        | psm   |
| Trade Area Size                              | 3.1         | sq mi | 28.3        | sq mi | 78.5        | sq mi | 314.0        | sq mi |
| Households                                   |             |       |             |       |             |       |              |       |
| 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%  |
| Average Household Income                     |             |       |             |       |             |       |              |       |
| 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%  |
| Median Household Income                      |             |       |             |       |             |       |              |       |
| 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%  |
| Per Capita Income                            |             |       |             |       |             |       |              |       |
| 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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