

7833 State Avenue

Kansas City, Kansas

For Lease/Sale



### 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

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Michael R. Block, CPM

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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 (2026 Estimates):	CAM	\$0.00
	TAX	\$4.46
	<u>INS</u>	<u>\$1.70</u>
	TOTAL	\$6.16

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## Demographics

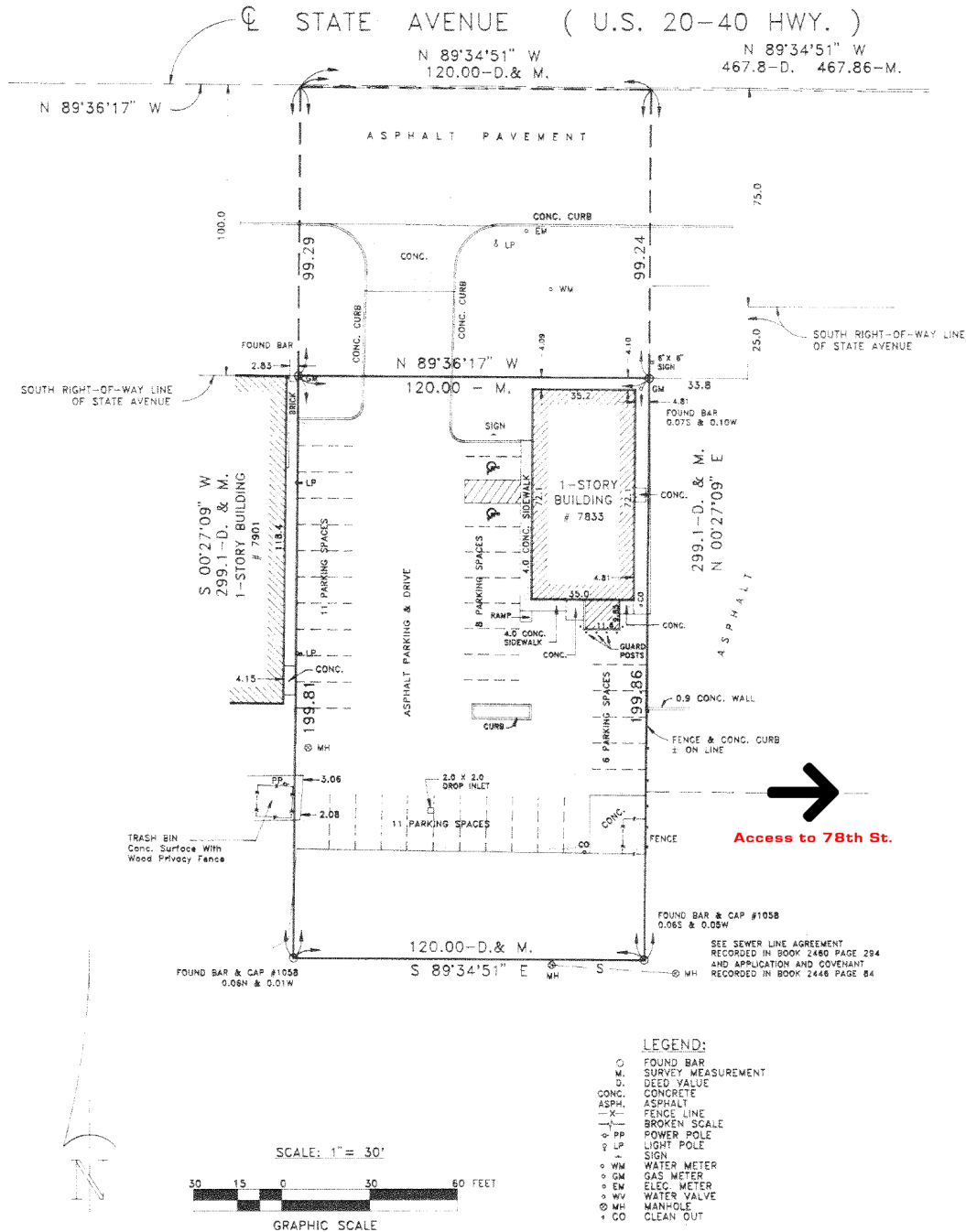
Lat/Lon: 39.116/-94.7618

7833 State Ave Kansas City, KS 66112		1 mi radius		3 mi radius		5 mi radius	
Population							
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	
Households							
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%	
Average Household Income							
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%	
Median Household Income							
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%	
Per Capita Income							
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

