



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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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

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

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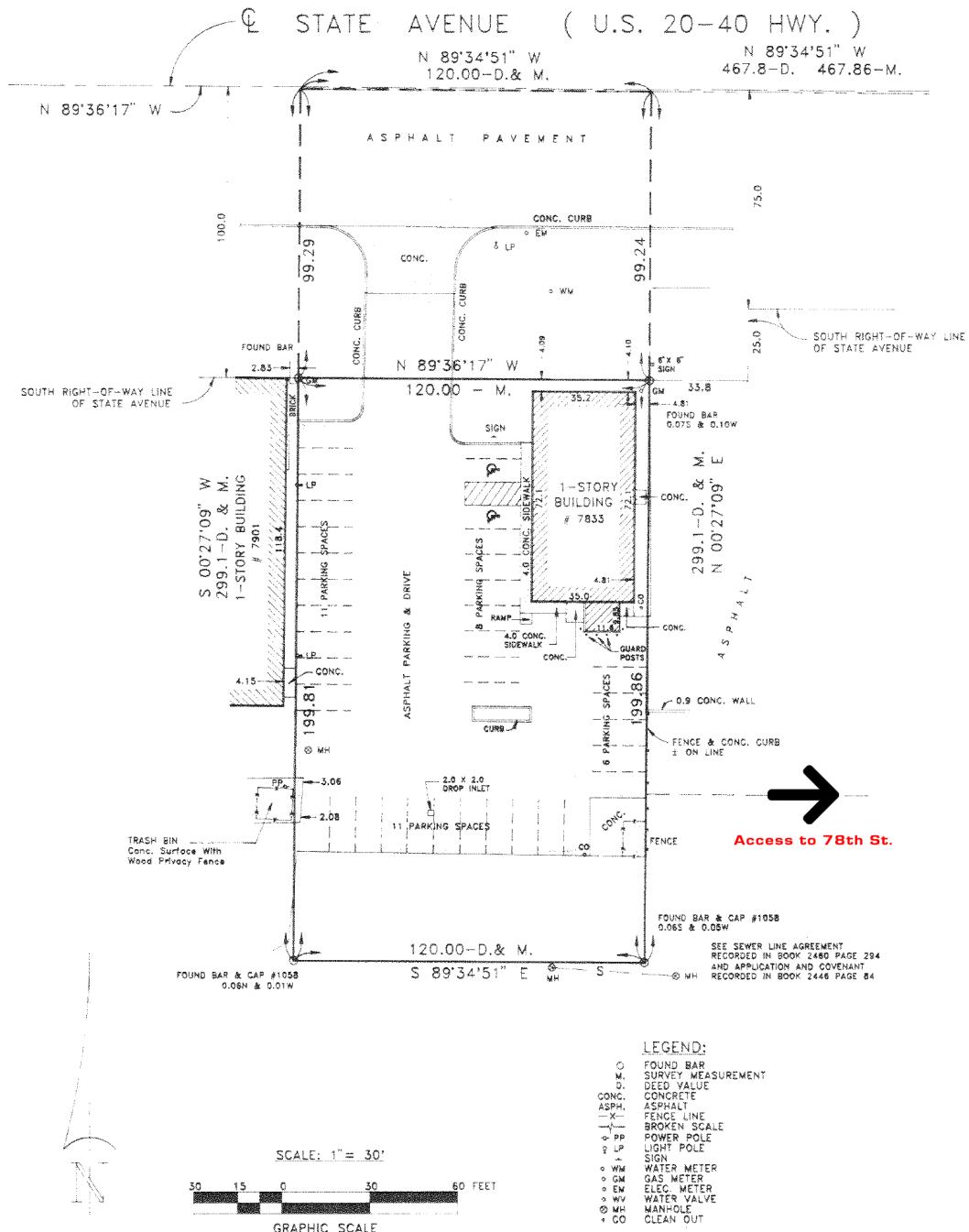
Demographics

