



SMALL OFFICE SUITE IN US BANK BUILDING

I-29 & NW 64th Street | 6405 N. Cosby Avenue, Kansas City, MO



LEASE RATE: \$17/SF FULL SERVICE | 1,736 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,737	62,000	128,428
Avg. Household Income	\$120,572	\$123,620	\$118,030

- Close access to US 71 Hwy / Interstate 29
- Prominent and easily identified bank building
- Ample employee parking
- Surrounded by shopping and restaurant locations



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

KARSYN SMITH | 816.412.7372 | karsynsmith@blockandco.com



PHOTOS

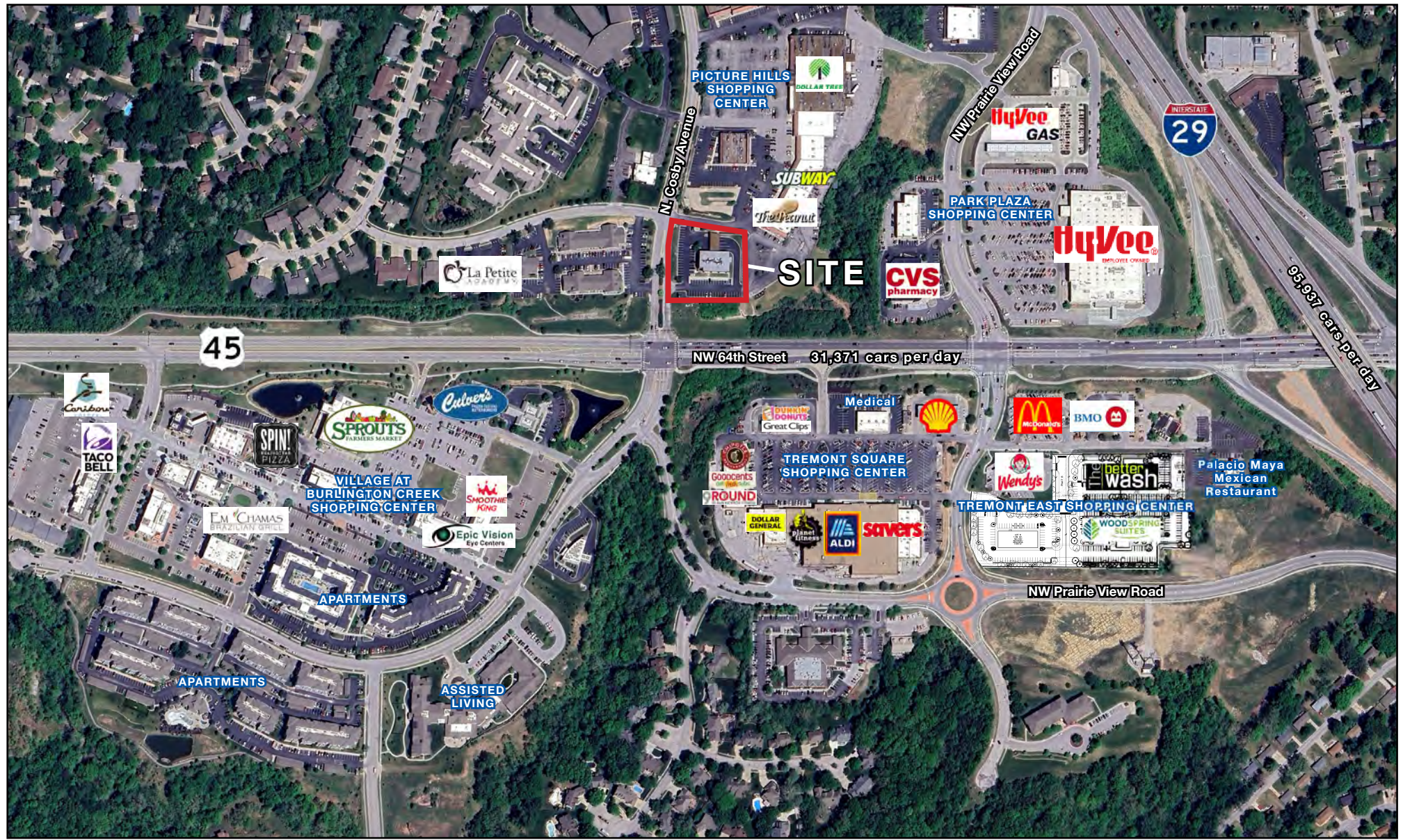




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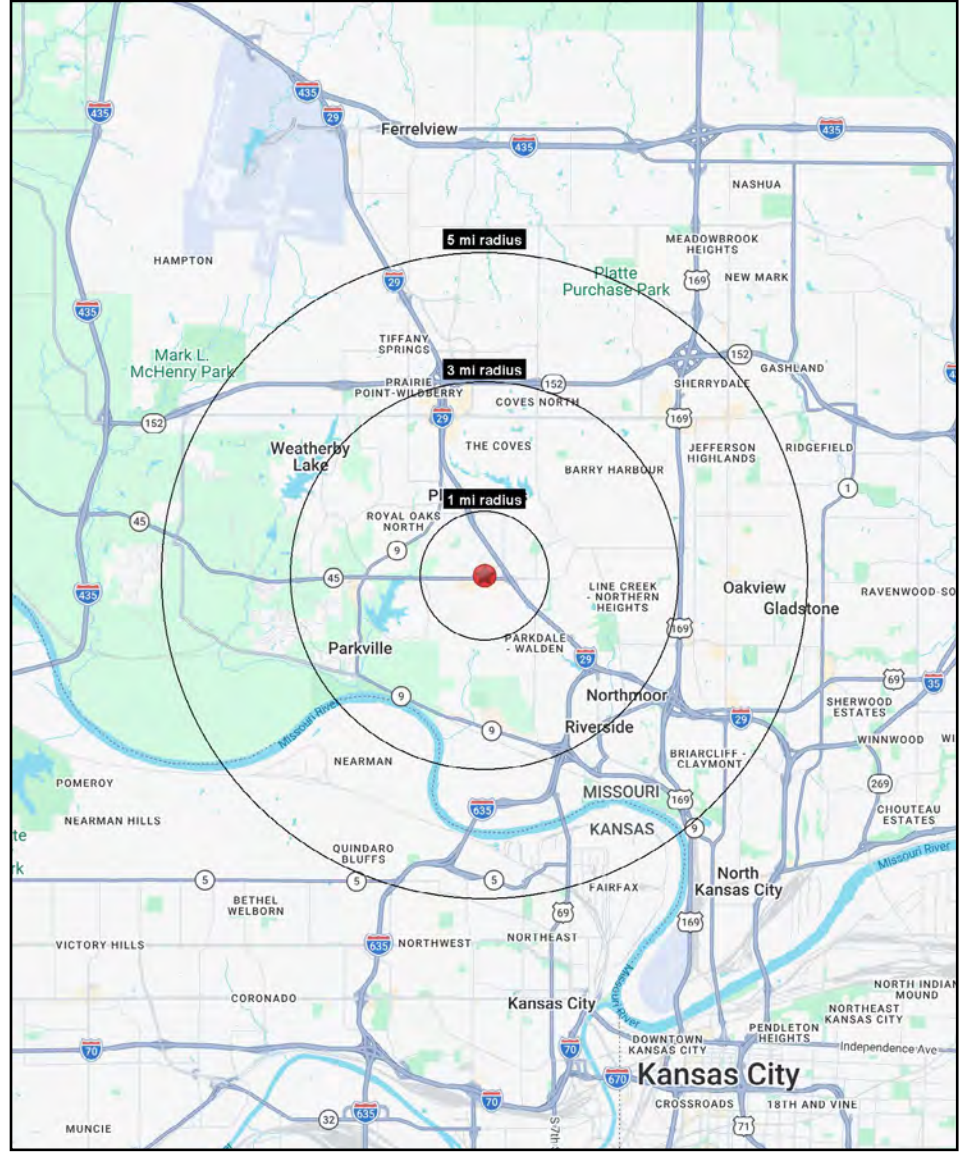
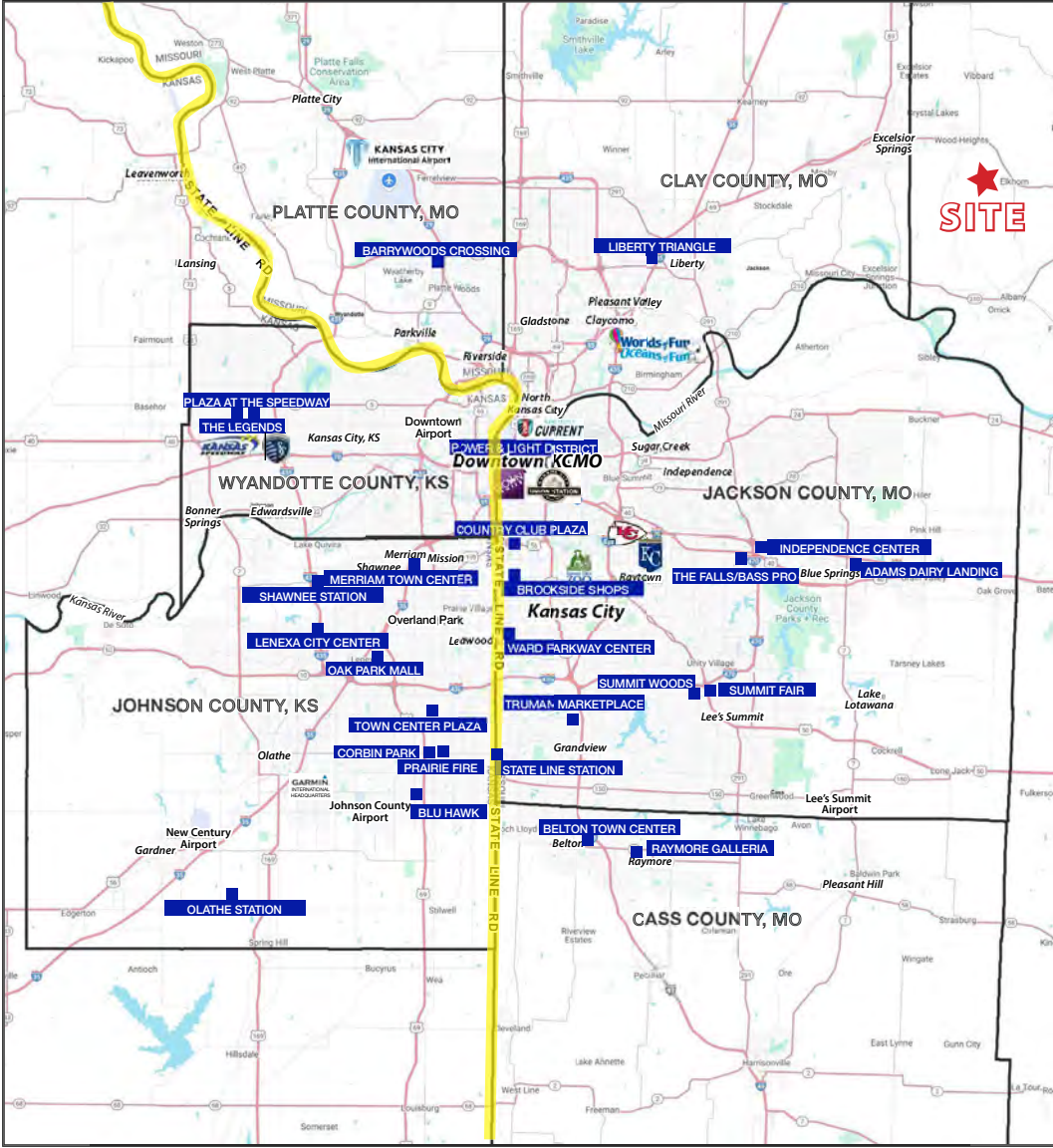
AERIAL





