

Blue Ridge Crossing at I-70

4151 Sterling Avenue, Kansas City, Missouri 64133

For Lease



Restaurant Space in Blue Ridge Crossing Shopping

- 3,867± SF second generation restaurant
- Furniture, fixtures and equipment included
- Potential drive-thru opportunity
- Interstate visibility with 115,000 cars-per-day
- Join Starbucks, Chipotle, Firehouse Subs, CareNow, and more
- One exit east of Kauffman and Arrowhead stadium
- Adjacent to Super Walmart and Lowe's

For more information:

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Demographics

4151 Sterling Ave KCMO, MO 64133	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population								
Estimated Population (2024)	9,157		68,724		166,439		586,380	
Projected Population (2029)	9,037		67,156		164,632		591,175	
Census Population (2020)	9,000		69,577		167,278		580,366	
Census Population (2010)	8,639		67,160		163,007		551,259	
Projected Annual Growth (2024-2029)	-120	-0.3%	-1,568	-0.5%	-1,807	-0.2%	4,795	0.2%
Historical Annual Growth (2020-2024)	157	0.4%	-853	-0.3%	-839	-0.1%	6,014	0.3%
Historical Annual Growth (2010-2020)	361	0.4%	2,417	0.4%	4,271	0.3%	29,107	0.5%
Estimated Population Density (2024)	2,916 psm		2,432 psm		2,120 psm		1,867 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		314.0 sq mi	
Households								
Estimated Households (2024)	4,009		29,145		70,909		256,634	
Projected Households (2029)	3,943		28,374		69,873		258,962	
Census Households (2020)	4,028		29,548		70,297		246,886	
Census Households (2010)	3,841		28,384		67,993		230,426	
Projected Annual Growth (2024-2029)	-66	-0.3%	-771	-0.5%	-1,037	-0.3%	2,328	0.2%
Historical Annual Change (2010-2024)	168	0.3%	762	0.2%	2,916	0.3%	26,208	0.8%
Average Household Income								
Estimated Average Household Income (2024)	\$70,296		\$81,425		\$76,905		\$93,429	
Projected Average Household Income (2029)	\$71,679		\$83,370		\$78,728		\$96,576	
Census Average Household Income (2010)	\$46,555		\$51,297		\$49,838		\$56,748	
Census Average Household Income (2000)	\$46,279		\$47,440		\$45,076		\$49,375	
Projected Annual Change (2024-2029)	\$1,383	0.4%	\$1,945	0.5%	\$1,823	0.5%	\$3,147	0.7%
Historical Annual Change (2000-2024)	\$24,017	2.2%	\$33,985	3.0%	\$31,829	2.9%	\$44,054	3.7%
Median Household Income								
Estimated Median Household Income (2024)	\$57,991		\$64,465		\$60,475		\$70,579	
Projected Median Household Income (2029)	\$58,381		\$65,009		\$60,590		\$71,474	
Census Median Household Income (2010)	\$39,622		\$44,975		\$42,581		\$46,338	
Census Median Household Income (2000)	\$39,547		\$40,615		\$37,451		\$40,222	
Projected Annual Change (2024-2029)	\$389	0.1%	\$544	0.2%	\$115	-	\$895	0.3%
Historical Annual Change (2000-2024)	\$18,444	1.9%	\$23,850	2.4%	\$23,024	2.6%	\$30,357	3.1%
Per Capita Income								
Estimated Per Capita Income (2024)	\$30,820		\$34,587		\$32,833		\$40,989	
Projected Per Capita Income (2029)	\$31,321		\$35,281		\$33,482		\$42,403	
Census Per Capita Income (2010)	\$20,704		\$21,684		\$20,791		\$23,721	
Census Per Capita Income (2000)	\$21,116		\$20,447		\$18,909		\$20,440	
Projected Annual Change (2024-2029)	\$501	0.3%	\$694	0.4%	\$650	0.4%	\$1,414	0.7%
Historical Annual Change (2000-2024)	\$9,704	1.9%	\$14,139	2.9%	\$13,924	3.1%	\$20,549	4.2%
Estimated Average Household Net Worth (2024)	\$591,664		\$726,425		\$696,338		\$758,359	

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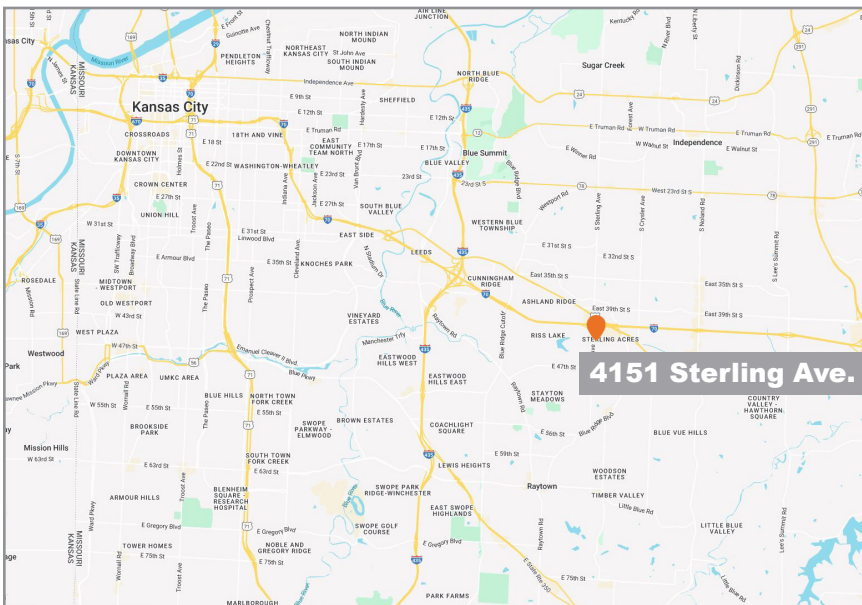
Interior Photos



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