

310 NORTHWEST ENGLEWOOD ROAD

GLADSTONE, MO 64118

OFFICE BUILDING
FOR SALE



PROPERTY DESCRIPTION

Prime investment opportunity in North Kansas City! This fully leased Class B building, located at NW Englewood Road and N. Broadway, is now available. Built in 1996 with reinforced concrete and stucco, the property is in excellent condition and offers exceptional visibility. Recent improvements include a newly renovated parking lot, enhancing both functionality and curb appeal.

PROPERTY HIGHLIGHTS

- High-visibility Corner at NW Englewood Road and N. Broadway, Kansas City North
- 100% Leased, Ensuring Immediate Rental Income
- The Building is Well-maintained
- Newly Renovated Parking Lot

OFFERING SUMMARY

Lot Size:	3.23 AC +/-
Building Size:	18,300 SF +/-

DEMOGRAPHICS	2.3 MILES	5.5 MILES	10 MILES
Total Households	21,923	83,877	170,792
Total Population	51,381	198,335	428,098
Average HH Income	\$85,790	\$91,736	\$91,748

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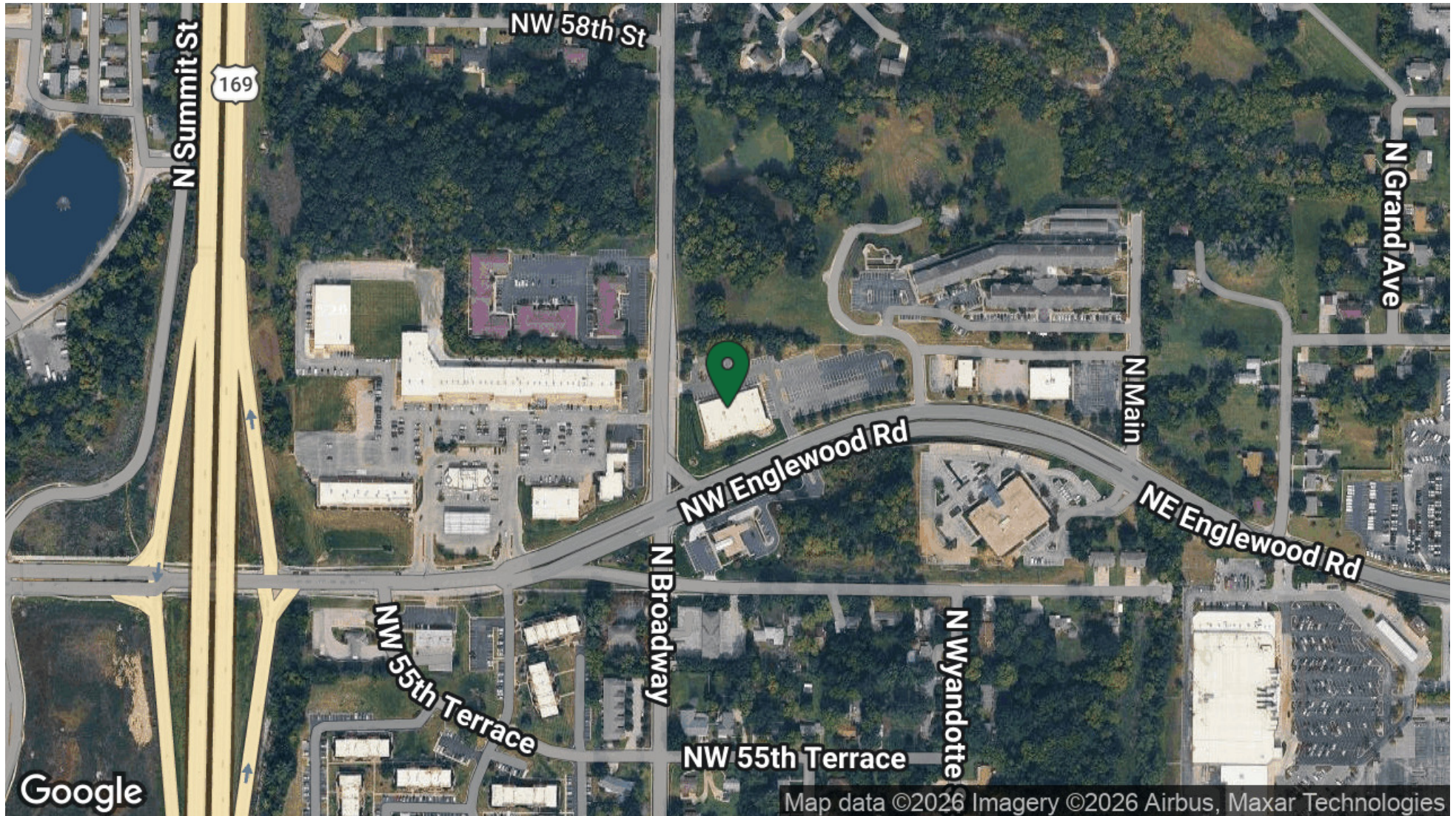
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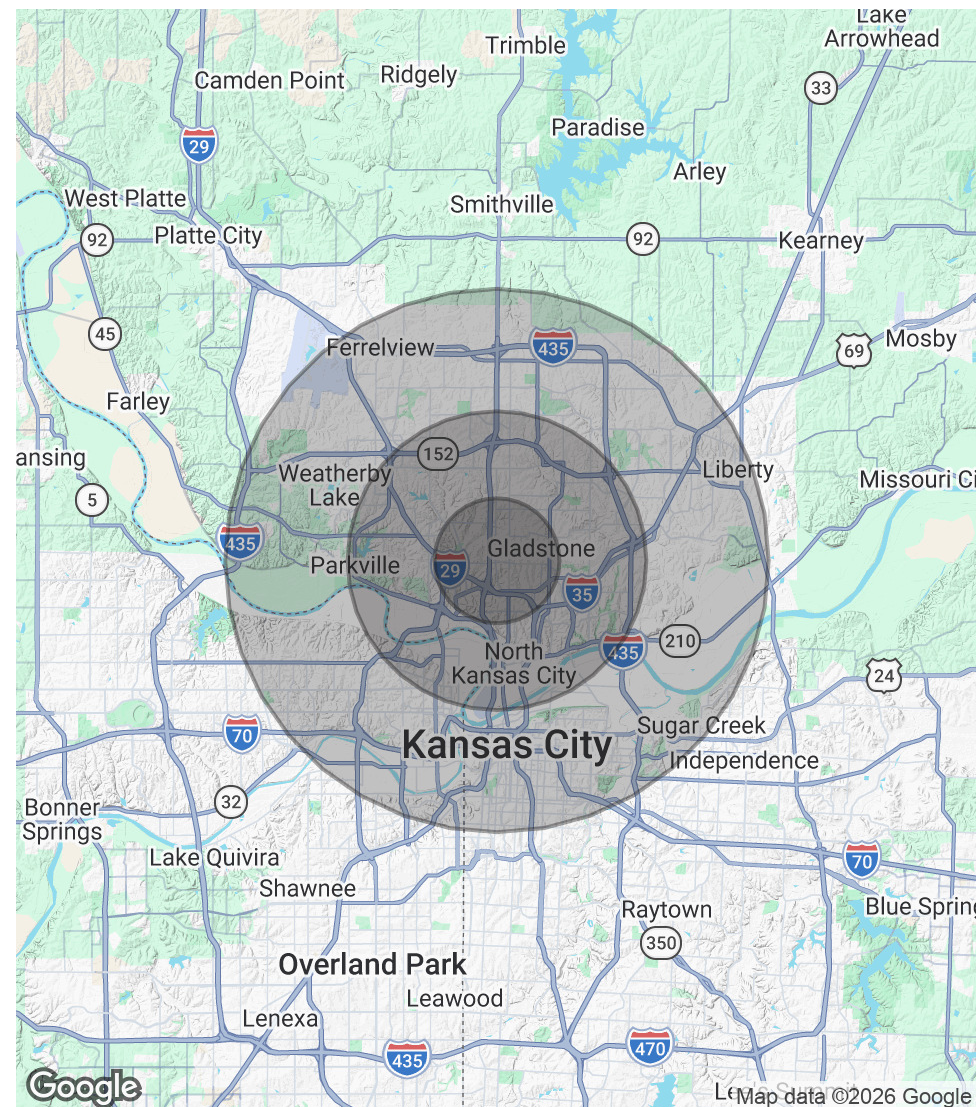
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	51,381	198,335	428,098
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	21,923	83,877	170,792
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$85,790	\$91,736	\$91,748
Average House Value	\$289,849	\$293,385	\$281,426

2020 American Community Survey (ACS)



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