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6405 N. Cosby Avenue Kansas City, MO 64151	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,737	62,000	128,428
2030 Projected Population	10,538	61,636	130,251
2020 Census Population	11,019	60,870	123,563
2010 Census Population	8,084	52,893	107,296
Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	0.3%
Historical Annual Growth 2010 to 2025	2.2%	1.1%	1.3%
2025 Median Age	38.7	37.3	37.1
Households			
2025 Estimated Households	4,957	26,071	55,204
2030 Projected Households	5,014	26,678	57,679
2020 Census Households	4,700	24,691	51,279
2010 Census Households	3,483	21,819	44,997
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.9%
Historical Annual Growth 2010 to 2025	2.8%	1.3%	1.5%
Race and Ethnicity			
2025 Estimated White	75.7%	74.7%	73.4%
2025 Estimated Black or African American	11.9%	12.1%	12.4%
2025 Estimated Asian or Pacific Islander	3.9%	4.4%	4.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	8.1%	8.5%	9.5%
2025 Estimated Hispanic	8.3%	8.6%	9.7%
Income			
2025 Estimated Average Household Income	\$120,572	\$123,620	\$118,030
2025 Estimated Median Household Income	\$92,875	\$98,170	\$93,758
2025 Estimated Per Capita Income	\$55,737	\$52,067	\$50,799
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.3%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.5%	3.3%
2025 Estimated High School Graduate	20.4%	20.8%	22.3%
2025 Estimated Some College	19.6%	22.2%	22.1%
2025 Estimated Associates Degree Only	9.9%	8.5%	8.6%
2025 Estimated Bachelors Degree Only	28.6%	27.5%	25.9%
2025 Estimated Graduate Degree	18.3%	17.2%	16.1%
Business			
2025 Estimated Total Businesses	382	1,969	4,512
2025 Estimated Total Employees	2,093	21,050	47,621
2025 Estimated Employee Population per Business	5.5	10.7	10.6
2025 Estimated Residential Population per Business	28.1	31.5	28.5

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