

100 East 39th Street

Kansas City, Missouri 64111

For Sale/Lease



### Excellent Midtown Location

- Great Owner/User Redevelopment or Creative Reuse Opportunity
- Unique property features include exposed brick walls, a courtyard, drive-in doors, and fenced outdoor area
- 9,753 SF on 0.578 acres east 1/2 of the building available for Lease
- 11,600 CPD on 39th Street
- One block east of Main Street
- Approx. \$228 Million in redevelopment within one mile over the past two years

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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:

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## Building Specifications

Square Feet Available: 9,753 SF

Property Known As: 100 E. 39th Street  
104 E. 39th Street  
3832-40 Warwick

Year Built: 1925, 1931, 1950; Remodeled in 2004

HVAC: HVAC replaced in 2015. Two (2) overhead heaters in service area.

Roof: Replaced in 2015

Loading: 9 Drive-In Doors

Zoning: B3-2

Property Taxes (2021): \$14,919.56

Features: 4 restrooms, mezzanine breakroom, mezzanine storage, 7 curb cutouts, tower signage feature; former pylon signage may be able to be revived, and automotive service equipment available for sale separately if desired.

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## Demographics

Lat/Lon: 39.0567/-94.5844

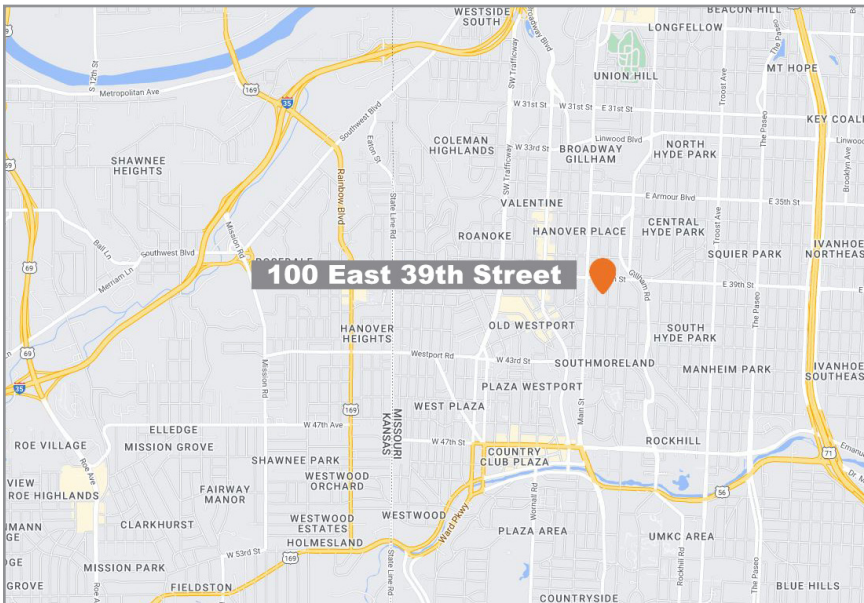
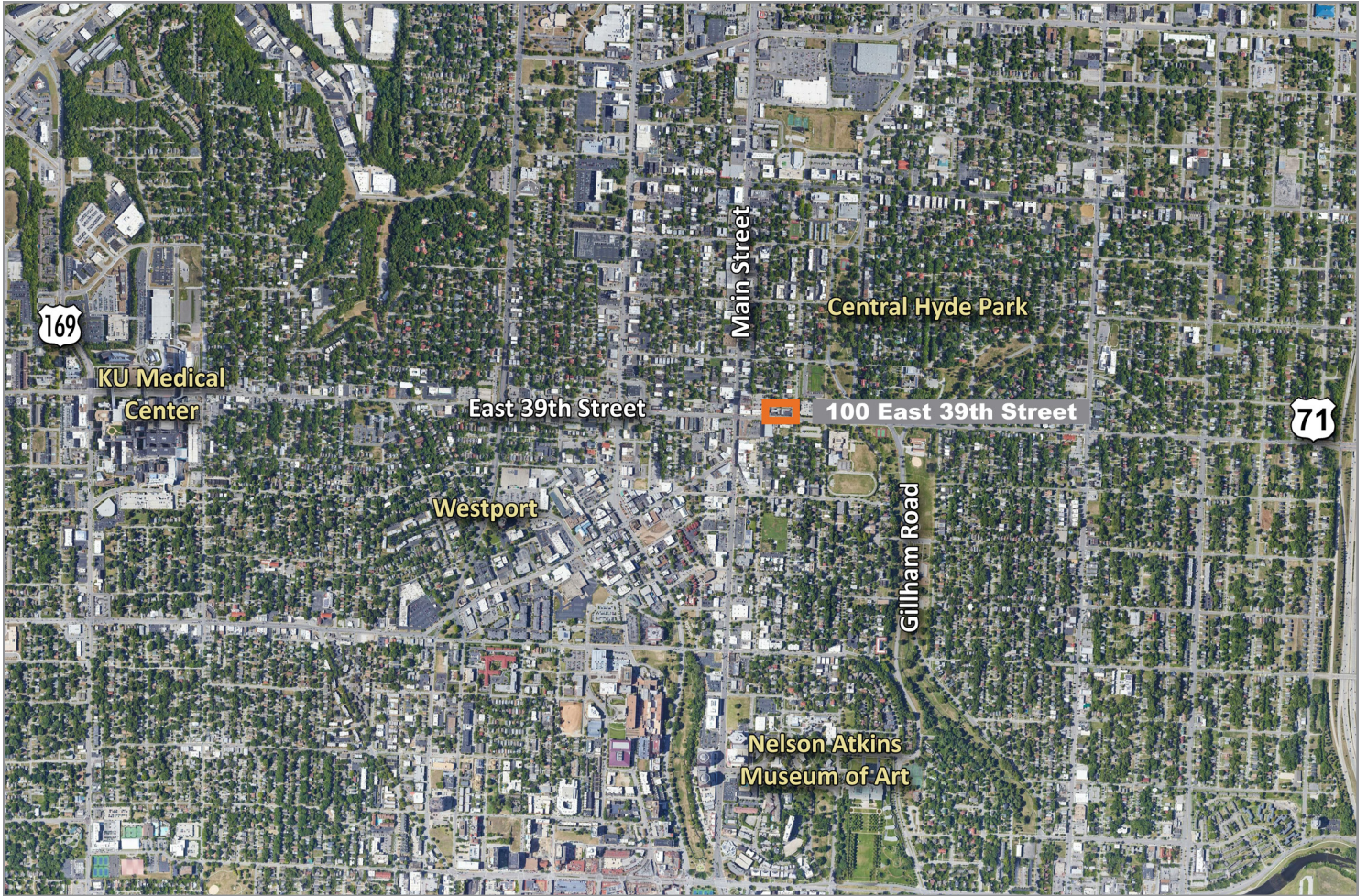
100 E 39th St KCMO, MO 64111	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	21,065	116,837	272,270
2027 Projected Population	21,545	118,919	275,788
2020 Census Population	20,938	114,048	269,723
2010 Census Population	20,135	106,624	254,970
Projected Annual Growth 2022 to 2027	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2022	0.4%	0.8%	0.6%
<b>Households</b>			
