



## Excellent Site!

- Free-standing retail building
- Two-Sided Pole Signage Available
- 2,520 SF building on 24,000 SF of land
- Parking for 36 cars

## For more information:

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## Building Specifications

Square Feet Available: 2,520

Land Size: 0.55± Acres

Sign: Two Sided Monument Sign

Parking Spaces: 36

Net Charges (2024 Estimates):	CAM	\$0.00
	TAX	\$3.65
	<u>INS</u>	<u>\$1.29</u>
	TOTAL	\$4.94

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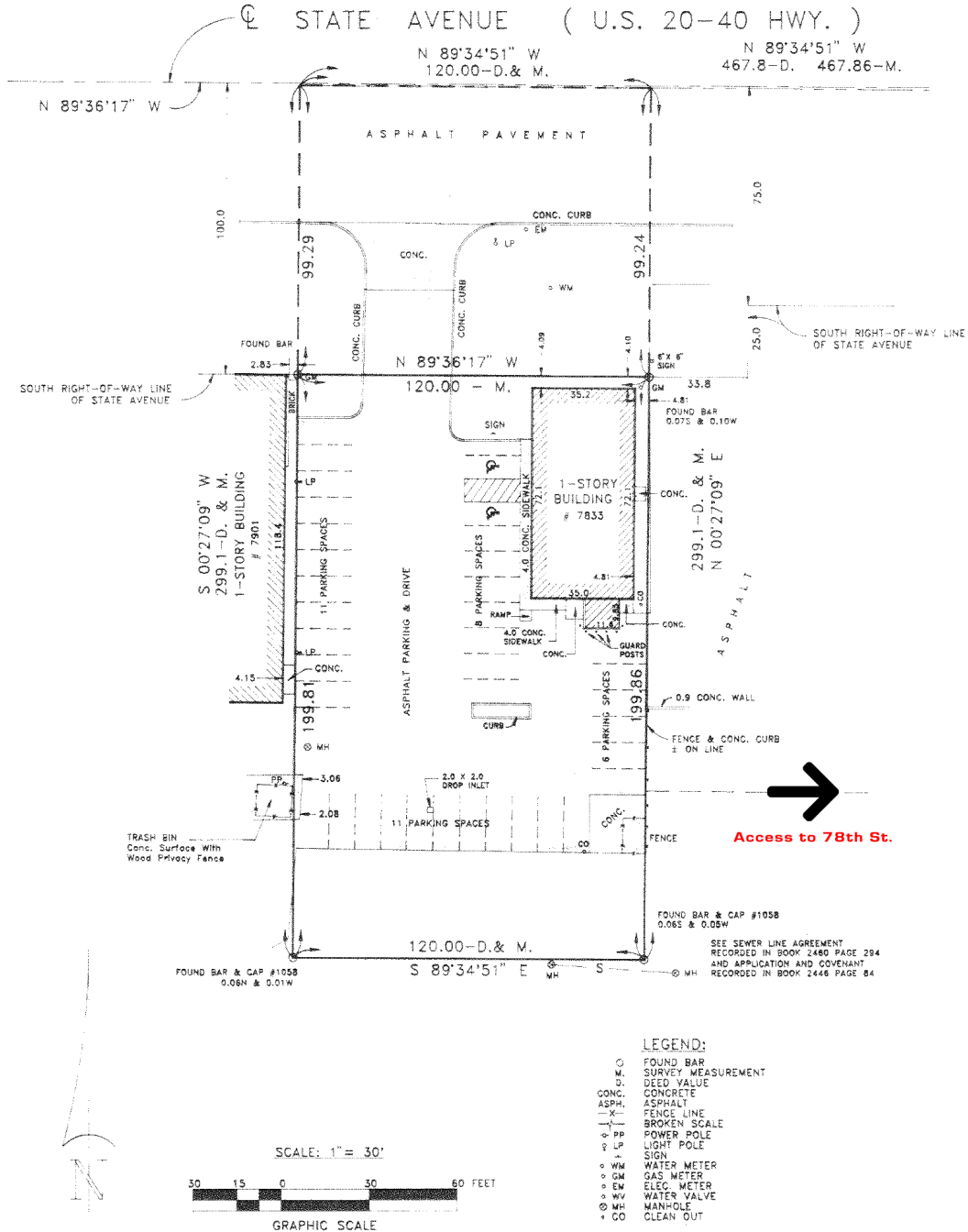
Demographics

