



Next to planned \$70 Million KCK Community Health, Education, and Wellness Center

- 8,400 SF Building
- 38,328 SF Pad
- 31 Parking Spaces
- Available September 1, 2022
- Opportunity Zone
- Potential Retail, Office, Medical, Education
- Monument Sign
- Across the street from the planned 70,000 SF Wyandotte Community College expansion.

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

For more information:

Don Gessen, CCIM  
816.932.5574  
dgessen@blockllc.com

### Building Specifications

Sale Price: \$1,200,000

Lease Rate: \$13.50 NNN

Square Feet Available: 8,400

Lot Size: 33,332 SF; 108 x 354

Year Built: 2012

Zoning: Commercial

Parking: 31 cars

Property Taxes: \$3.96/SF; \$33,660/yr

Availability: September 2022

Area Development: Adjacent to a \$70 million Kansas City Kansas Community College, YMCA, Swope Health and Community America Credit Union including 130,000 sq. ft.

For more information:

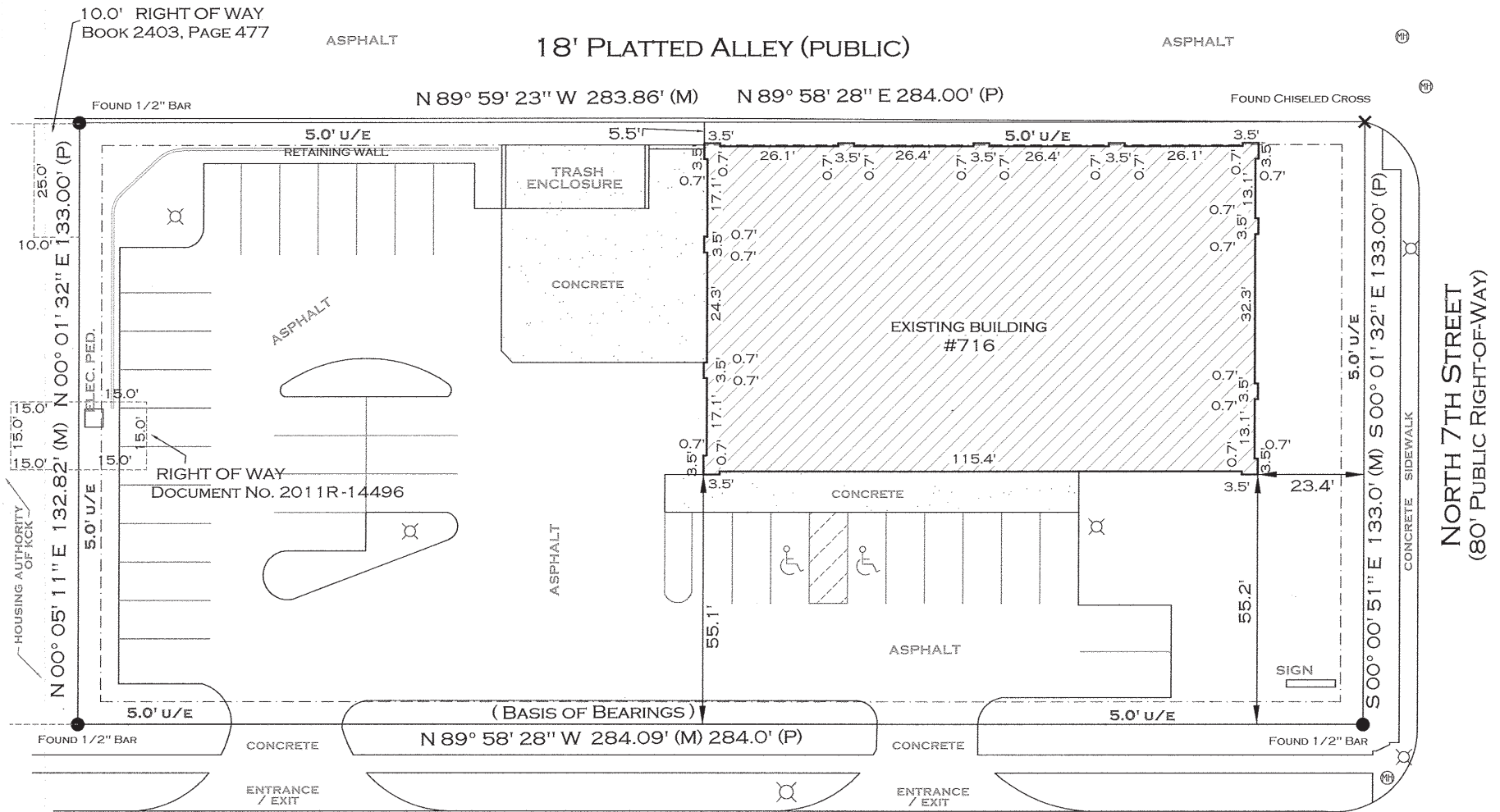
Don Gessen, CCIM  
816.932.5574  
dgessen@blockllc.com

