

## Retail Space in Excellent Westport Location



### Retail Space Available

- 4,573 SF restaurant or retail space available
- 41,000 cars-per-day on Southwest Trafficway
- Excellent Westport location
- Tenants Include: Sun Fresh Grocery, Big Biscuit, GNC, AT&T, Great Clips, Sherwin-Williams, and America's Best Contacts

### For more information:

Kim Bartalos, CLS  
816.412.8466  
kbartalos@blockllc.com

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# Mill Street Station Shopping Center

4021 Mill Street, Kansas City, Missouri, 64111

# For Lease

## Building Specifications

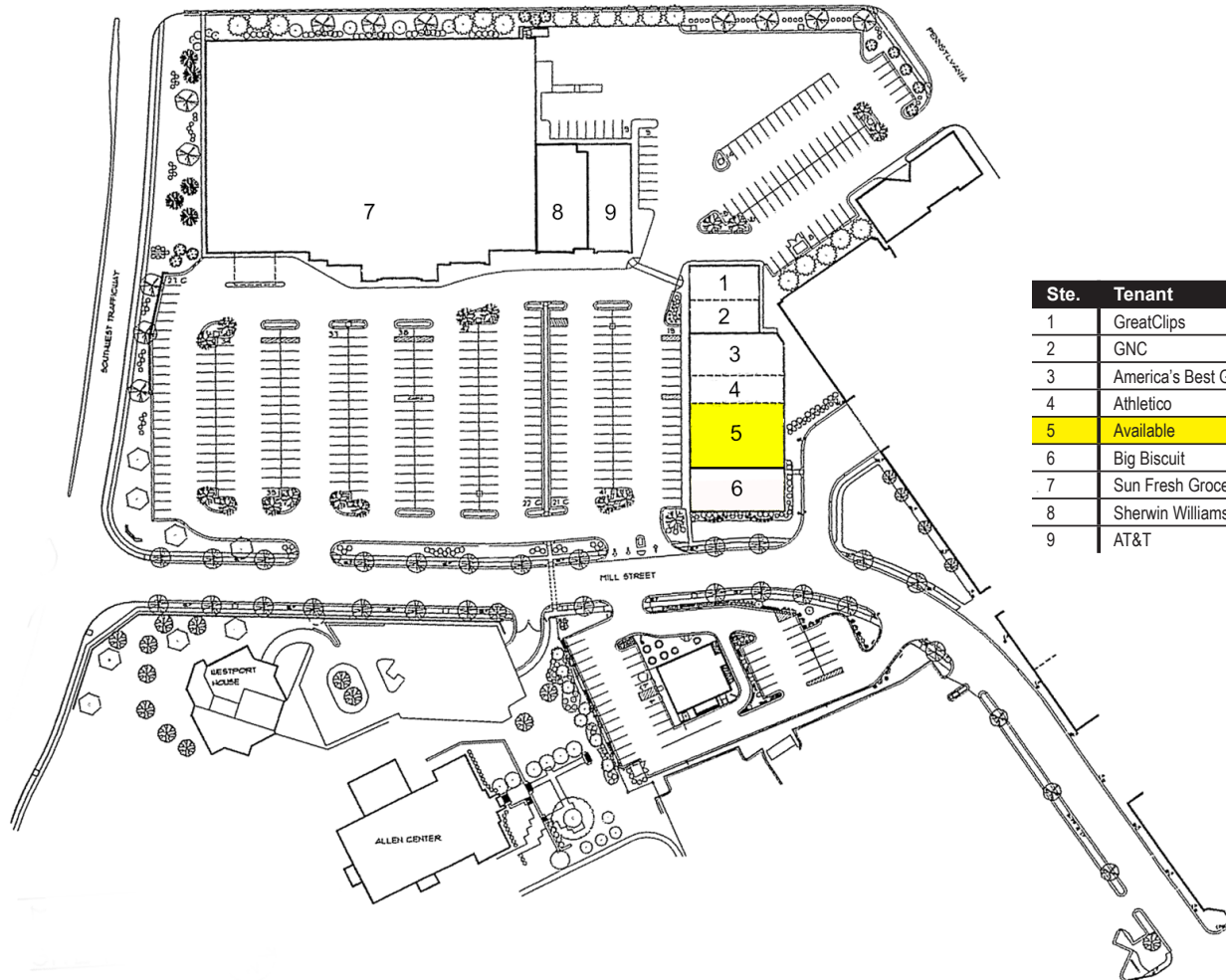
Net Charges: (2022 Estimates)	CAM:	\$1.54
	INS:	\$0.32
	<u>RE TAXES*:</u>	<u>\$3.44</u>
	Total:	\$5.30

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## Site Plan / Available Space



