



LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri



Lease Rate: \$14-\$18/SF NNN | 1,820 SF & 5,200 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,009	126,997	237,046
Avg. Household Income	\$55,797	\$80,544	\$91,531

- 5,200 SF north end cap space available
- 1,820 SF in-line space available
- Newly redeveloped shopping center
- Join Citi Trends, Sun Fresh Grocery, Arvest Bank, Rainbow Fashion, Pizza Hut, Wingstop and many more
- Located in the heart of fast growing redevelopment corridor
- Excellent location with easy access, high visibility, and great parking



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

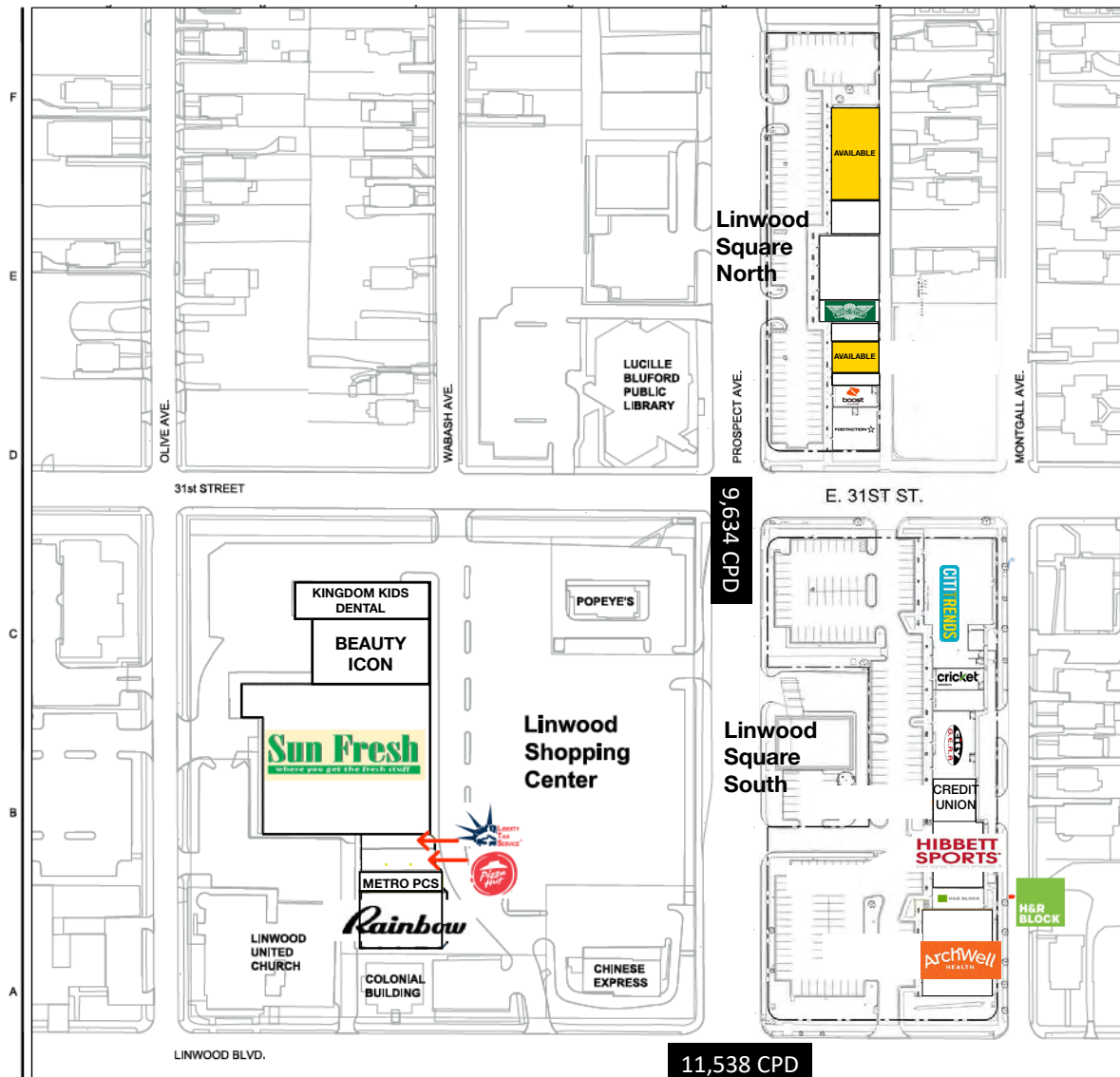
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

