

# 1701-1721 West 39th Street

Kansas City, Missouri

# For Lease



## Near KU Medical Center

- Office space available
- Join national and local businesses
- Well-maintained building
- Traffic count of 12,000 cars-per-day
- 48,000 households within a 3-mile radius with an average income of \$56,000

## For more information:

Don Maddux  
816.412.8440  
dmaddux@blockllc.com

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**BLOCK**  
REAL ESTATE SERVICES, LLC

AVAILABLE OFFICE SPACES

SUITE	AVAILABLE SF	MONTHLY RENT
204	203	
205	248	
206	409	
207	340	
208	254	
209	804	
210	984	
211	401	
212	459	

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## Floor Plan



1715 $\frac{1}{2}$  - 1719 $\frac{1}{2}$   
W. 39TH STREET

## Demographics

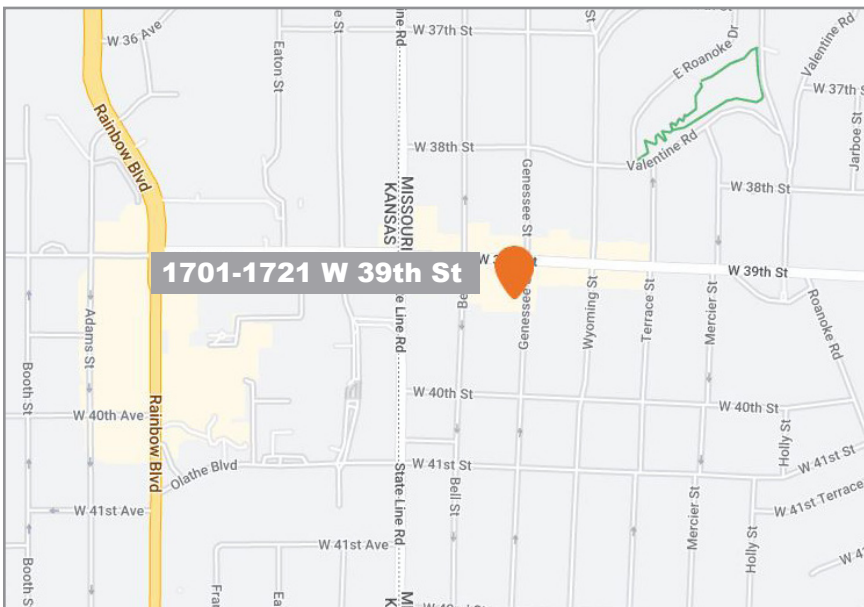
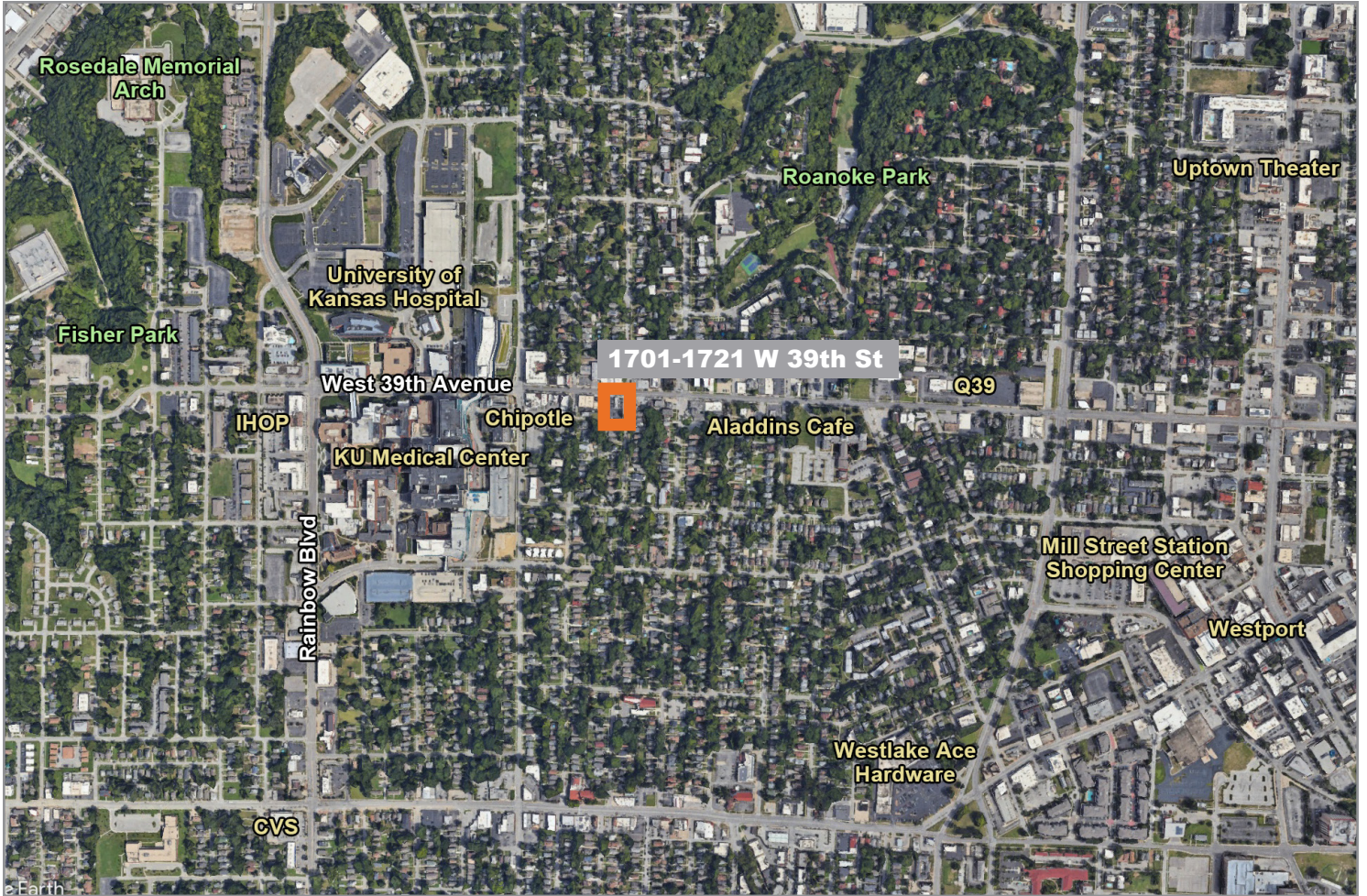
1701 W 39th St KCMO, MO 64111	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2022 Estimated Population	18,241	104,921	277,412	753,877
2027 Projected Population	18,392	107,396	283,013	769,235
2020 Census Population	18,524	102,719	275,245	749,942
2010 Census Population	17,491	95,875	259,509	718,231
Projected Annual Growth 2022 to 2027	0.2%	0.5%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	0.4%	0.8%	0.6%	0.4%
<b>Households</b>				
2022 Estimated Households	9,928	48,845	121,880	323,773
2027 Projected Households	9,919	49,700	123,694	330,765
2020 Census Households	10,035	48,292	121,240	320,985
2010 Census Households	9,624	44,697	112,047	302,894
Projected Annual Growth 2022 to 2027	-	0.4%	0.3%	0.4%
Historical Annual Growth 2010 to 2022	0.3%	0.8%	0.7%	0.6%
<b>Age</b>				
2022 Est. Population Under 10 Years	9.4%	10.7%	12.0%	12.1%
