



MAIN STREET RETAIL OPPORTUNITY

3807 Main Street, Kansas City, Missouri



6,700 SF BUILDING | CONTACT AGENT FOR PRICING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	24,313	120,973	281,898
Avg. Household Income	\$95,600	\$103,145	\$99,187

- Located near the Westport Streetcar Stop
- Only four streetcar stops from proposed Royals Stadium
- Across the street from the Madrid Theater
- Building is planned for renovations (see renderings)
- Dedicated parking lot
- Highly walkable area
- Excellent traffic counts



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

PAUL MASSALI | 816.412.7398 | pmassali@blockandco.com

Exclusive Agents

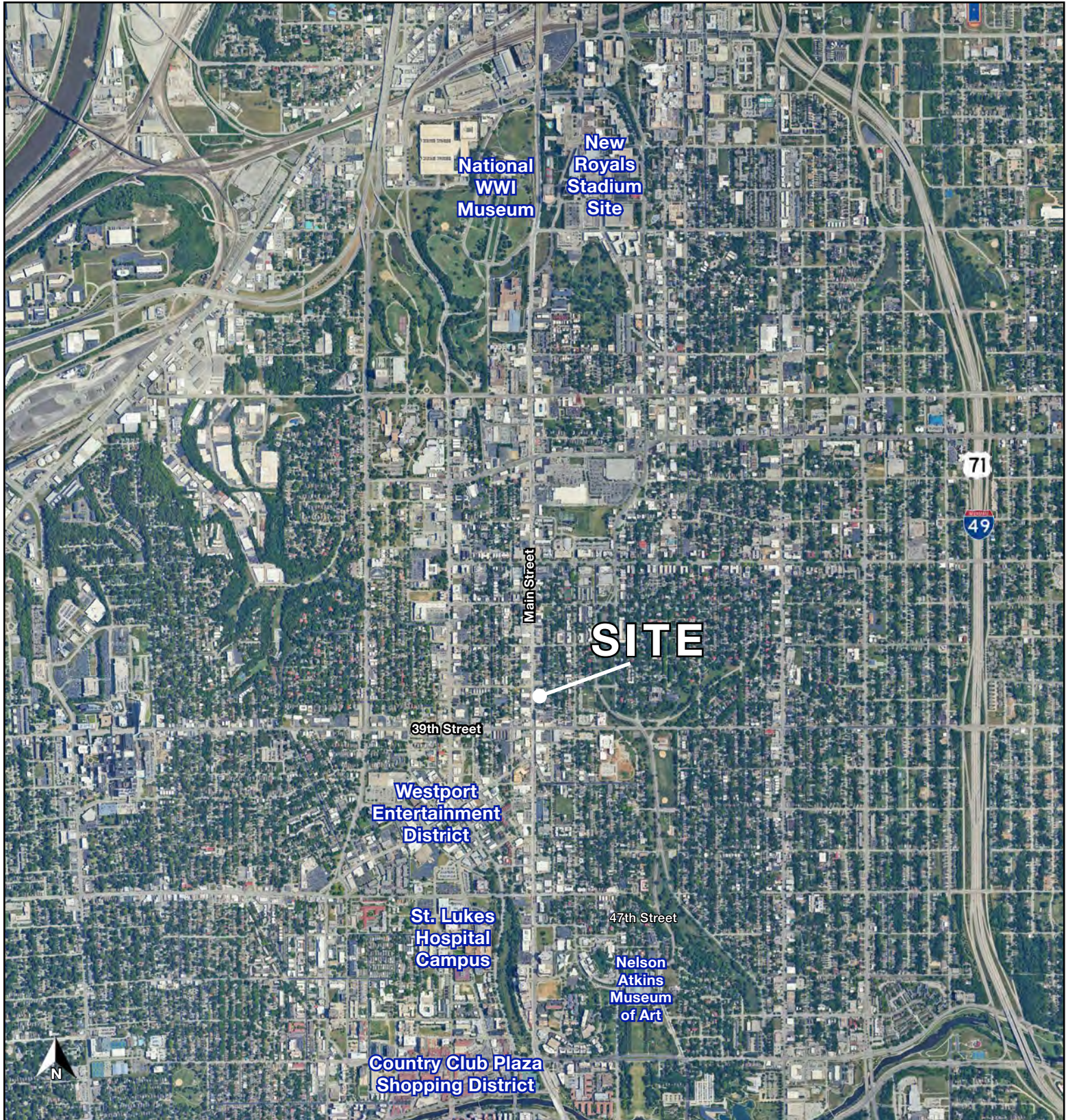




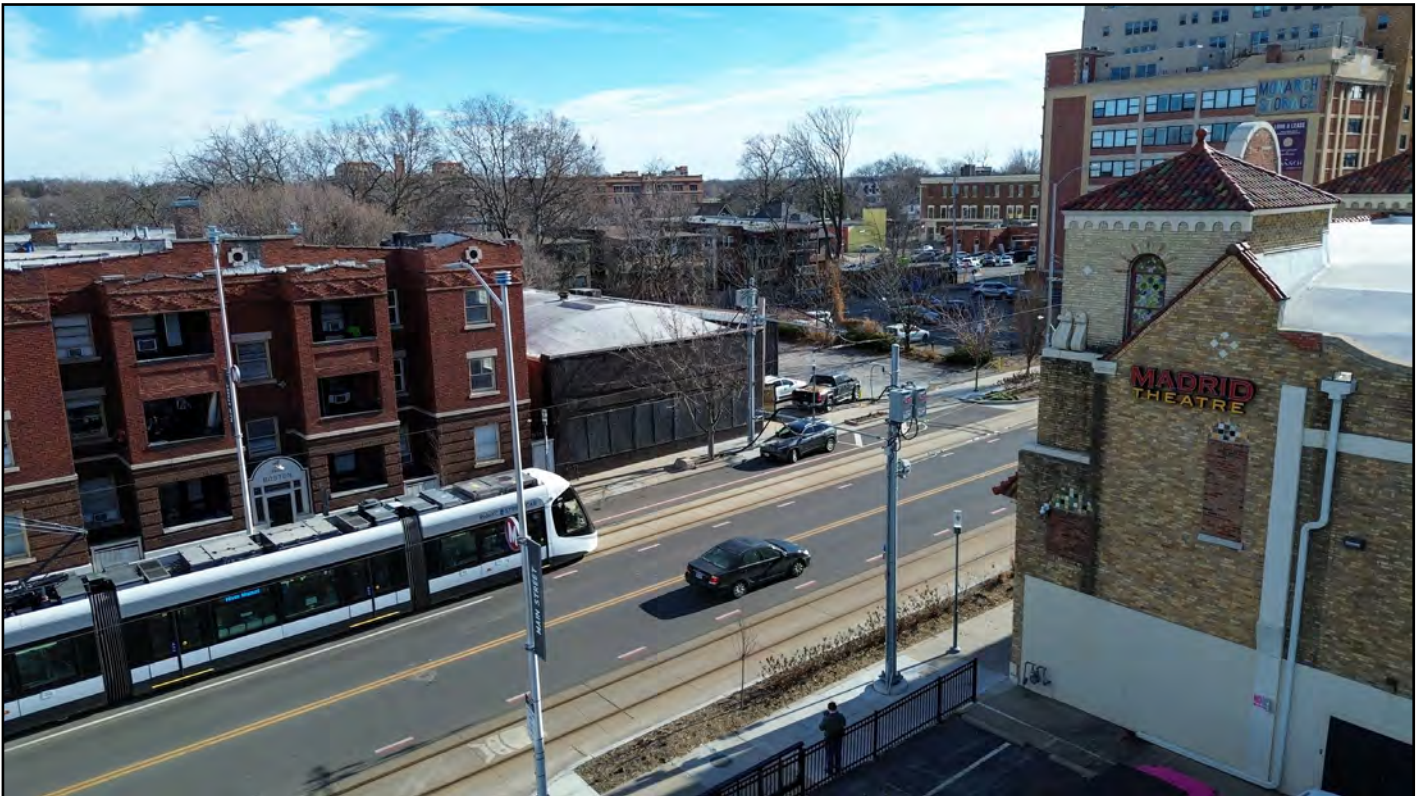
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AERIAL