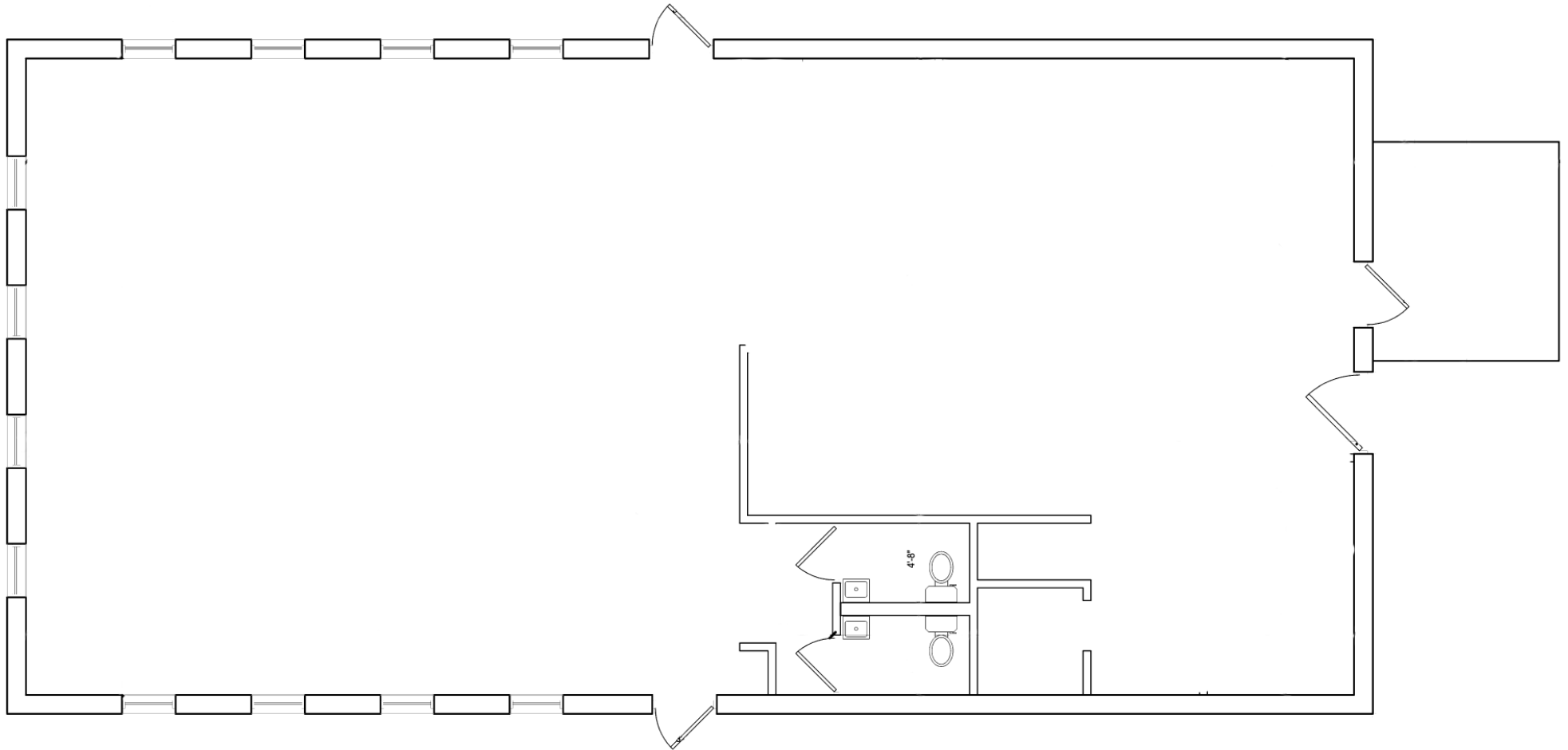


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Building Plan



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REAL ESTATE SERVICES, LLC



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