

FOR INFORMATION

Parkway Medical Building On the Country Club Plaza



1,000 Sq Ft - 31,000 Sq Ft Available
4620 JC Nichols Parkway, Kansas City, Missouri



Estimated Population
269,553

Average Household Income
\$64,248

Five Mile Radius

- 5 Story Signature Plaza office building including 3 floors of indoor parking
- The Country Club Plaza is the original Lifestyle/Mixed-Use Shopping Center in the United States
- Up to 31,000 sq ft available with 4:1 parking ratio
- Prime Building signage available - Major Brand Exposure Opportunity!
- Immediate access to over 150 retailers and restaurants

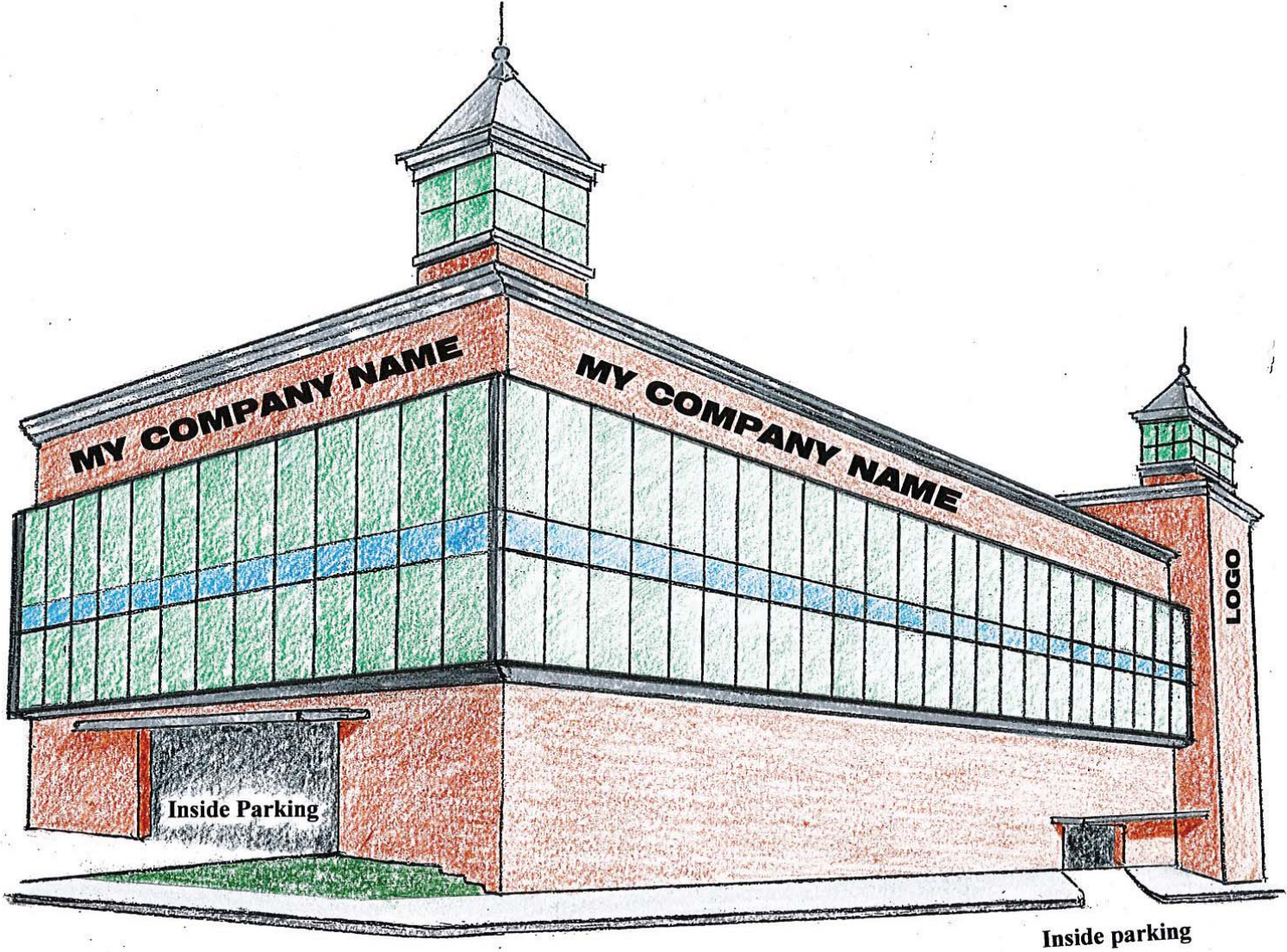
BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