# 1200 N 7th St Trafficway

NWC 7th St & Nebraska, Kansas City, Kansas 66101

# For Sale/Lease

## Site Map

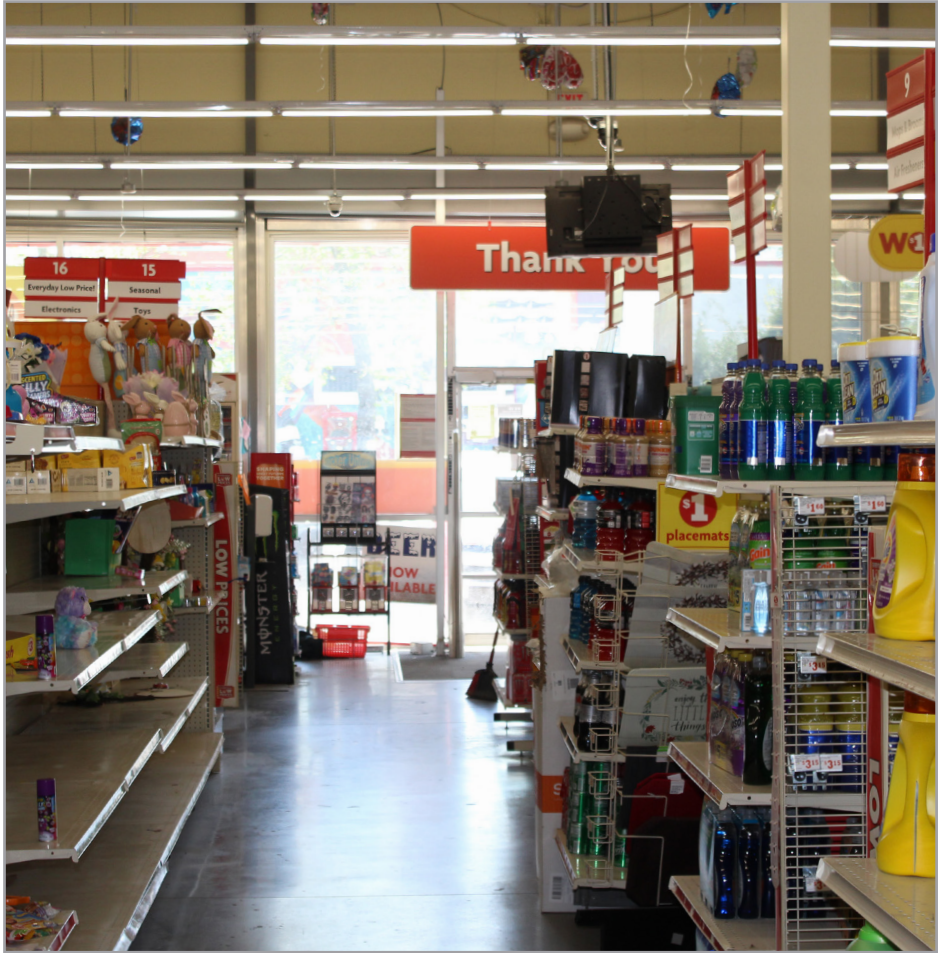




# 1200 N 7th St Trafficway

NWC 7th St & Nebraska, Kansas City, Kansas 66101

## For Sale/Lease



For more information: Don Gessen, CCIM | 816.932.5574 | [dgessen@blockllc.com](mailto:dgessen@blockllc.com)

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

**BLOCK**  
REAL ESTATE SERVICES, LLC



NWC 7th St & Nebraska, Kansas City, Kansas 66101

## For Sale/Lease



**For more information:** Don Gessen, CCIM | 816.932.5574 | [dgessen@blockllc.com](mailto:dgessen@blockllc.com)

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



**BLOCK**  
REAL ESTATE SERVICES, LLC

## 1200 N 7th St Trfy

Kansas City, KS 66101

1 mi radius

3 mi radius

5 mi radius

**Population**

2021 Estimated Population	11,972	67,516	173,268
2026 Projected Population	12,089	70,675	180,319
2020 Census Population	11,909	66,440	173,139
2010 Census Population	10,922	58,910	158,225
Projected Annual Growth 2021 to 2026	0.2%	0.9%	0.8%
Historical Annual Growth 2010 to 2021	0.9%	1.3%	0.9%

