



Excellent Location

- Former Symington Elementary School, closed in 2019
- Minutes from the Grandview Triangle with easy access to I-49, I-435 & I-470
- Proximate to the Cerner Trails Campus
- Nearby amenities include Longview Lake, Metropolitan Community College Longview campus, Fred Arbanas golf course, a fitness center and numerous parks
- 41,893 SF functional multipurpose building built in 1958, 14.582 acre sprawling site, R-7.5 zoning

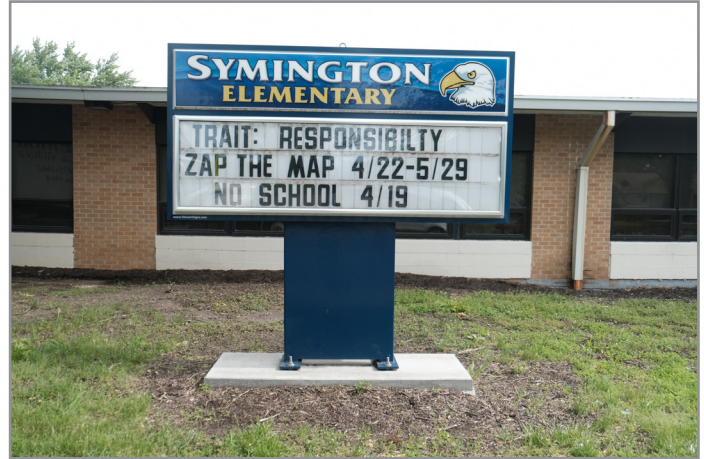
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Property Photos