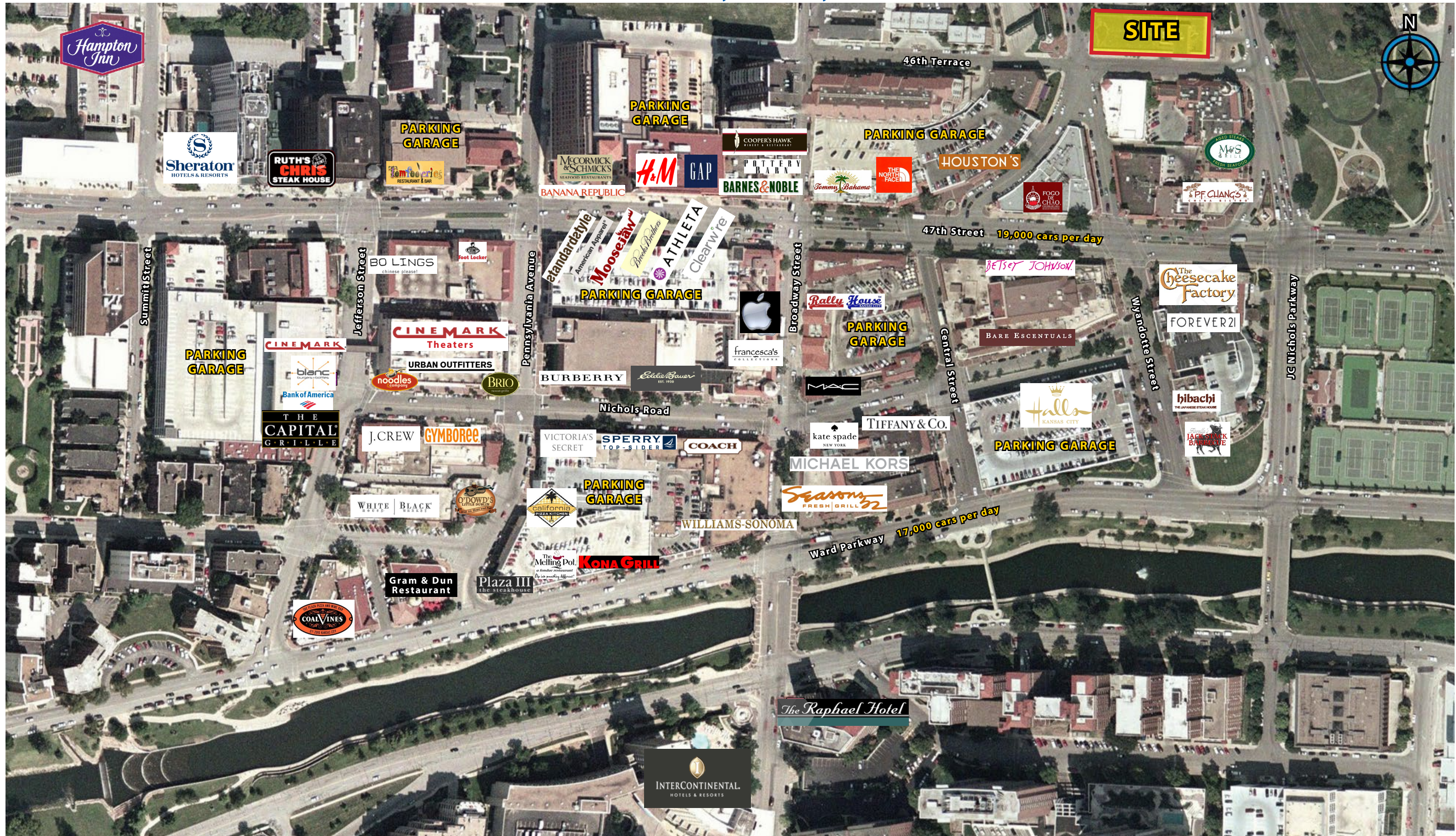
Max Kosoglad
816.412.7363
mkosoglad@blockandco.com