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PLAN



Linwood Shopping District Lease Space

Linwood Shopping Center

Name	SF	Address
Kingdom Kids Dental	6,080 SF	3102 Prospect Ave.
Beauty Icon	8,450 SF	3106 Prospect Ave.
Sun Fresh	38,000 SF	3110 Prospect Ave.
Liberty Tax	1,442 SF	3114 Prospect Ave.
Pizza Hut	2,166 SF	3116 Prospect Ave.
Metro PCS	2,320 SF	3118 Prospect Ave.
Rainbow Fashion	6,323 SF	3102 Prospect Ave.
TOTAL	64,781 SF	

Linwood Square North

Name	SF	Address
AVAILABLE	5,200 SF	3017-3023 Prospect Ave.
KCPD CAN Center	2,600 SF	3025 Prospect Ave.
Hope Family Care	3,587 SF	3027 Prospect Ave.
Wingstop	1,523 SF	3029 Prospect Ave.
Shatara Anderson	1,308 SF	3033 Prospect Ave.
AVAILABLE	1,820 SF	3035 Prospect Ave.
Cell Repair	780 SF	3037 Prospect Ave.
Boost Mobile	1,313 SF	3039 Prospect Ave.
Convenience Store	2,613 SF	3041 Prospect Ave.
TOTAL	20,721 SF	

Linwood Square South

Name	SF	Address
Citi Trends	9,859 SF	3101 Prospect Ave.
Cricket Wireless	1,375 SF	3111 Prospect Ave.
CitiGear	6,966 SF	3115 Prospect Ave.
Credit Union	3,750 SF	3121-3125 Prospect Ave.
Hibbett Sports	4,425 SF	3127-3131 Prospect Ave.
H&R Block	1,500 SF	3133 Prospect Ave.
Archwell Health	8,000 SF	3135 Prospect Ave.
TOTAL	35,875 SF	