Lat/Lon: 39.116/-94.7618

7833 State Ave Kansas City, KS 66112	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2021)	9,849		37,709		69,245	
Projected Population (2026)	10,270		38,453		70,842	
Census Population (2020)	9,455		37,502		68,845	
Census Population (2010)	8,922		35,496		62,898	
Projected Annual Growth (2021-2026)	421	0.9%	744	0.4%	1,597	0.5%
Historical Annual Growth (2020-2021)	394	-	207	0.6%	399	0.6%
Historical Annual Growth (2010-2020)	533	0.6%	2,006	0.6%	5,948	0.9%
Estimated Population Density (2021)	3,137	psm	1,334	psm	882	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
<b>Households</b>						
Estimated Households (2021)	3,991		14,730		26,133	
Projected Households (2026)	4,192		15,111		26,895	
Census Households (2020)	3,871		14,698		25,957	
Census Households (2010)	3,673		13,980		23,909	
Projected Annual Growth (2021-2026)	201	1.0%	381	0.5%	762	0.6%
Historical Annual Change (2010-2021)	317	0.8%	750	0.5%	2,224	0.8%
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$67,012		\$66,067		\$66,849	
Projected Average Household Income (2026)	\$77,096		\$77,055		\$77,525	
Census Average Household Income (2010)	\$46,432		\$48,710		\$51,796	
Census Average Household Income (2000)	\$47,058		\$46,623		\$47,413	
Projected Annual Change (2021-2026)	\$10,084	3.0%	\$10,988	3.3%	\$10,675	3.2%
Historical Annual Change (2000-2021)	\$19,954	2.0%	\$19,444	2.0%	\$19,436	2.0%
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$55,811		\$53,443		\$57,834	
Projected Median Household Income (2026)	\$62,879		\$61,021		\$66,547	
Census Median Household Income (2010)	\$40,189		\$42,030		\$45,612	
Census Median Household Income (2000)	\$36,892		\$39,688		\$40,474	
Projected Annual Change (2021-2026)	\$7,068	2.5%	\$7,578	2.8%	\$8,713	3.0%
Historical Annual Change (2000-2021)	\$18,919	2.4%	\$13,755	1.7%	\$17,360	2.0%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$27,316		\$25,915		\$25,322	
Projected Per Capita Income (2026)	\$31,627		\$30,386		\$29,523	
Census Per Capita Income (2010)	\$19,116		\$19,184		\$19,689	
Census Per Capita Income (2000)	\$19,302		\$17,903		\$17,899	
Projected Annual Change (2021-2026)	\$4,311	3.2%	\$4,471	3.5%	\$4,201	3.3%
Historical Annual Change (2000-2021)	\$8,014	2.0%	\$8,012	2.1%	\$7,424	2.0%
Estimated Average Household Net Worth (2021)	\$284,176		\$295,720		\$313,001	

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Site Plan

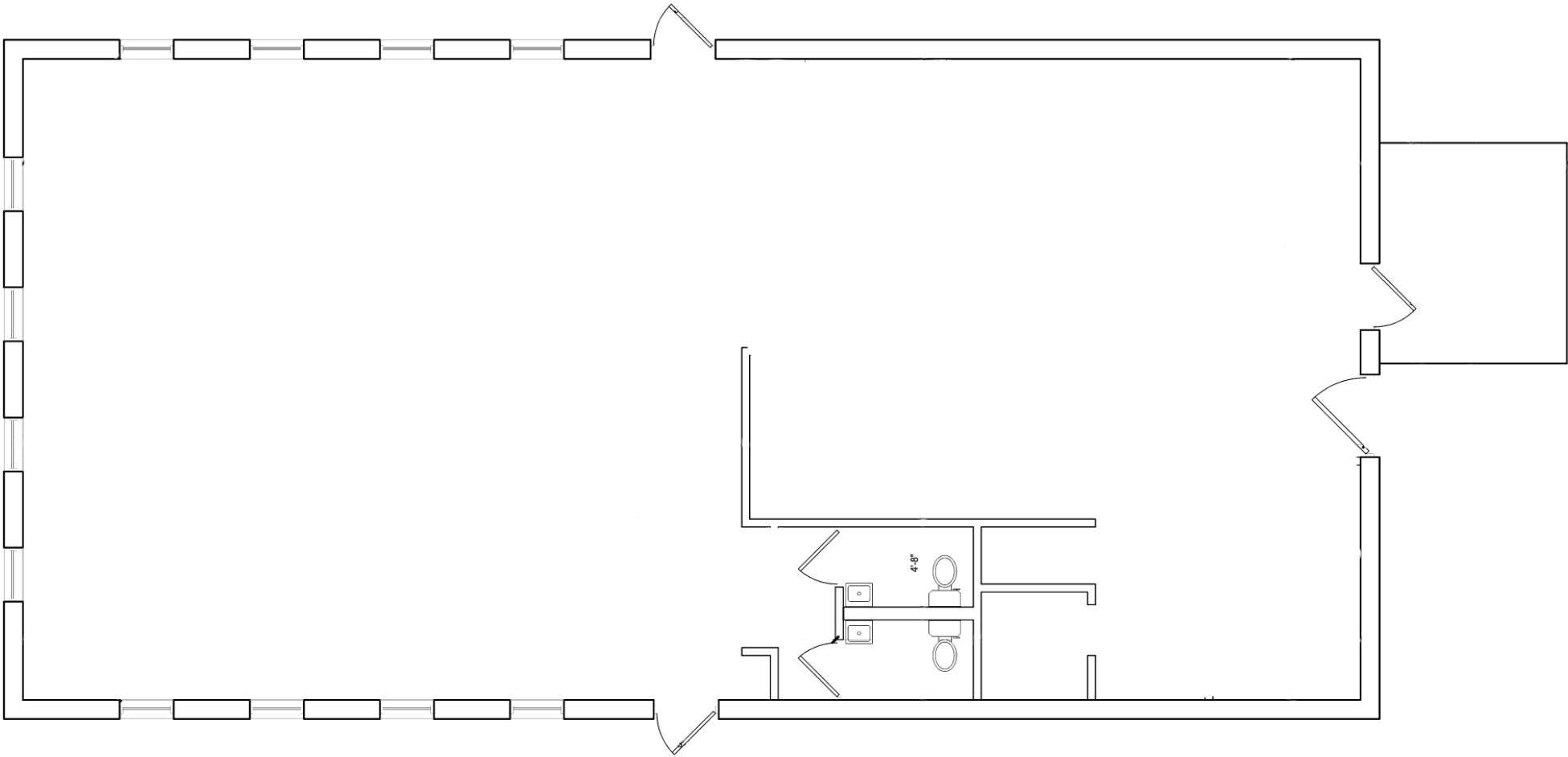


7833 State Avenue

Kansas City, Kansas

For Lease/Sale

Building Plan



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Kansas City, Kansas

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