David Block
816.412.7400
dblock@blockandco.com

4620 JC Nichols Parkway, Kansas City, Missouri



**PARKWAY MEDICAL BUILDING
RENDERING OF THE SOUTHWEST CORNER**

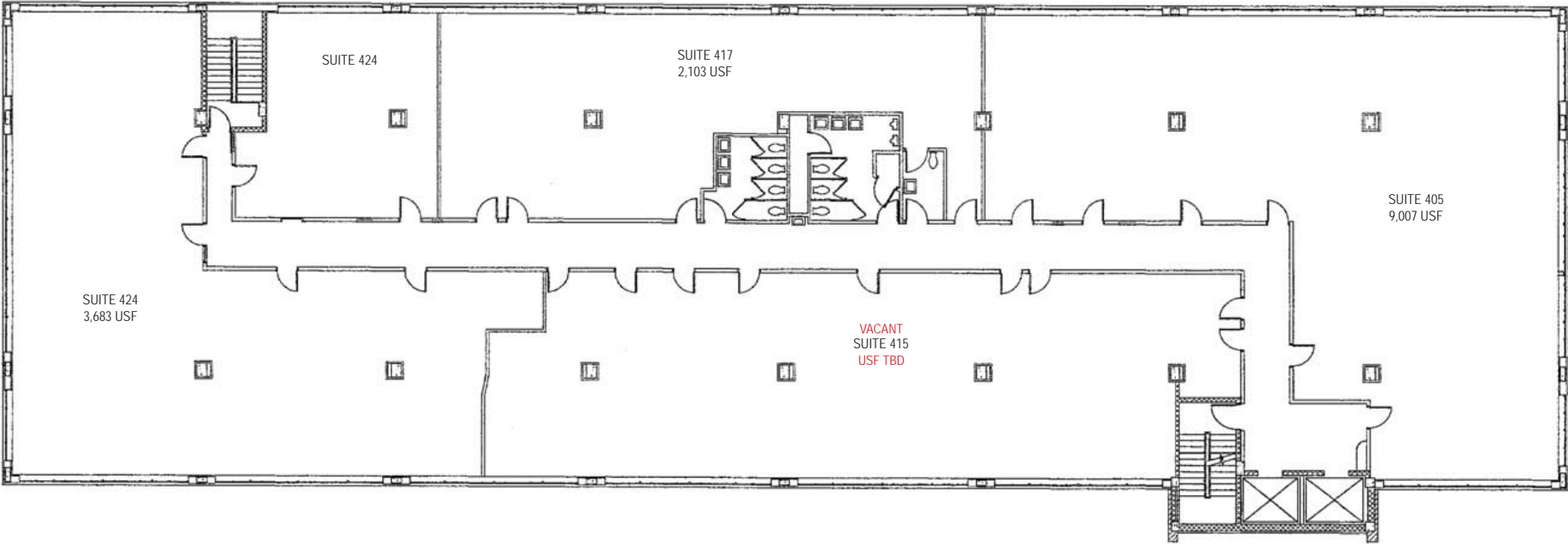


(selected tenants)