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DRONE PHOTOS





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LINWOOD SQUARE NORTH





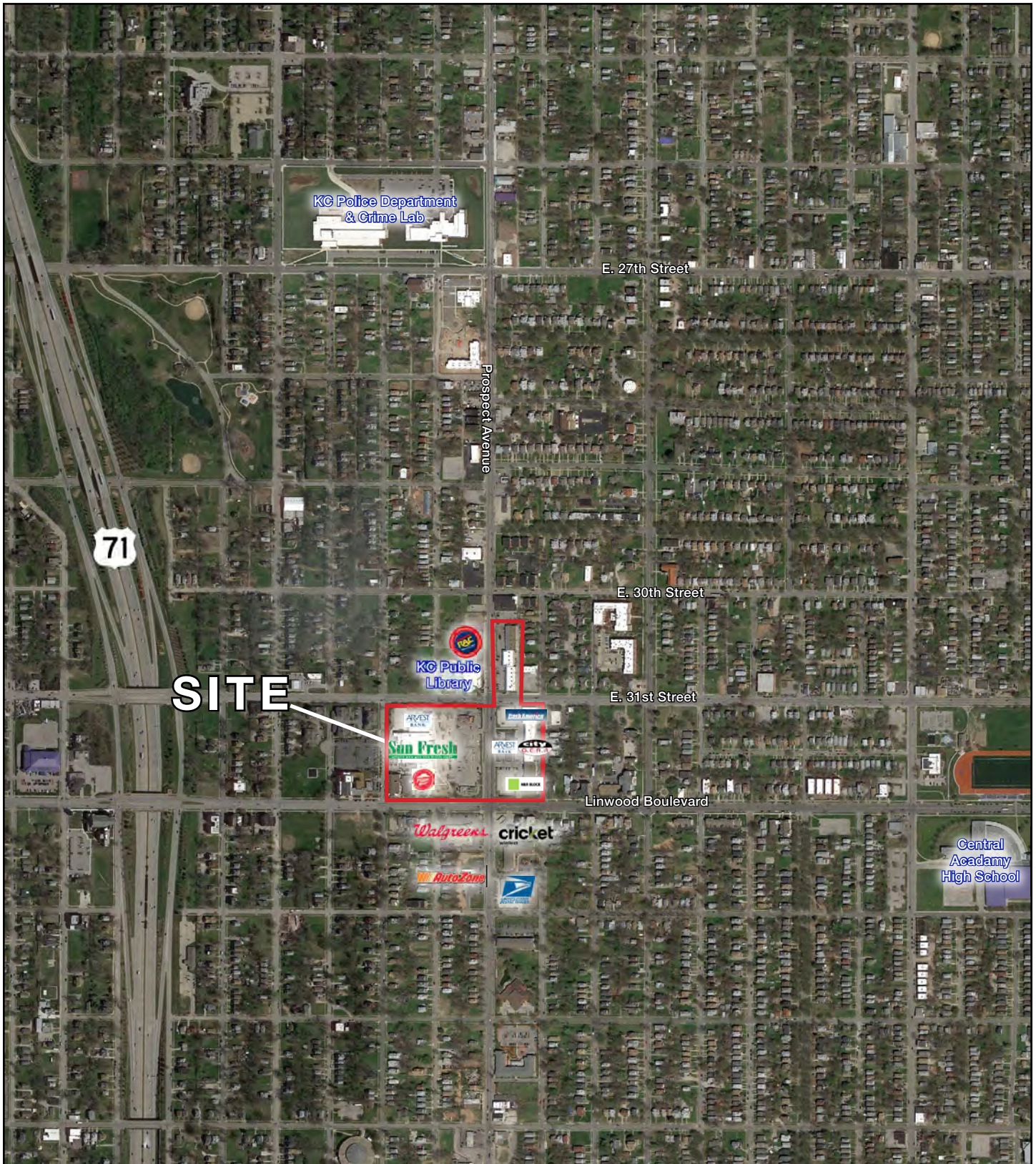
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LINWOOD SQUARE SOUTH



