

Northland Corners Shopping Center

217-319 NE Vivion Road, Kansas City, Missouri 64118

For Lease



High Traffic & Exposure!

- 21,837 SF
- Superior exposure from Vivion and North Oak Trafficway & I-29
- High population density - 71,078 people in a 3-mile radius
- Junior box
- 44,000 CPD on I-29; 26,000 CPD on North Oak Trafficway; 15,000 CPD on Vivion Road
- Join Rent-A-Center, Sarpino's, Celebrate Dental, and others

For more information:

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Building Specifications

Square Feet Available: 21,837 SF

Total Building Square Feet: 66,293 SF

Ceiling Height: 16 Feet to Joists

Year Built: 1974; renovated exterior 2010

Zoning: Commercial

Type of Lease: Net

Offering Rate: Call for quote

Parking: 6.93/1,000

Signage: Exposure to Vivion Road, North Oak, and I-29

CAM: \$2.36 PSF per year

Property Taxes: \$3.71 PSF per year

Insurance: \$0.60 PSF per year

Est. Population: 154,205

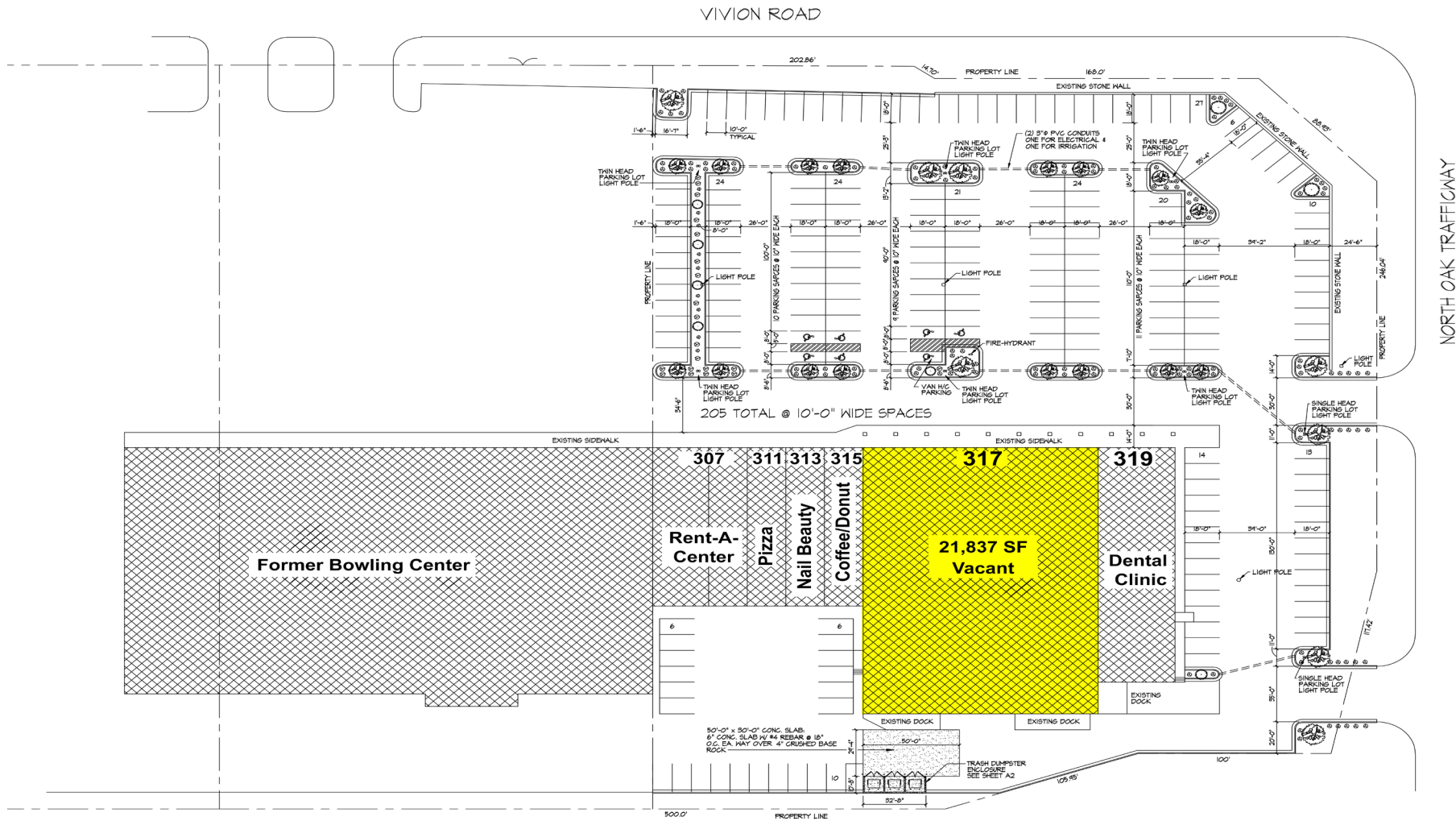
Est. Household: 68,037

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Site Plan



4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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REAL ESTATE SERVICES, LLC