4620 JC Nichols Parkway, Kansas City, Missouri



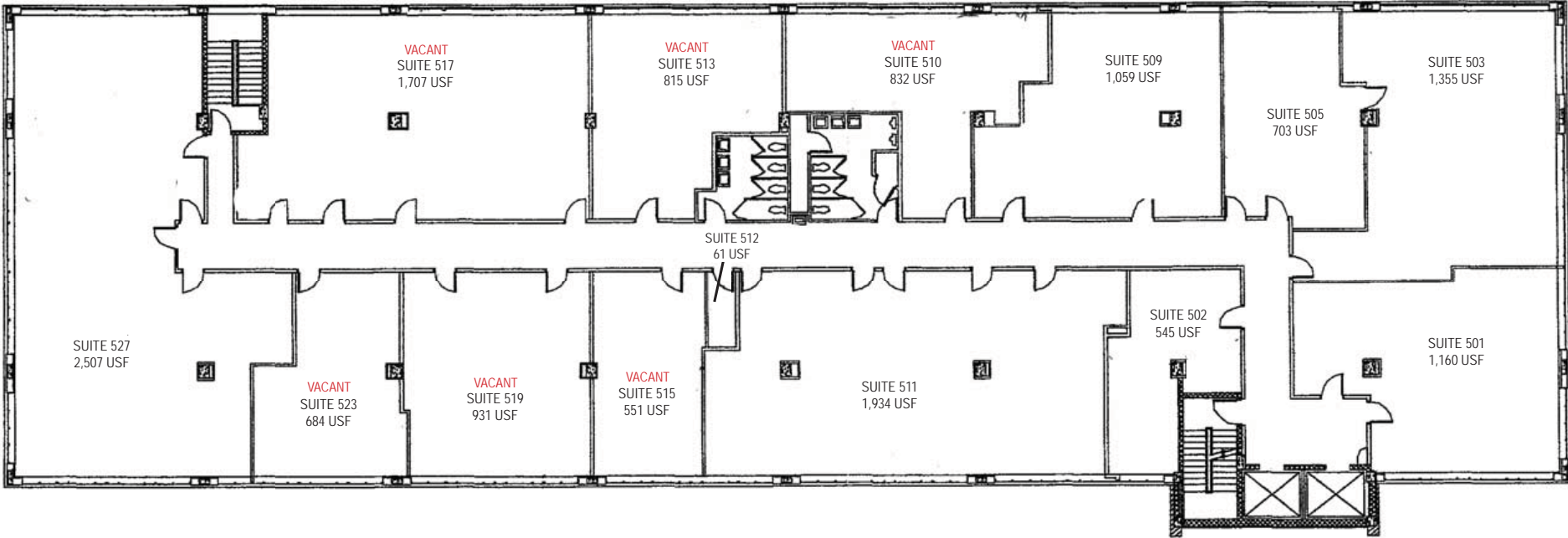
15,000 SF TOTAL



1 FOURTH FLOOR PLAN
1/16" = 1'-0"



15,000 SF TOTAL



1 FIFTH FLOOR PLAN