**Households**

2021 Estimated Households	3,987	27,335	73,605
2026 Projected Households	4,048	29,652	77,245
2020 Census Households	3,962	26,830	73,503
2010 Census Households	3,964	22,158	65,109
Projected Annual Growth 2021 to 2026	0.3%	1.7%	1.0%
Historical Annual Growth 2010 to 2021	-	0.2%	-

**Age**

2021 Est. Population Under 10 Years	15.6%	14.6%	13.4%
2021 Est. Population 10 to 19 Years	14.9%	13.9%	12.7%
2021 Est. Population 20 to 29 Years	16.0%	18.6%	17.9%
2021 Est. Population 30 to 44 Years	21.7%	22.3%	21.6%
2021 Est. Population 45 to 59 Years	16.3%	15.7%	17.0%
2021 Est. Population 60 to 74 Years	11.0%	11.0%	12.6%
2021 Est. Population 75 Years or Over	4.5%	3.9%	4.8%
2021 Est. Median Age	31.3	30.9	33.2

**Marital Status & Gender**

2021 Est. Male Population	54.4%	52.4%	51.4%
2021 Est. Female Population	45.6%	47.6%	48.6%
2021 Est. Never Married	44.4%	44.8%	45.0%
2021 Est. Now Married	30.4%	32.4%	31.0%
2021 Est. Separated or Divorced	20.1%	18.5%	19.2%
2021 Est. Widowed	5.1%	4.2%	4.7%

**Income**

2021 Est. HH Income \$200,000 or More	0.2%	2.3%	2.8%
2021 Est. HH Income \$150,000 to \$199,999	1.2%	2.5%	2.9%
2021 Est. HH Income \$100,000 to \$149,999	7.4%	9.1%	9.5%
2021 Est. HH Income \$75,000 to \$99,999	6.6%	10.5%	11.0%
2021 Est. HH Income \$50,000 to \$74,999	15.8%	20.0%	19.9%
2021 Est. HH Income \$35,000 to \$49,999	14.1%	14.6%	15.0%
2021 Est. HH Income \$25,000 to \$34,999	10.7%	12.0%	10.9%
2021 Est. HH Income \$15,000 to \$24,999	13.0%	10.3%	10.2%
2021 Est. HH Income Under \$15,000	31.0%	18.6%	17.8%
2021 Est. Average Household Income	\$41,036	\$52,030	\$58,590
2021 Est. Median Household Income	\$31,676	\$45,339	\$47,232
2021 Est. Per Capita Income	\$15,335	\$21,569	\$25,272
2021 Est. Total Businesses	490	4,486	10,424
2021 Est. Total Employees	8,993	82,417	179,093

