



High Traffic & Exposure!

- 2,000 SF Available
- Superior exposure from Vivion and North Oak Trafficway & I-29
- High population density - 66,000 people in a 3-mile radius
- Potential restaurant use
- 67,000 CPD on I-29; 21,000 CPD on North Oak Trafficway; 14,000 CPD on Vivion Road
- Join OfficeMax, Rent-A-Center, Sarpino's, and others!

For more information:

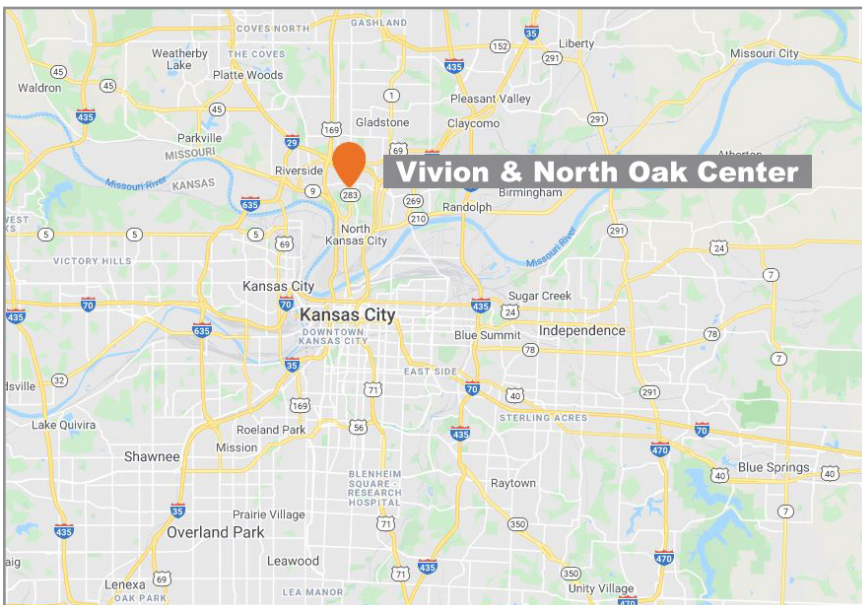
Don Gessen, CCIM
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SWC Vivion & N. Oak Shopping Center

Kansas City, Missouri 64118

For Lease



For more information:

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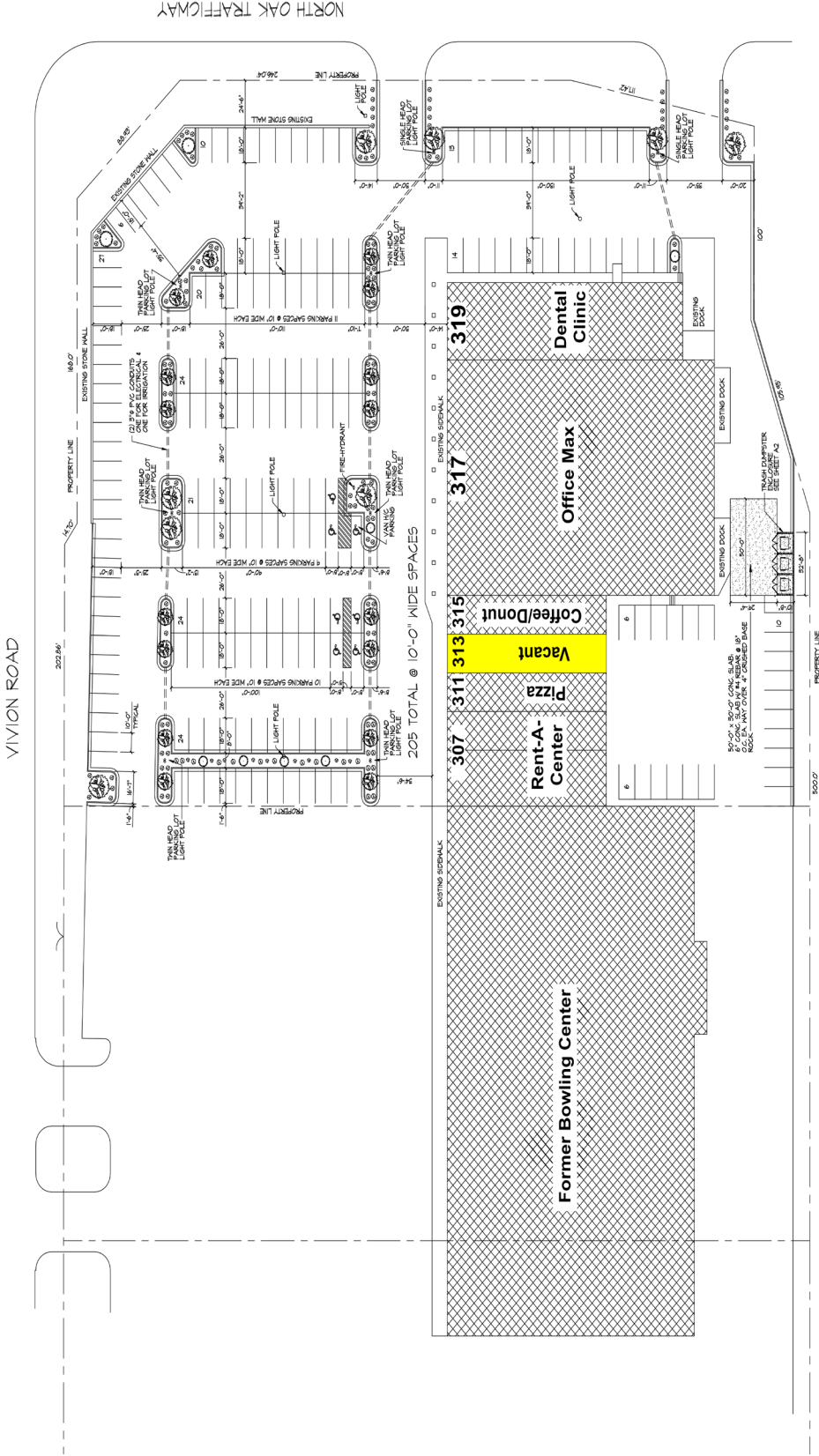
BLOCK
REAL ESTATE SERVICES, LLC