DRONE PHOTOS





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DRONE PHOTO



RENDERING





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AERIAL

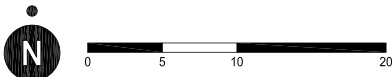
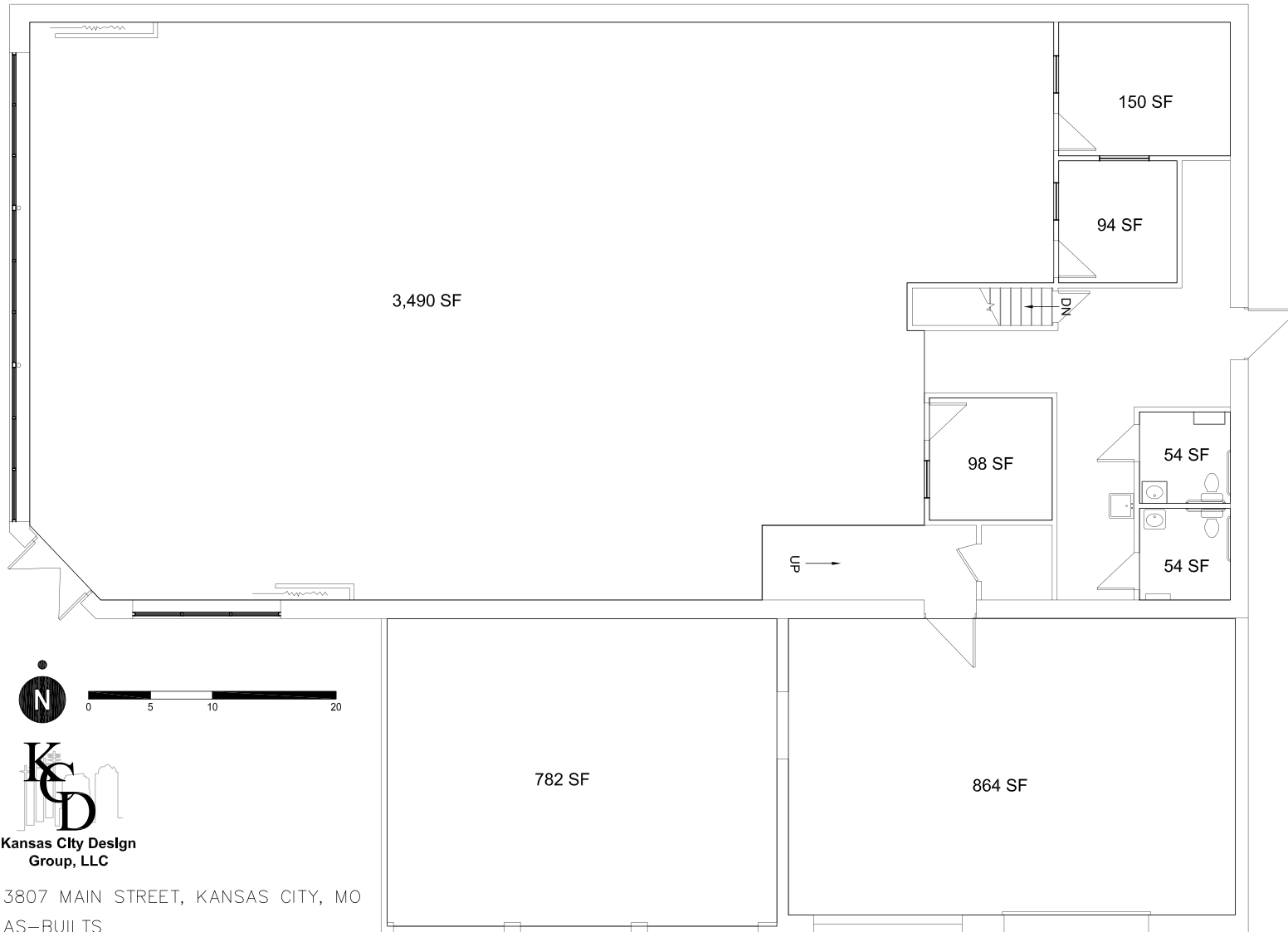




