

400-404 Northeast 32nd Street

Kansas City, Missouri 64116

For Sale



## Excellent Clay County Location

- 6,492± SF Building On A 0.52± Acre Lot
- Immediate Access to North Oak Trafficway and Burlington Street With Prominent Retail Neighbors Nearby
- Excellent Owner/User Opportunity

## For more information:

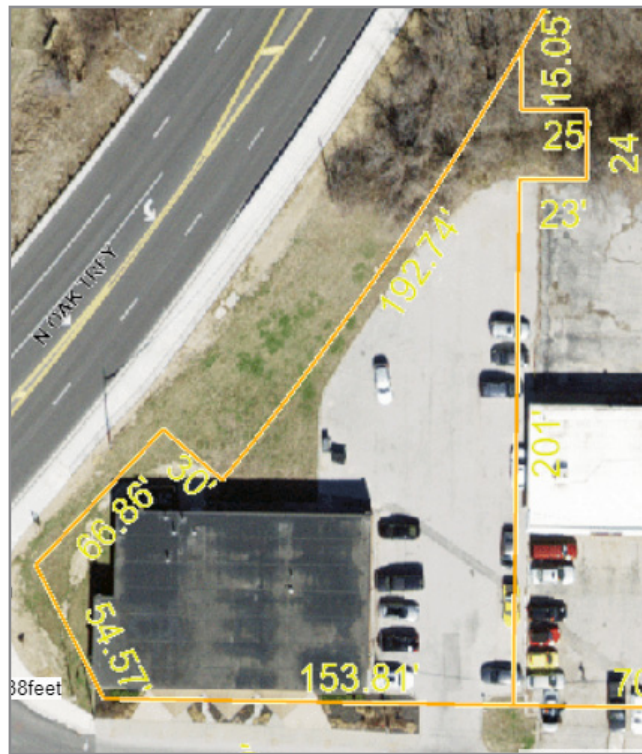
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## Building Specifications

Building Size:	6,492± SF
Current Use:	Single Tenant, Owner-Occupant as Office Space
Lot Size:	0.52± Acres or 22,651 SF
Parking:	24 Spaces
Taxes (2021):	\$1.90/SF
Zoning:	B3-2
Parcel Number:	17-318-00-01-012.00



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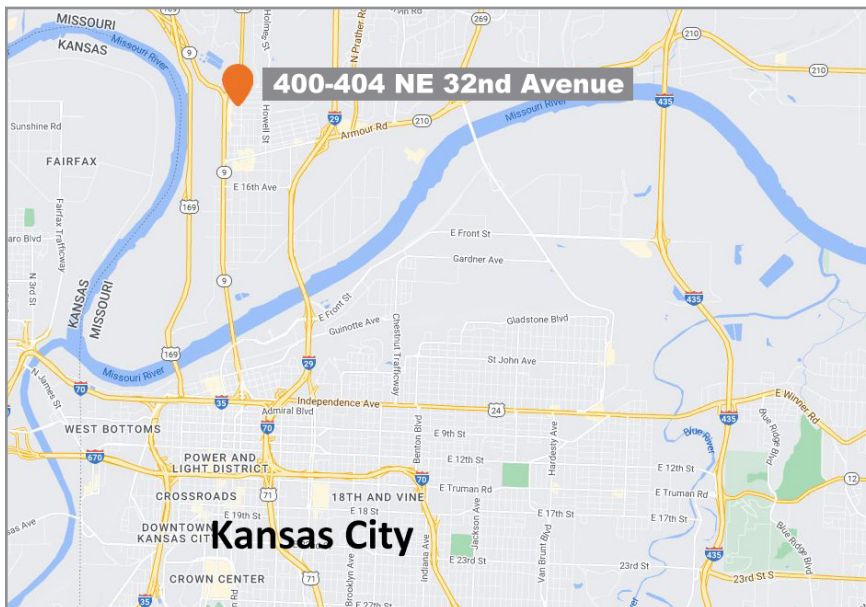
## Demographics

400 NE 32nd St KCMO, MO 64116	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	6,474	41,814	187,334
2027 Projected Population	6,539	42,778	192,066
2020 Census Population	6,150	41,647	183,829
2010 Census Population	5,683	36,427	167,474
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	1.2%	1.2%	1.0%
<b>Households</b>			
2022 Estimated Households	3,355	19,183	77,457
2027 Projected Households	3,414	19,829	79,825
2020 Census Households	3,175	19,067	76,842
2010 Census Households	2,871	16,423	67,907
Projected Annual Growth 2022 to 2027	0.4%	0.7%	0.6%
Historical Annual Growth 2010 to 2022	0.5%	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	9.8%	12.6%	13.8%
2022 Est. Population 10 to 19 Years	9.4%	11.1%	12.1%
2022 Est. Population 20 to 29 Years	15.3%	14.7%	15.3%
2022 Est. Population 30 to 44 Years	19.0%	19.7%	20.8%
2022 Est. Population 45 to 59 Years	18.5%	18.0%	17.6%
2022 Est. Population 60 to 74 Years	18.3%	16.7%	14.5%
2022 Est. Population 75 Years or Over	9.7%	7.2%	5.9%
2022 Est. Median Age	41.7	37.7	35.3
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	49.1%	49.3%	50.2%
2022 Est. Female Population	50.9%	50.7%	49.8%
2022 Est. Never Married	38.6%	38.0%	38.8%
2022 Est. Now Married	22.2%	32.9%	33.8%
2022 Est. Separated or Divorced	31.5%	22.7%	22.2%
2022 Est. Widowed	7.7%	6.4%	5.3%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	3.3%	3.7%	3.6%
2022 Est. HH Income \$150,000 to \$199,999	3.9%	4.8%	4.0%
2022 Est. HH Income \$100,000 to \$149,999	9.4%	11.9%	12.1%
2022 Est. HH Income \$75,000 to \$99,999	7.7%	11.7%	12.6%
2022 Est. HH Income \$50,000 to \$74,999	20.2%	18.0%	19.6%
2022 Est. HH Income \$35,000 to \$49,999	23.0%	16.1%	13.6%
2022 Est. HH Income \$25,000 to \$34,999	11.9%	11.1%	11.1%
2022 Est. HH Income \$15,000 to \$24,999	13.9%	11.0%	9.3%
2022 Est. HH Income Under \$15,000	6.6%	11.6%	14.2%
2022 Est. Average Household Income	\$73,343	\$69,662	\$64,199
2022 Est. Median Household Income	\$50,548	\$54,104	\$55,012
2022 Est. Per Capita Income	\$38,009	\$32,013	\$26,844
2022 Est. Total Businesses	556	2,652	9,682
2022 Est. Total Employees	8,149	44,703	163,526

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**BLOCK**  
REAL ESTATE SERVICES, LLC