2022 Est. Population 10 to 19 Years	7.0%	10.7%	11.6%	12.2%
2022 Est. Population 20 to 29 Years	24.0%	19.9%	17.3%	14.9%
2022 Est. Population 30 to 44 Years	24.7%	21.7%	21.4%	19.9%
2022 Est. Population 45 to 59 Years	16.2%	17.2%	17.3%	17.9%
2022 Est. Population 60 to 74 Years	12.7%	14.6%	14.7%	16.1%
2022 Est. Population 75 Years or Over	6.0%	5.2%	5.7%	6.9%
2022 Est. Median Age	34.4	35.0	35.3	37.5
<b>Marital Status &amp; Gender</b>				
2022 Est. Male Population	52.0%	50.6%	49.8%	49.0%
2022 Est. Female Population	48.0%	49.4%	50.2%	51.0%
2022 Est. Never Married	57.7%	48.6%	45.1%	38.4%
2022 Est. Now Married	26.3%	33.4%	34.6%	40.4%
2022 Est. Separated or Divorced	12.8%	14.4%	16.1%	16.2%
2022 Est. Widowed	3.1%	3.6%	4.3%	4.9%
<b>Income</b>				
2022 Est. HH Income \$200,000 or More	4.4%	8.6%	6.8%	5.9%
2022 Est. HH Income \$150,000 to \$199,999	4.1%	5.0%	4.7%	4.8%
2022 Est. HH Income \$100,000 to \$149,999	13.0%	13.8%	13.5%	14.2%
2022 Est. HH Income \$75,000 to \$99,999	12.9%	11.6%	12.1%	13.4%
2022 Est. HH Income \$50,000 to \$74,999	20.2%	17.7%	17.8%	19.2%
2022 Est. HH Income \$35,000 to \$49,999	12.4%	11.2%	12.0%	13.2%
2022 Est. HH Income \$25,000 to \$34,999	7.2%	8.5%	8.8%	9.2%
2022 Est. HH Income \$15,000 to \$24,999	11.3%	9.3%	9.1%	8.2%
2022 Est. HH Income Under \$15,000	14.6%	14.3%	15.1%	11.7%
2022 Est. Average Household Income	\$75,849	\$92,922	\$83,365	\$82,165
2022 Est. Median Household Income	\$55,184	\$66,473	\$63,093	\$65,133
2022 Est. Per Capita Income	\$41,594	\$43,549	\$36,926	\$35,457
2022 Est. Total Businesses	1,280	6,988	14,292	33,304
2022 Est. Total Employees	15,820	140,261	251,056	552,960



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