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Demographics

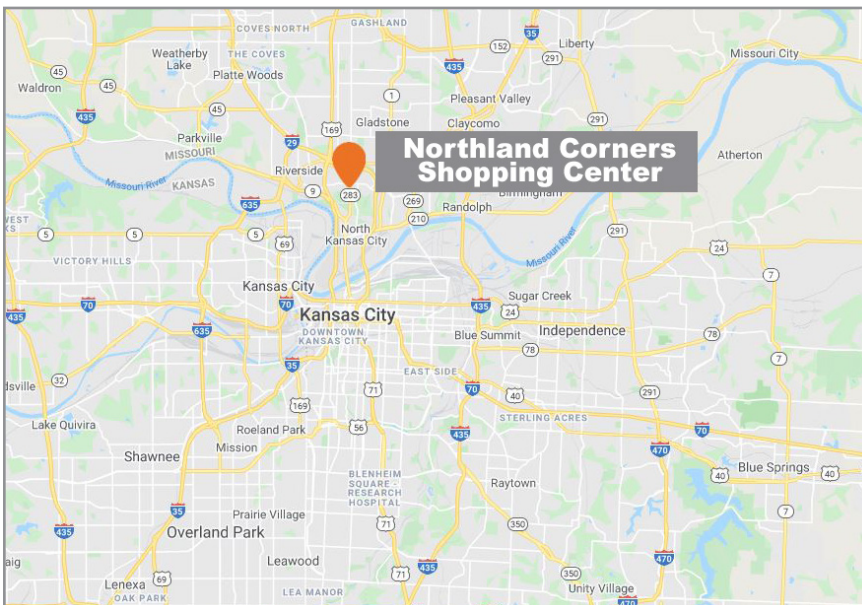
317 NE Vivion Rd KCMO, MO 64118	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
Estimated Population (2024)	9,897	71,078	154,205	574,238
Projected Population (2029)	10,008	73,923	161,390	589,879
Census Population (2020)	9,540	68,956	148,962	553,840
Census Population (2010)	8,870	62,723	132,780	500,482
Projected Annual Growth (2024-2029)	111 0.2%	2,845 0.8%	7,185 0.9%	15,641 0.5%
Historical Annual Growth (2020-2024)	357 0.9%	2,122 0.8%	5,243 0.9%	20,398 0.9%
Historical Annual Growth (2010-2020)	670 0.8%	6,233 1.0%	16,182 1.2%	53,357 1.1%
Estimated Population Density (2024)	3,152 <i>psm</i>	2,515 <i>psm</i>	1,964 <i>psm</i>	1,829 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>
Households				
Estimated Households (2024)	4,307	31,980	68,037	241,866
Projected Households (2029)	4,440	33,984	72,503	251,418
Census Households (2020)	4,145	30,123	63,608	226,808
Census Households (2010)	3,886	27,466	56,502	202,902
Projected Annual Growth (2024-2029)	133 0.6%	2,004 1.3%	4,466 1.3%	9,552 0.8%
Historical Annual Change (2010-2024)	420 0.8%	4,514 1.2%	11,535 1.5%	38,963 1.4%
Average Household Income				
Estimated Average Household Income (2024)	\$89,510	\$86,023	\$89,853	\$92,230
Projected Average Household Income (2029)	\$90,268	\$84,324	\$87,810	\$92,702
Census Average Household Income (2010)	\$60,719	\$57,763	\$59,380	\$55,796
Census Average Household Income (2000)	\$64,548	\$52,595	\$53,528	\$46,910
Projected Annual Change (2024-2029)	\$757 0.2%	-\$1,698 -0.4%	-\$2,043 -0.5%	\$473 0.1%
Historical Annual Change (2000-2024)	\$24,962 1.6%	\$33,428 2.6%	\$36,325 2.8%	\$45,320 4.0%
Median Household Income				
Estimated Median Household Income (2024)	\$77,381	\$68,935	\$73,867	\$73,737
Projected Median Household Income (2029)	\$76,603	\$68,787	\$73,979	\$74,972
Census Median Household Income (2010)	\$50,582	\$47,429	\$48,863	\$45,997
Census Median Household Income (2000)	\$49,646	\$44,321	\$45,211	\$38,222
Projected Annual Change (2024-2029)	-\$778 -0.2%	-\$148 -	\$113 -	\$1,234 0.3%
Historical Annual Change (2000-2024)	\$27,735 2.3%	\$24,614 2.3%	\$28,656 2.6%	\$35,515 3.9%
Per Capita Income				
Estimated Per Capita Income (2024)	\$39,037	\$38,738	\$39,690	\$38,952
Projected Per Capita Income (2029)	\$40,126	\$38,798	\$39,492	\$39,615
Census Per Capita Income (2010)	\$26,649	\$25,299	\$25,268	\$22,618
Census Per Capita Income (2000)	\$28,147	\$22,784	\$22,470	\$19,076
Projected Annual Change (2024-2029)	\$1,090 0.6%	\$60 -	-\$198 -	\$662 0.3%
Historical Annual Change (2000-2024)	\$10,890 1.6%	\$15,954 2.9%	\$17,220 3.2%	\$19,876 4.3%
Estimated Average Household Net Worth (2024)	\$763,630	\$705,689	\$755,338	\$756,961

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