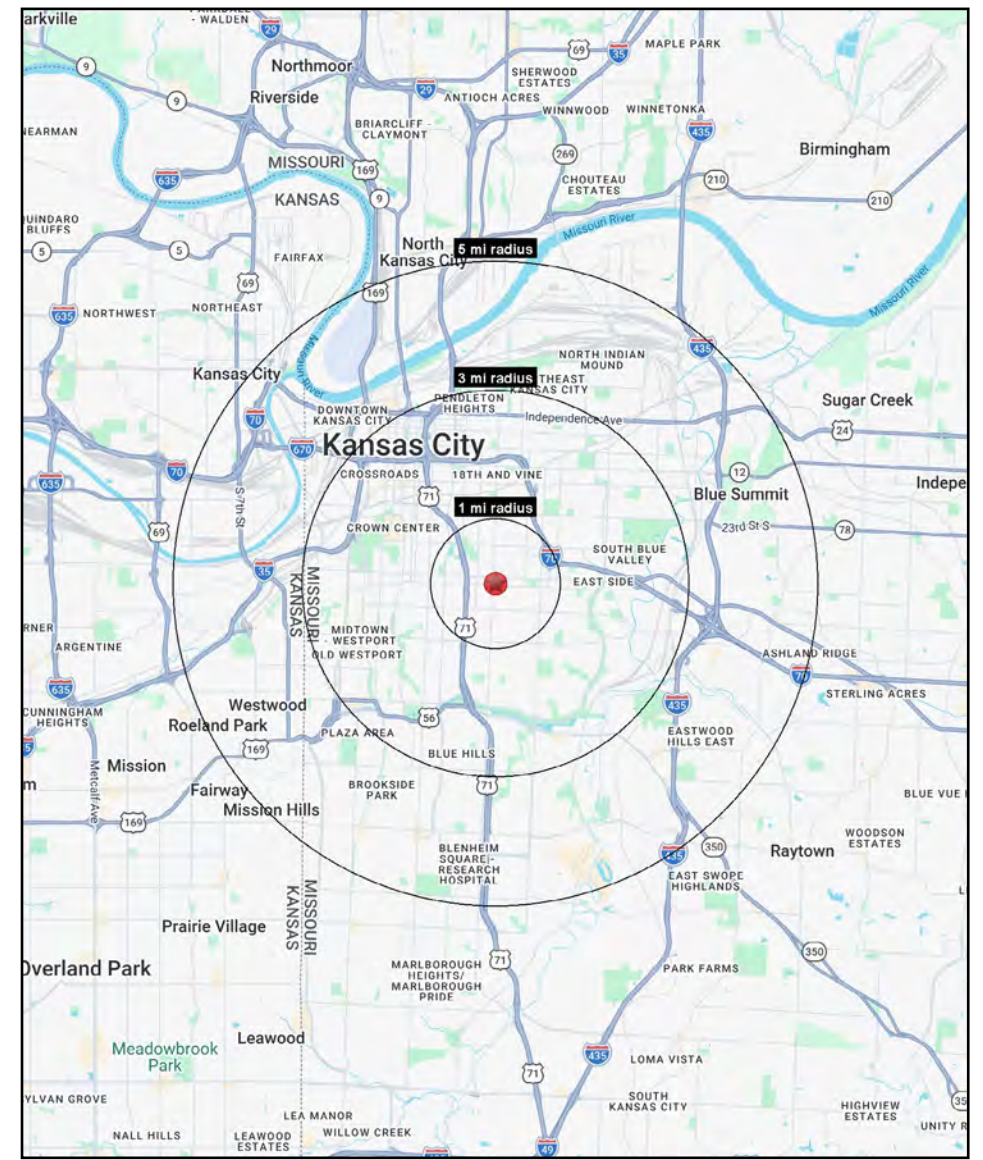
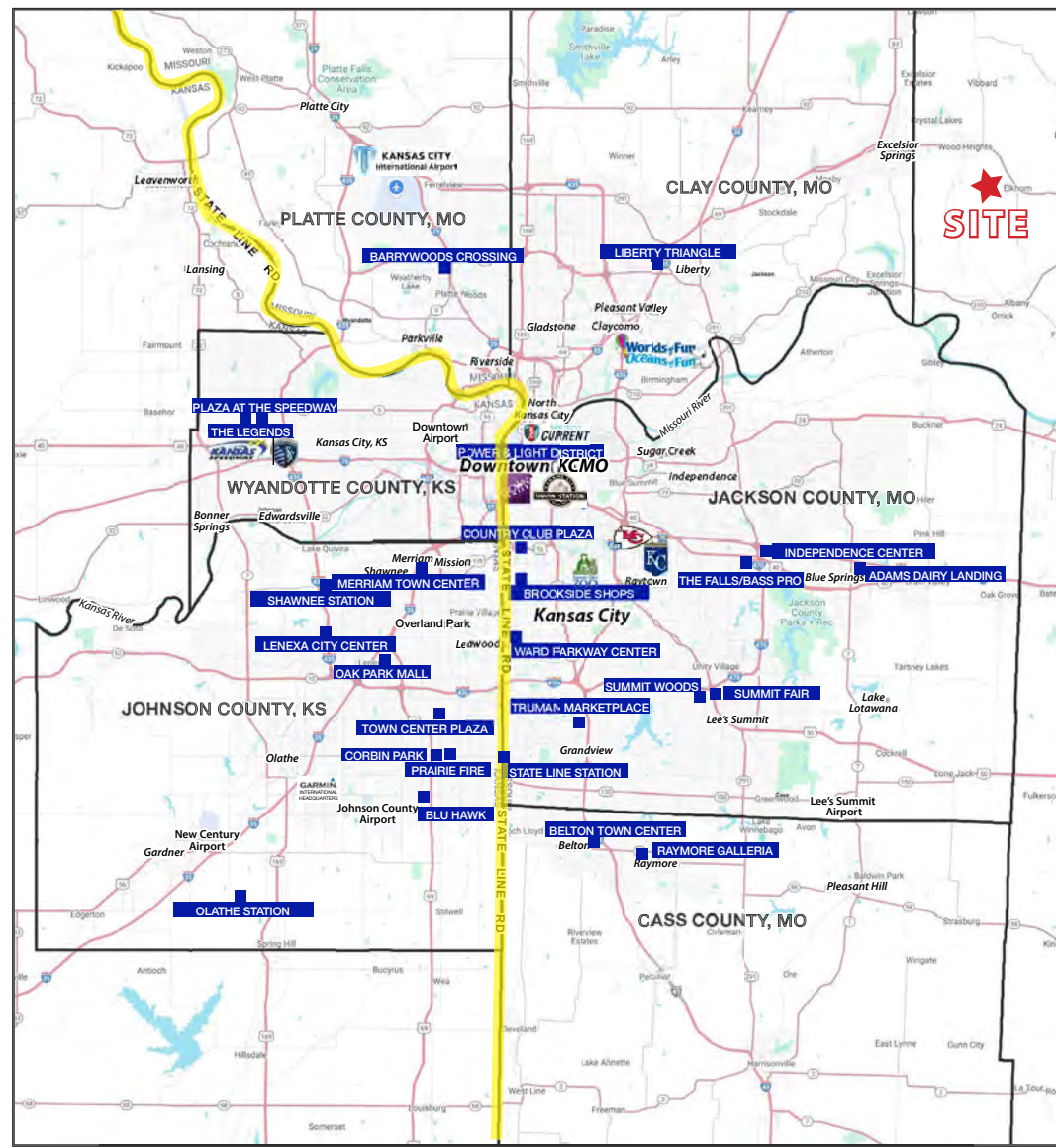
AERIAL