Ste.	Tenant	SF
1	GreatClips	2,073
2	GNC	2,073
3	America's Best Glasses	3,302
4	Athletico	2,765
5	Available	4,573
6	Big Biscuit	4,401
7	Sun Fresh Grocery	65,000
8	Sherwin Williams	4,940
9	AT&T	4,257



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## Demographics

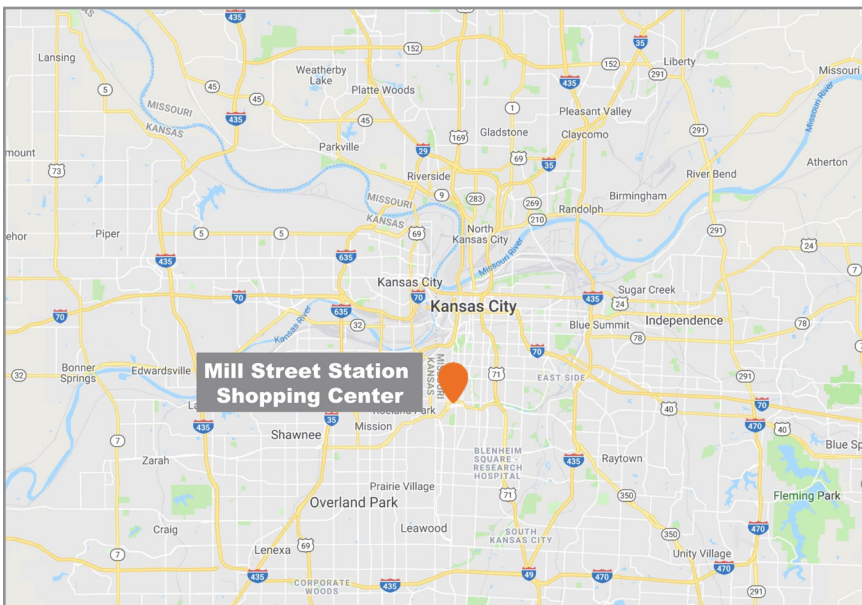
4021 Mill St KCMO, MO 64111	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	21,842	113,754	274,264
2027 Projected Population	22,310	115,502	277,613
2020 Census Population	21,799	111,064	271,947
2010 Census Population	20,555	104,656	256,714
Projected Annual Growth 2022 to 2027	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2022	0.5%	0.7%	0.6%
<b>Households</b>			
2022 Estimated Households	12,749	52,796	120,377
2027 Projected Households	12,972	53,588	121,817
2020 Census Households	12,743	52,296	120,268
2010 Census Households	12,092	48,780	111,166
Projected Annual Growth 2022 to 2027	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2022	-	-	-
<b>Age</b>			
2022 Est. Population Under 10 Years	6.3%	10.2%	12.1%
2022 Est. Population 10 to 19 Years	4.7%	10.7%	11.3%
2022 Est. Population 20 to 29 Years	20.6%	17.1%	16.1%
2022 Est. Population 30 to 44 Years	23.0%	21.0%	21.3%
2022 Est. Population 45 to 59 Years	19.8%	18.8%	18.2%
2022 Est. Population 60 to 74 Years	17.3%	15.7%	14.8%
2022 Est. Population 75 Years or Over	8.3%	6.6%	6.2%
2022 Est. Median Age	40.6	37.2	36.0
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.6%	49.4%	49.5%
2022 Est. Female Population	49.4%	50.6%	50.5%
2022 Est. Never Married	57.4%	47.3%	44.0%
2022 Est. Now Married	25.6%	31.5%	32.9%
2022 Est. Separated or Divorced	13.4%	16.4%	18.0%
2022 Est. Widowed	3.6%	4.8%	5.1%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	5.7%	8.2%	6.5%
2022 Est. HH Income \$150,000 to \$199,999	4.3%	4.7%	4.5%
2022 Est. HH Income \$100,000 to \$149,999	13.5%	13.1%	12.9%
2022 Est. HH Income \$75,000 to \$99,999	12.3%	10.9%	11.7%
2022 Est. HH Income \$50,000 to \$74,999	21.1%	17.6%	17.7%
2022 Est. HH Income \$35,000 to \$49,999	13.2%	11.8%	12.2%
2022 Est. HH Income \$25,000 to \$34,999	7.4%	8.6%	9.0%
2022 Est. HH Income \$15,000 to \$24,999	9.8%	9.8%	9.5%
2022 Est. HH Income Under \$15,000	12.6%	15.3%	15.9%
2022 Est. Average Household Income	\$80,606	\$89,410	\$80,895
2022 Est. Median Household Income	\$59,135	\$63,271	\$61,453
2022 Est. Per Capita Income	\$47,480	\$41,784	\$35,811
2022 Est. Total Businesses	2,244	7,350	14,455
2022 Est. Total Employees	63,825	141,446	252,953



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4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

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