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FLOOR PLAN



3807 MAIN STREET, KANSAS CITY, MO

AS-BUILTS

6,356 BOMA GROSS SF

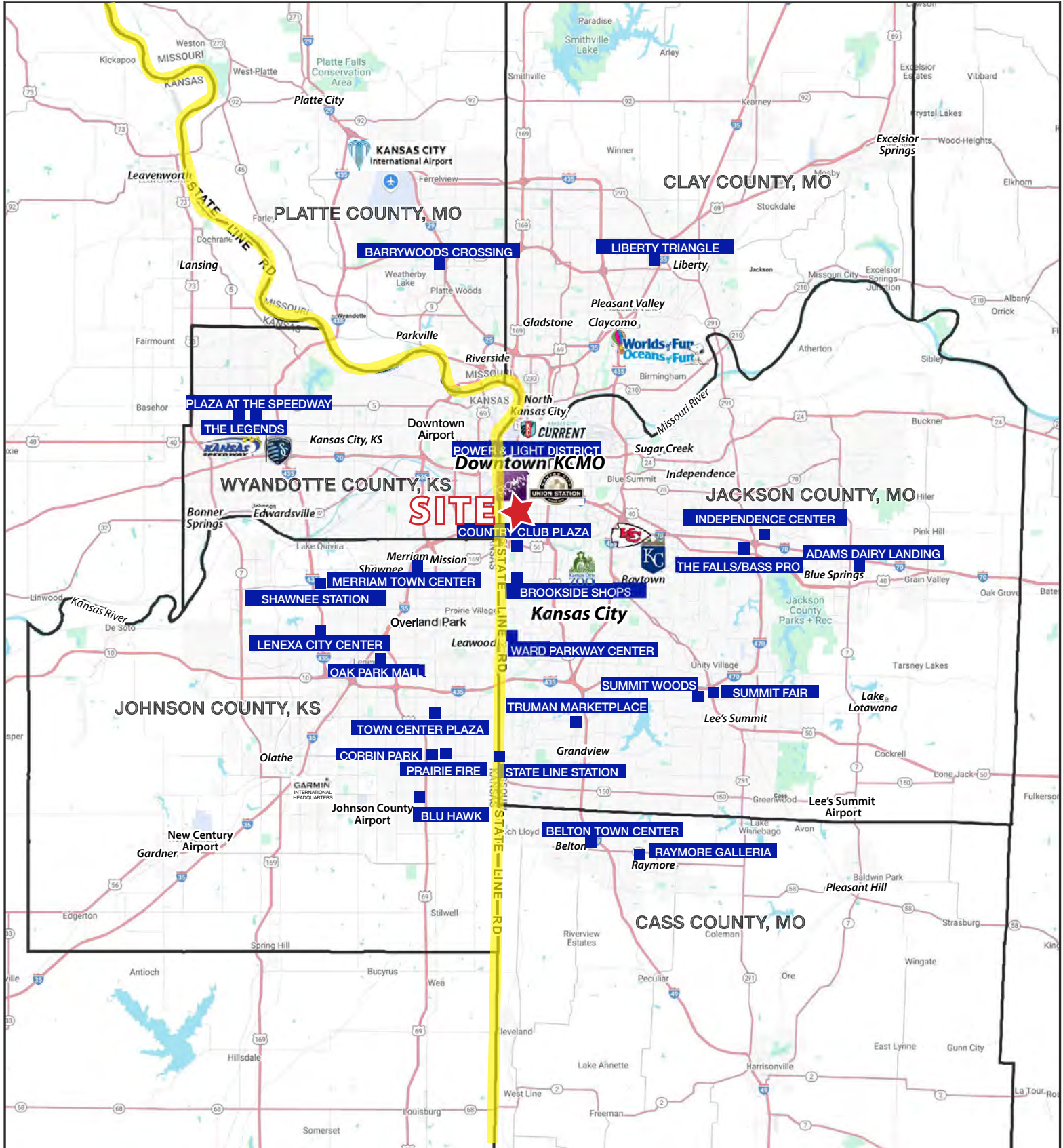
AUGUST 25, 2015





MAIN STREET RETAIL OPPORTUNITY

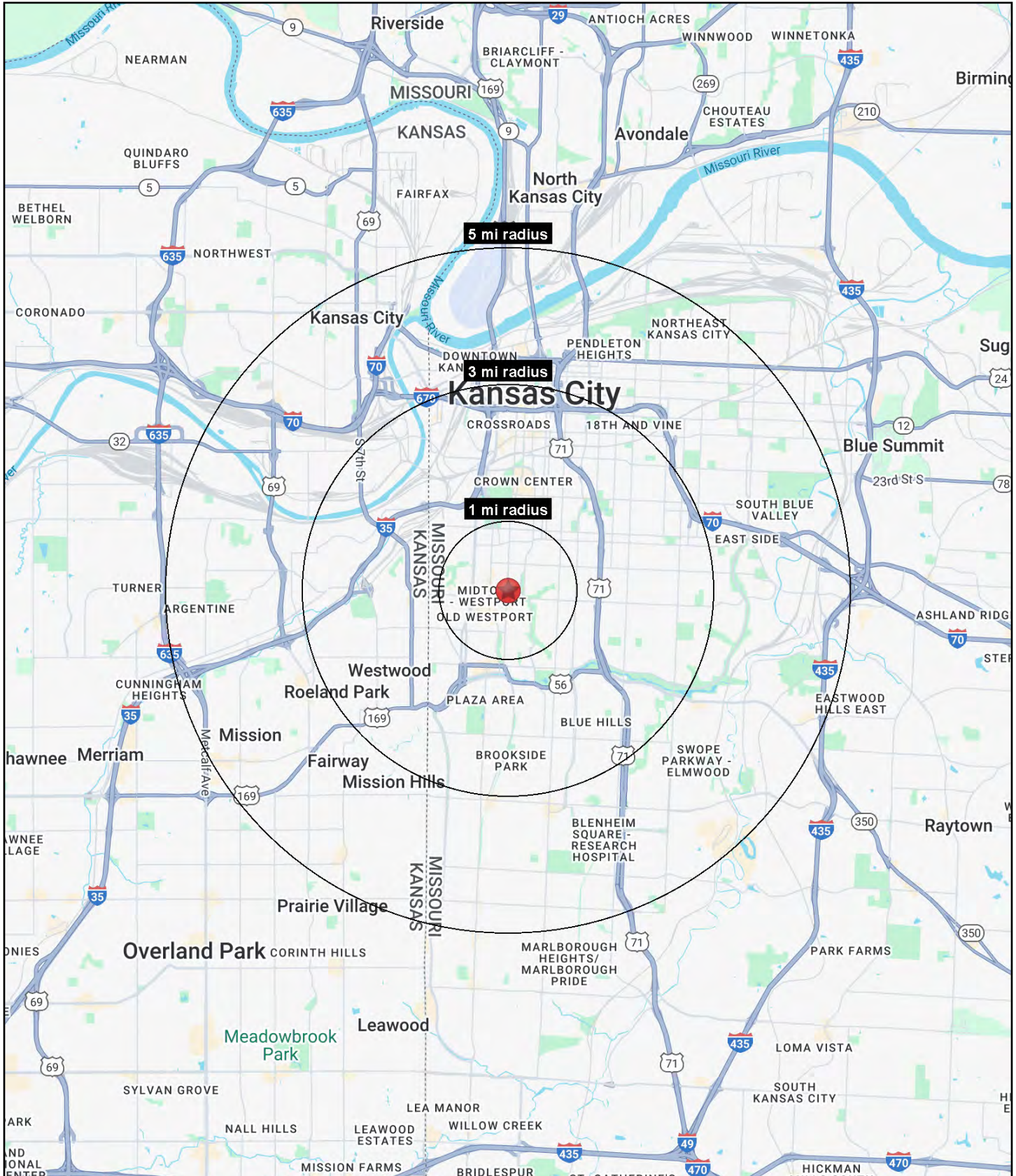
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3807 Main Street Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,313	120,973	281,898
2030 Projected Population	26,205	123,922	285,333
2020 Census Population	20,513	113,822	270,302
2010 Census Population	19,657	105,743	255,539
Projected Annual Growth 2025 to 2030	1.6%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	1.6%	1.0%	0.7%
2025 Median Age	32.7	34.6	34.2
Households			
2025 Estimated Households	13,790	59,581	127,211
2030 Projected Households	15,056	62,108	131,409
2020 Census Households	11,602	54,029	118,462
2010 Census Households	10,921	49,441	109,437
Projected Annual Growth 2025 to 2030	1.8%	0.8%	0.7%
Historical Annual Growth 2010 to 2025	1.8%	1.4%	1.1%
Race and Ethnicity			
2025 Estimated White	68.0%	53.8%	51.3%
2025 Estimated Black or African American	17.9%	30.8%	27.3%
2025 Estimated Asian or Pacific Islander	3.3%	2.8%	3.6%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2025 Estimated Other Races	10.4%	12.0%	17.2%
2025 Estimated Hispanic	11.2%	13.0%	19.3%
Income			
2025 Estimated Average Household Income	\$95,600	\$103,145	\$99,187
2025 Estimated Median Household Income	\$66,435	\$74,260	\$72,708
2025 Estimated Per Capita Income	\$54,379	\$51,056	\$44,959
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.0%	5.1%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.1%	6.2%
2025 Estimated High School Graduate	14.4%	21.8%	23.1%
2025 Estimated Some College	15.3%	17.4%	18.1%
2025 Estimated Associates Degree Only	4.8%	5.7%	5.8%
2025 Estimated Bachelors Degree Only	36.0%	27.5%	24.5%
2025 Estimated Graduate Degree	23.7%	19.5%	17.1%
Business			
2025 Estimated Total Businesses	1,851	8,822	15,966
2025 Estimated Total Employees	23,813	117,697	198,357
2025 Estimated Employee Population per Business	12.9	13.3	12.4
2025 Estimated Residential Population per Business	13.1	13.7	17.7

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