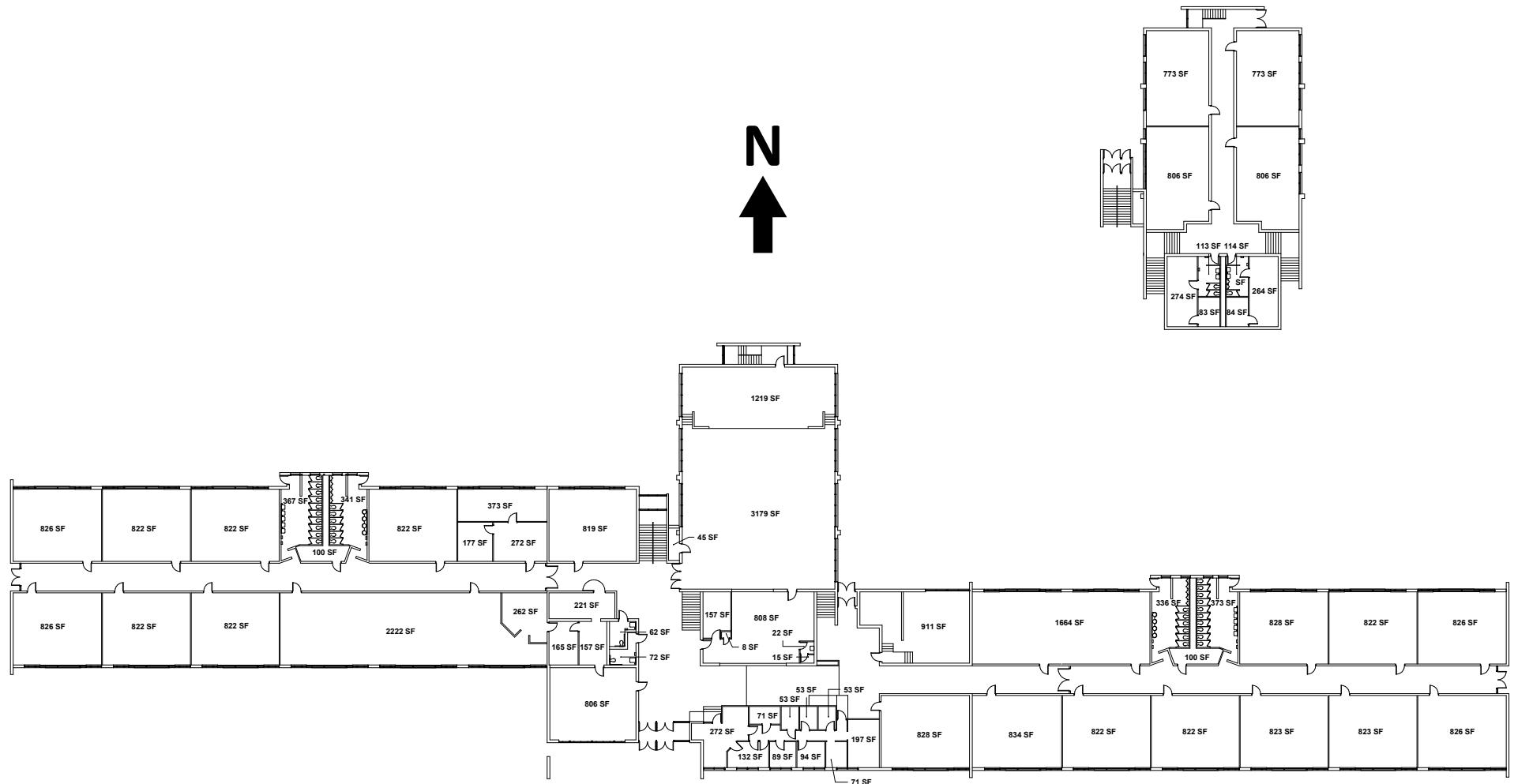


8610 Ruskin Way

Kansas City, Missouri 64134

For Sale

Floor Plan



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
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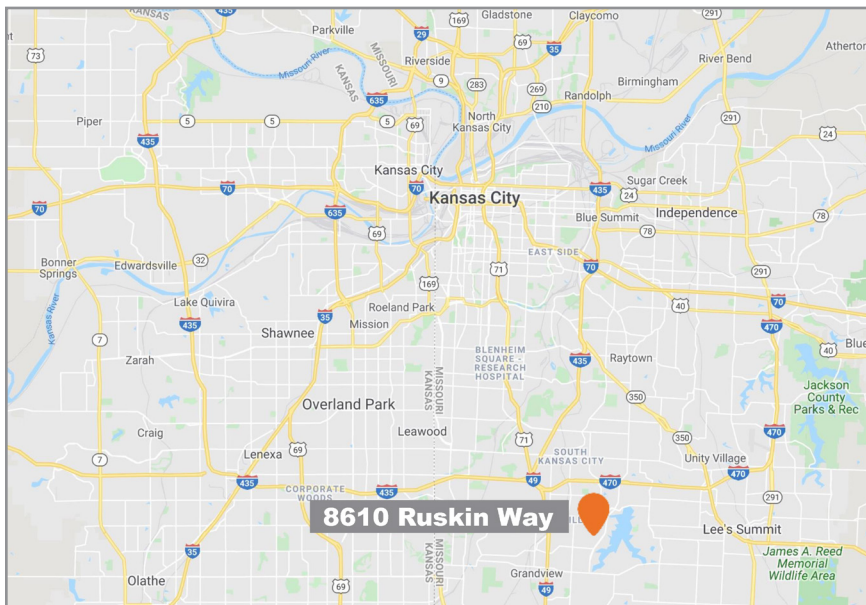
BLOCK
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Demographics

Symington Elementary School		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	8,287	48,490	109,486
	2024 Projected Population	8,462	48,103	109,223
	2010 Census Population	8,237	48,041	106,424
	2000 Census Population	8,813	49,243	102,522
	Projected Annual Growth 2019 to 2024	0.4%	-0.2%	-
	Historical Annual Growth 2000 to 2019	-0.3%	-	0.4%
	2019 Median Age	30.5	34.8	36.9
HOUSEHOLDS	2019 Estimated Households	3,046	19,637	45,522
	2024 Projected Households	3,156	19,604	45,684
	2010 Census Households	2,878	18,453	41,884
	2000 Census Households	3,122	18,995	40,960
	Projected Annual Growth 2019 to 2024	0.7%	-	-
	Historical Annual Growth 2000 to 2019	-0.1%	0.2%	0.6%
RACE AND ETHNICITY	2019 Estimated White	25.1%	39.0%	51.7%
	2019 Estimated Black or African American	65.8%	51.6%	39.0%
	2019 Estimated Asian or Pacific Islander	0.6%	1.8%	2.1%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2019 Estimated Other Races	8.2%	7.2%	6.9%
	2019 Estimated Hispanic	7.4%	6.6%	6.9%
INCOME	2019 Estimated Average Household Income	\$52,481	\$63,851	\$69,873
	2019 Estimated Median Household Income	\$43,038	\$53,140	\$61,673
	2019 Estimated Per Capita Income	\$19,303	\$25,896	\$29,115
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.2%	2.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.4%	6.3%	5.1%
	2019 Estimated High School Graduate	39.5%	32.2%	28.6%
	2019 Estimated Some College	28.5%	27.9%	26.9%
	2019 Estimated Associates Degree Only	7.3%	8.6%	8.4%
	2019 Estimated Bachelors Degree Only	9.5%	14.8%	18.1%
	2019 Estimated Graduate Degree	5.3%	8.0%	10.7%
BUSINESS	2019 Estimated Total Businesses	68	1,196	2,845
	2019 Estimated Total Employees	1,548	13,123	44,934
	2019 Estimated Employee Population per Business	22.6	11.0	15.8
	2019 Estimated Residential Population per Business	121.2	40.6	38.5

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