© 2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

page 1 of 3

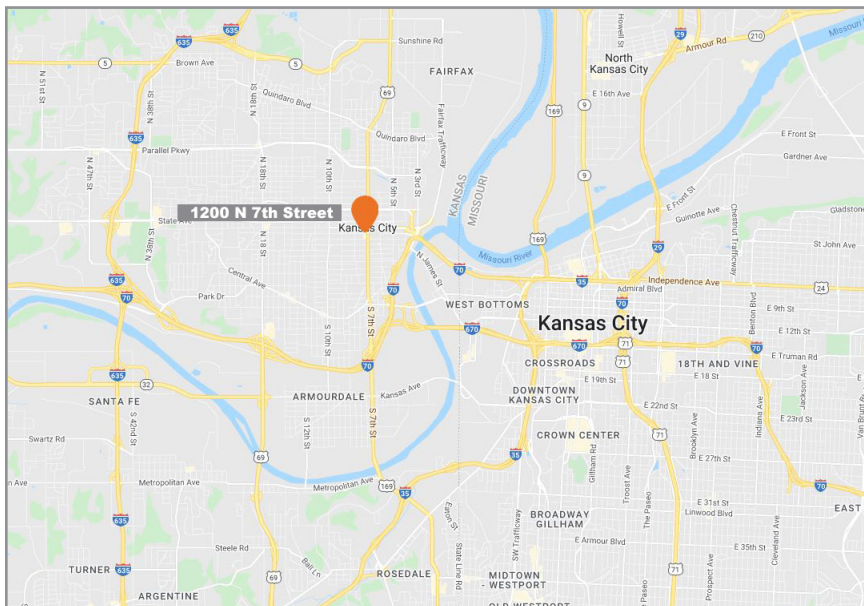
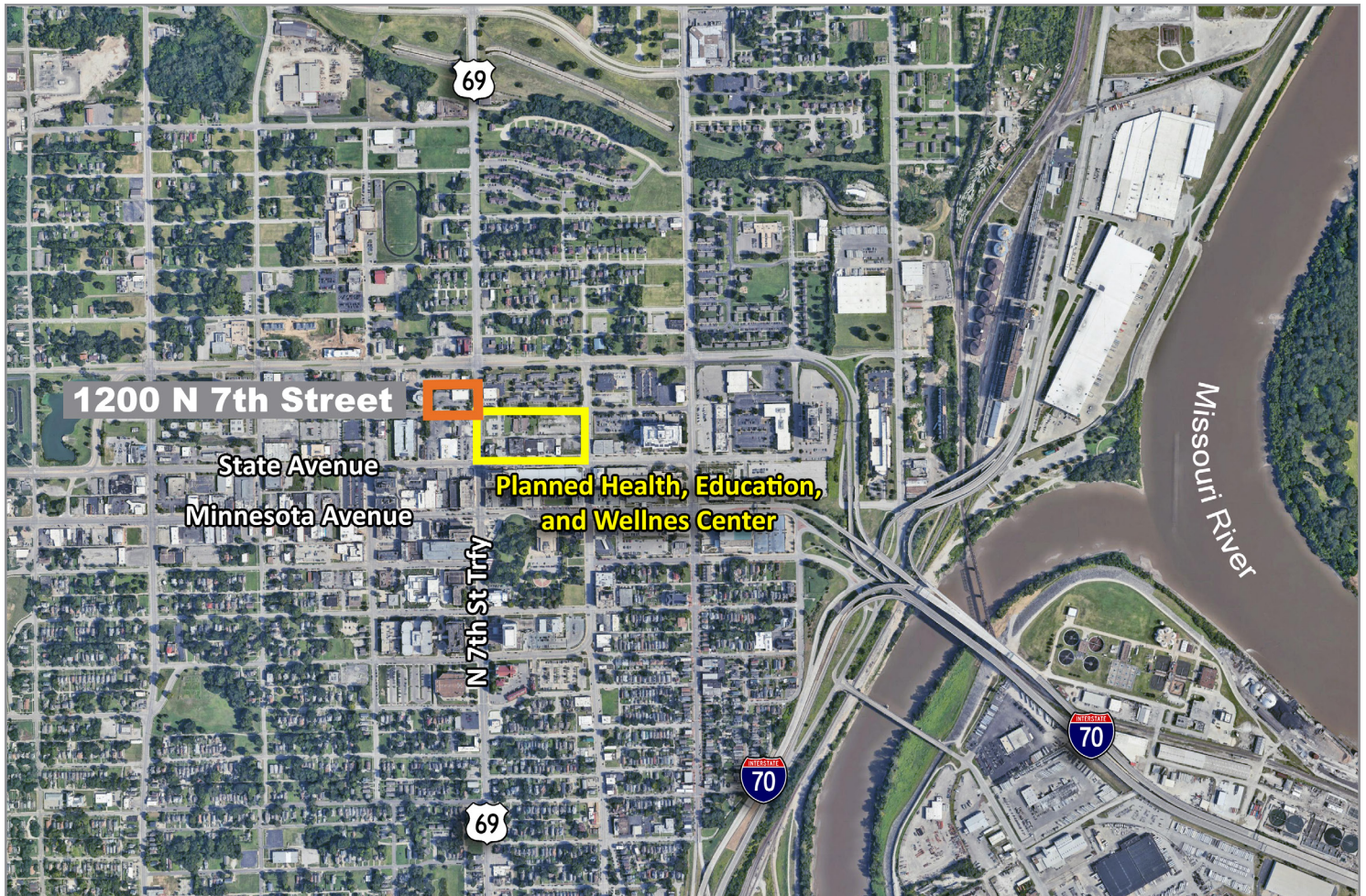
For more information: Don Gessen, CCIM | 816.932.5574 | dgessen@blockllc.com



# 1200 N 7th St Trafficway

NWC 7th St & Nebraska, Kansas City, Kansas 66101

For Sale/Lease



For more information:

Don Gessen, CCIM

816.932.5574

[dgessen@blockllc.com](mailto:dgessen@blockllc.com)