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3017-3135 Prospect Avenue Kansas City, MO 64128	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,009	126,997	237,046
2030 Projected Population	15,112	130,626	241,897
2020 Census Population	13,551	115,122	224,841
2010 Census Population	13,974	108,967	212,823
Projected Annual Growth 2025 to 2030	0.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	0.5%	1.1%	0.8%
2025 Median Age	35.7	33.1	33.7
Households			
2025 Estimated Households	6,290	59,499	107,777
2030 Projected Households	6,408	62,517	112,298
2020 Census Households	5,570	52,626	98,825
2010 Census Households	5,650	47,659	90,486
Projected Annual Growth 2025 to 2030	0.4%	1.0%	0.8%
Historical Annual Growth 2010 to 2025	0.8%	1.7%	1.3%
Race and Ethnicity			
2025 Estimated White	17.6%	41.6%	47.3%
2025 Estimated Black or African American	69.1%	37.8%	30.7%
2025 Estimated Asian or Pacific Islander	0.5%	3.3%	3.5%
2025 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%
2025 Estimated Other Races	12.3%	16.6%	17.8%
2025 Estimated Hispanic	11.2%	17.9%	19.8%
Income			
2025 Estimated Average Household Income	\$55,797	\$80,544	\$91,531
2025 Estimated Median Household Income	\$39,993	\$58,535	\$66,736
2025 Estimated Per Capita Income	\$23,491	\$37,986	\$41,821
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	5.3%	5.3%	5.1%
2025 Estimated Some High School (Grade Level 9 to 11)	10.9%	7.5%	7.0%
2025 Estimated High School Graduate	40.8%	26.3%	25.2%
2025 Estimated Some College	22.9%	19.5%	18.7%
2025 Estimated Associates Degree Only	6.2%	5.8%	6.1%
2025 Estimated Bachelors Degree Only	10.0%	21.7%	22.2%
2025 Estimated Graduate Degree	3.9%	13.9%	15.5%
Business			
2025 Estimated Total Businesses	405	8,906	14,461
2025 Estimated Total Employees	2,622	122,388	191,336
2025 Estimated Employee Population per Business	6.5	13.7	13.2
2025 Estimated Residential Population per Business	37.1	14.3	16.4

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