SWC Vivion & N. Oak Shopping Center

Kansas City, Missouri 64118

For Lease

Site Plan



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Demographics

313 NE Vivion Rd		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64118-4510				
POPULATION	2016 Estimated Population	8,999	68,417	141,386
	2021 Projected Population	9,449	72,128	149,292
	2010 Census Population	8,255	64,024	132,458
	2000 Census Population	8,333	64,941	128,526
	Projected Annual Growth 2016 to 2021	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	0.5%	0.3%	0.6%
	2016 Median Age	36.8	38.3	37.7
HOUSEHOLDS	2016 Estimated Households	3,858	29,900	60,430
	2021 Projected Households	4,046	31,445	63,659
	2010 Census Households	3,576	27,964	56,390
	2000 Census Households	3,668	28,261	54,173
	Projected Annual Growth 2016 to 2021	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2016	0.3%	0.4%	0.7%
RACE AND ETHNICITY	2016 Estimated White	74.9%	77.7%	74.7%
	2016 Estimated Black or African American	10.3%	9.6%	13.8%
	2016 Estimated Asian or Pacific Islander	7.5%	4.8%	4.0%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
	2016 Estimated Other Races	6.8%	7.2%	6.9%
	2016 Estimated Hispanic	9.7%	9.5%	9.2%
INCOME	2016 Estimated Average Household Income	\$72,503	\$64,141	\$67,532
	2016 Estimated Median Household Income	\$55,686	\$54,051	\$56,425
	2016 Estimated Per Capita Income	\$31,103	\$28,050	\$28,903
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.6%	3.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	4.6%	6.3%	6.8%
	2016 Estimated High School Graduate	31.0%	30.7%	29.5%
	2016 Estimated Some College	22.6%	25.7%	24.7%
	2016 Estimated Associates Degree Only	6.8%	7.4%	7.5%
	2016 Estimated Bachelors Degree Only	19.0%	18.0%	18.7%
	2016 Estimated Graduate Degree	14.0%	9.5%	9.6%
BUSINESS	2016 Estimated Total Businesses	390	3,182	6,105
	2016 Estimated Total Employees	4,115	51,340	93,156
	2016 Estimated Employee Population per Business	10.6	16.1	15.3
	2016 Estimated Residential Population per Business	23.1	21.5	23.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.