



## 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:

Christian Wead  
816.412.8472  
cwead@blockllc.com

Michael R. Block, CPM  
816.932.5549  
mblock@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

Square Feet Available: 2,520

Land Size: 0.55± Acres

Sign: Two Sided Monument Sign

Parking Spaces: 36

Net Charges (2025 Estimates):	CAM	\$0.00
	TAX	\$3.96
	<u>INS</u>	<u>\$1.70</u>
	TOTAL	\$5.66

For more information:

Christian Wead  
816.412.8472  
cwead@blockllc.com

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

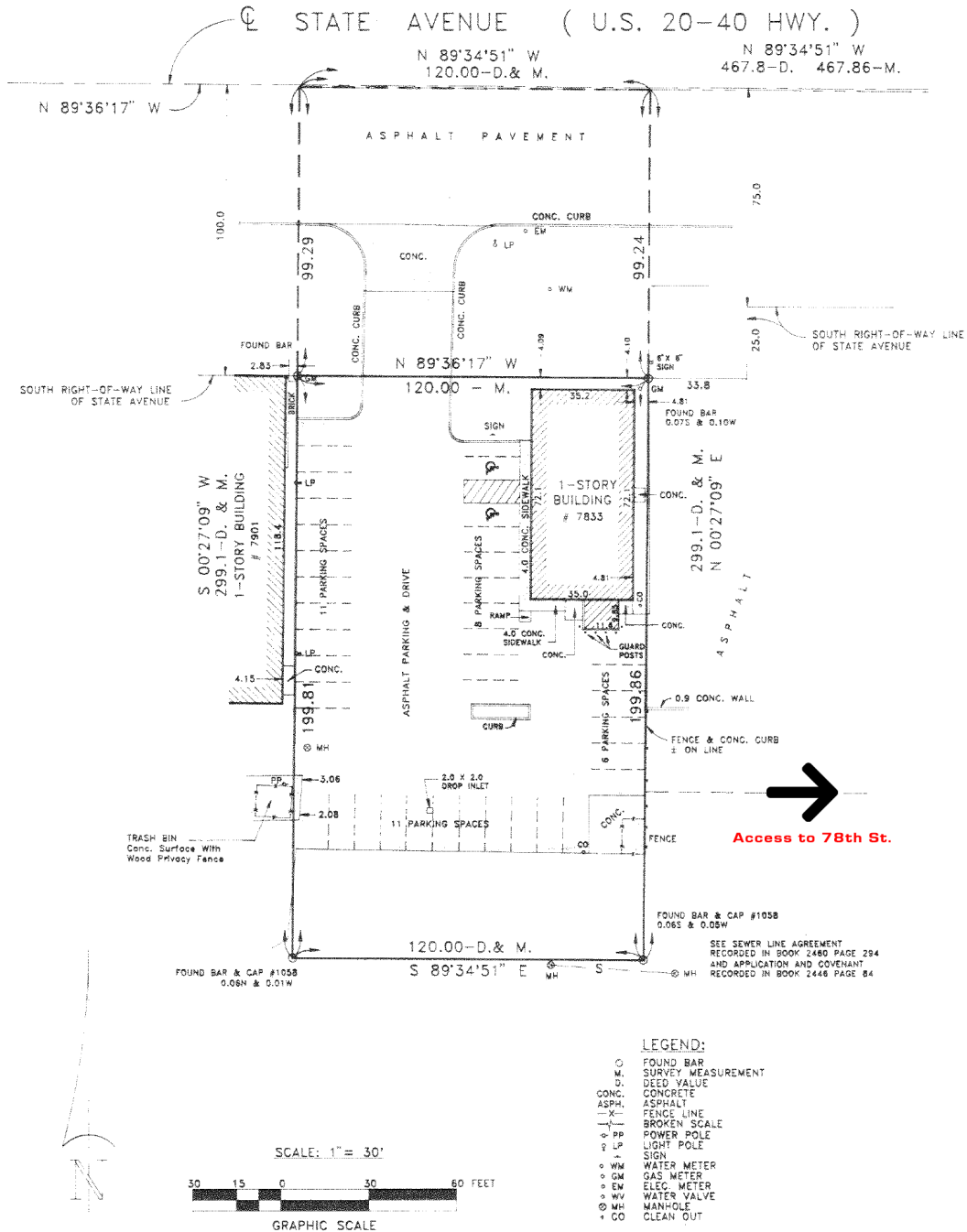
Demographics

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	

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RFULL9

Site Plan

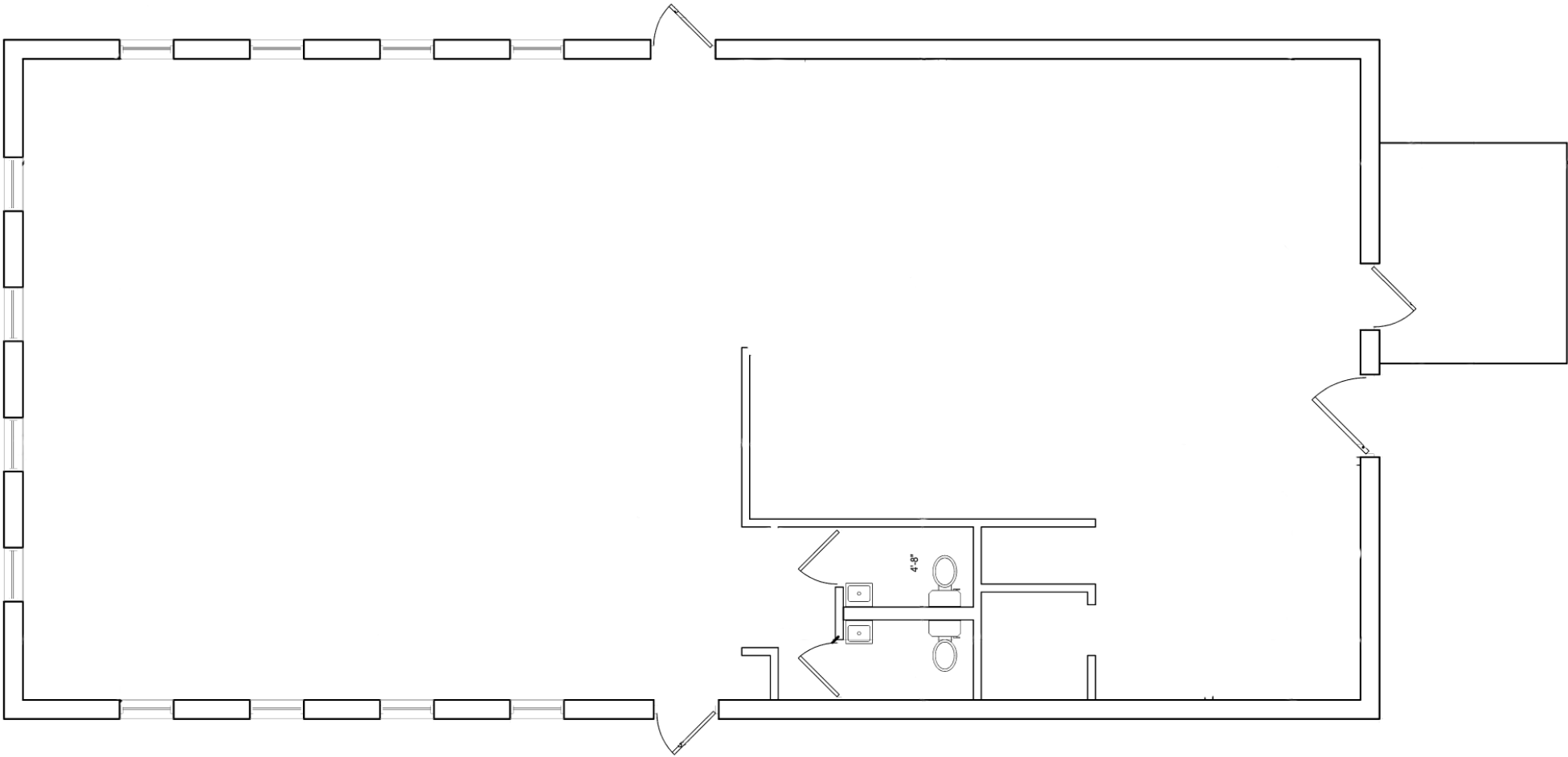


7833 State Avenue

Kansas City, Kansas

For Lease/Sale

Building Plan



7833 State Avenue

Kansas City, Kansas

For Lease/Sale



For more information:

Christian Wead

816.412.8472

[cwead@blockllc.com](mailto:cwead@blockllc.com)

Michael R. Block, CPM

816.932.5549

[mblock@blockllc.com](mailto:mblock@blockllc.com)