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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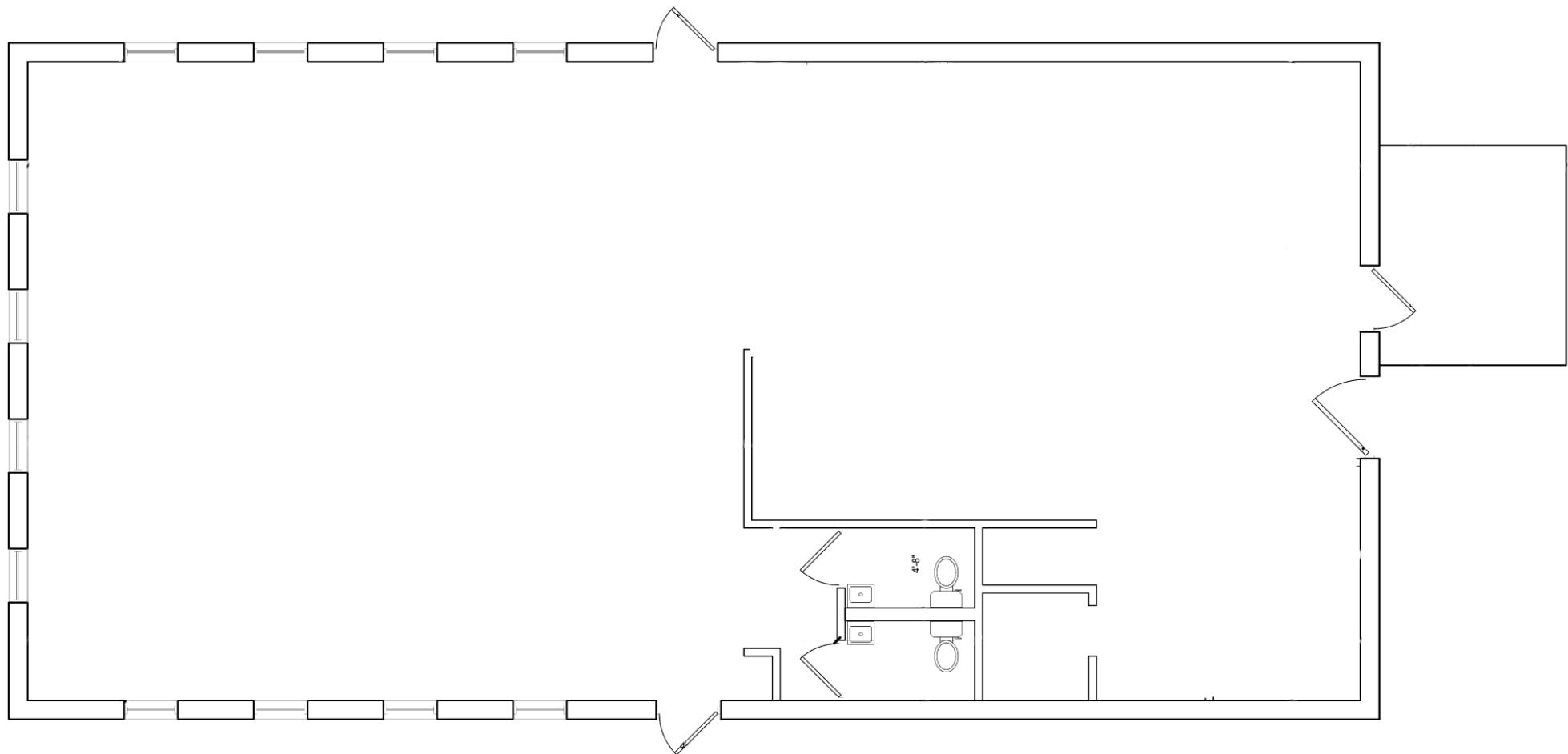
Site Plan



7833 State Avenue
Kansas City, Kansas

For Lease/Sale

Building Plan



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