

Retail Space in Excellent Westport Location



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

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy. This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

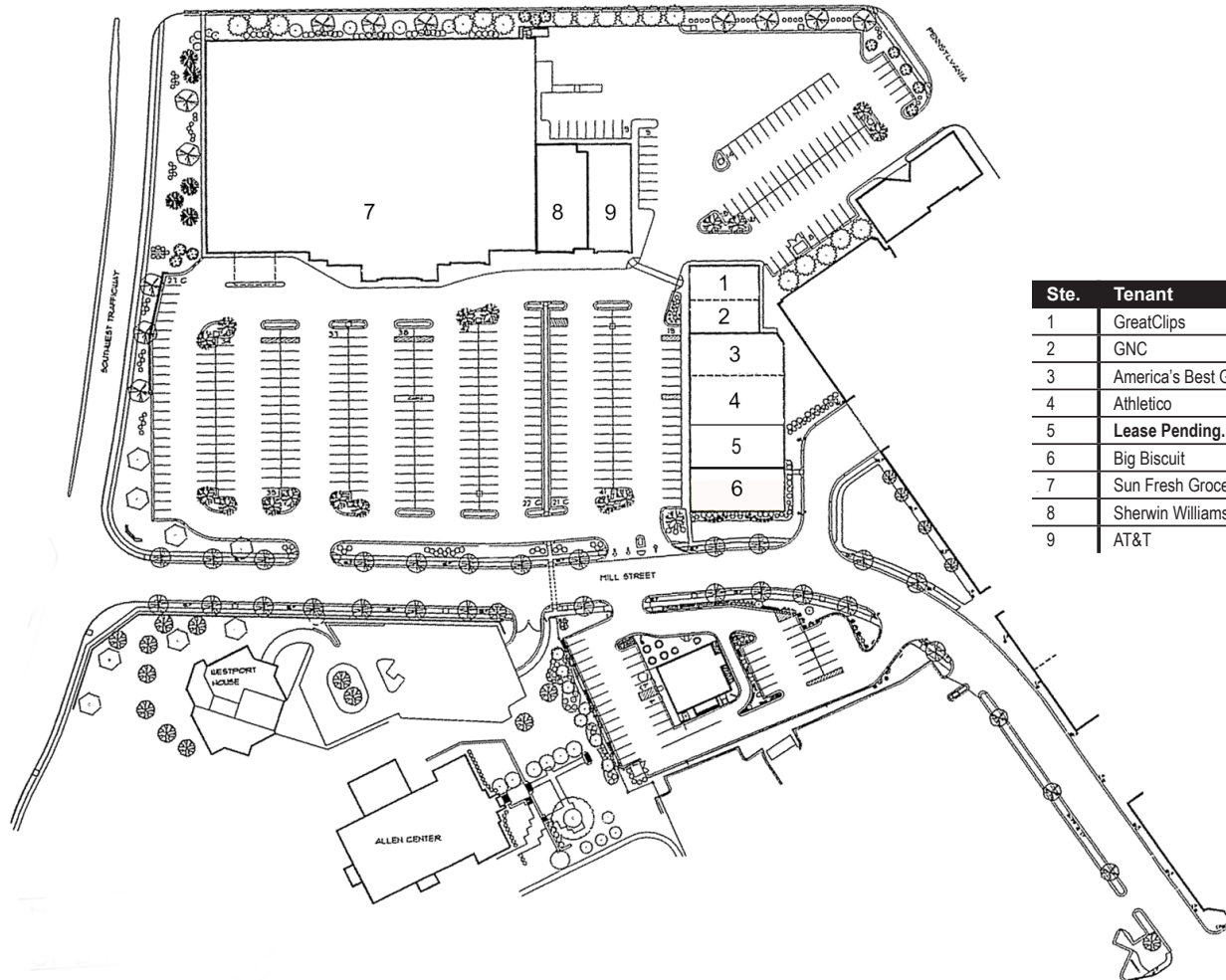
Net Charges: (2022 Estimates)	CAM:	\$1.54
	INS:	\$0.32
	<u>RE TAXES*:</u>	<u>\$3.44</u>
	Total:	\$5.30

Mill Street Station Shopping Center

4021 Mill Street, Kansas City, Missouri, 64111

For Lease

Site Plan / Available Space



Ste.	Tenant	SF
1	GreatClips	2,073
2	GNC	2,073
3	America's Best Glasses	3,302
4	Athletico	5,030
5	Lease Pending...	2,373
6	Big Biscuit	4,401
7	Sun Fresh Grocery	65,000
8	Sherwin Williams	4,940
9	AT&T	4,257

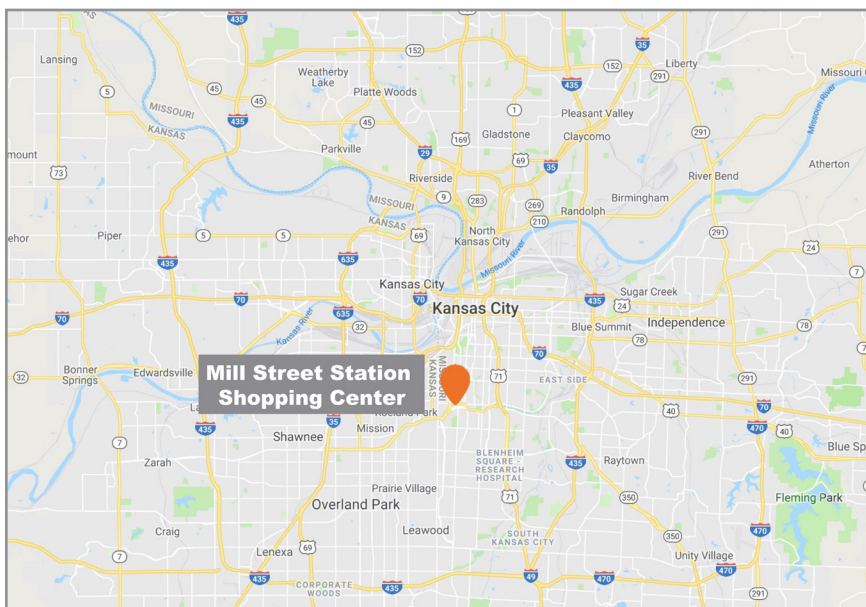
Demographics

4021 Mill St KCMO, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
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%
Households			
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	-	-	-
Age			
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
Marital Status & Gender			
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%
Income			
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

Mill Street Station Shopping Center

4021 Mill Street, Kansas City, Missouri, 64111

For Lease



For more information:

Kim Bartalos, CLS

816.412.8466

kbartalos@blockllc.com

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

BLOCK
REAL ESTATE SERVICES, LLC