2022 Estimated Households	11,870	54,432	118,732
2027 Projected Households	12,095	55,408	120,202
2020 Census Households	11,829	53,880	118,516
2010 Census Households	11,150	49,823	109,471
Projected Annual Growth 2022 to 2027	0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	7.8%	9.9%	12.3%
2022 Est. Population 10 to 19 Years	6.7%	10.7%	11.5%
2022 Est. Population 20 to 29 Years	19.3%	17.2%	16.1%
2022 Est. Population 30 to 44 Years	22.8%	21.0%	21.3%
2022 Est. Population 45 to 59 Years	20.2%	18.9%	18.1%
2022 Est. Population 60 to 74 Years	16.6%	15.6%	14.7%
2022 Est. Population 75 Years or Over	6.6%	6.5%	6.0%
2022 Est. Median Age	39.1	37.3	35.7
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.8%	49.5%	49.5%
2022 Est. Female Population	49.2%	50.5%	50.5%
2022 Est. Never Married	56.7%	48.5%	44.3%
2022 Est. Now Married	25.8%	28.9%	32.3%
2022 Est. Separated or Divorced	13.7%	17.6%	18.2%
2022 Est. Widowed	3.8%	5.1%	5.2%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	5.7%	7.4%	6.4%
2022 Est. HH Income \$150,000 to \$199,999	3.8%	4.5%	4.2%
2022 Est. HH Income \$100,000 to \$149,999	11.8%	12.7%	12.4%
2022 Est. HH Income \$75,000 to \$99,999	10.6%	10.6%	11.6%
2022 Est. HH Income \$50,000 to \$74,999	20.4%	17.6%	17.6%
2022 Est. HH Income \$35,000 to \$49,999	13.0%	12.1%	12.3%
2022 Est. HH Income \$25,000 to \$34,999	7.8%	8.9%	9.2%
2022 Est. HH Income \$15,000 to \$24,999	11.6%	10.2%	9.7%
2022 Est. HH Income Under \$15,000	15.3%	16.1%	16.6%
2022 Est. Average Household Income	\$75,083	\$84,317	\$79,311
2022 Est. Median Household Income	\$54,628	\$60,339	\$59,974
2022 Est. Per Capita Income	\$42,583	\$39,691	\$34,892
2022 Est. Total Businesses	1,699	7,567	14,017
2022 Est. Total Employees	56,240	149,825	246,230



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