1/16" = 1'-0"



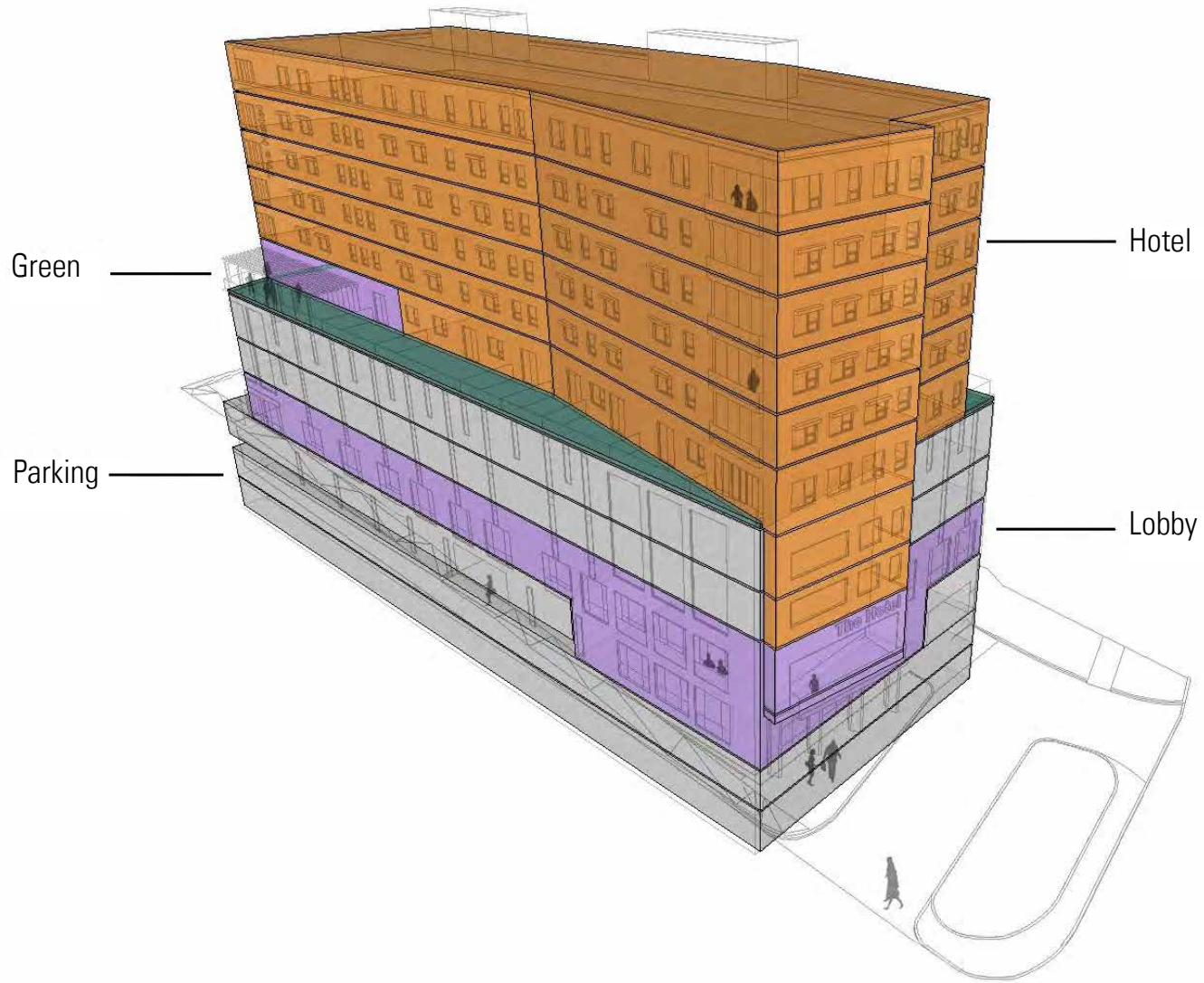
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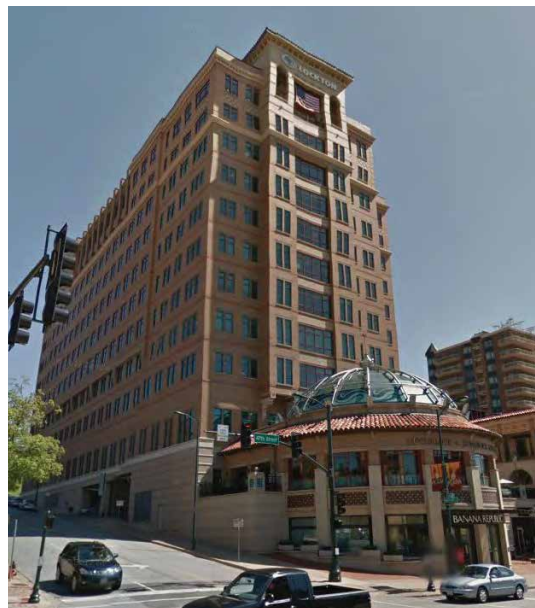
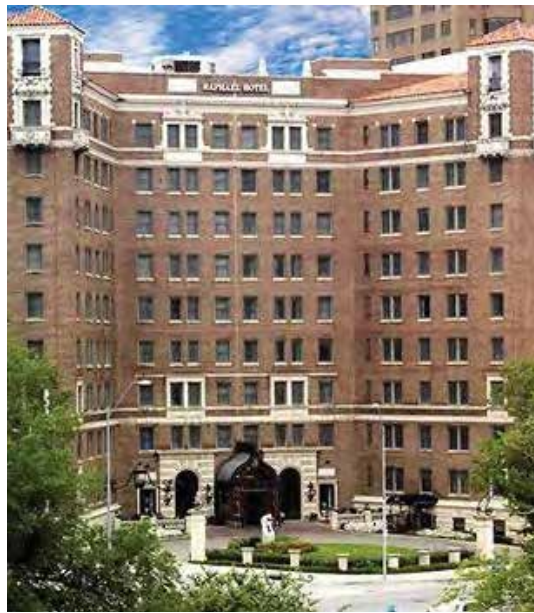


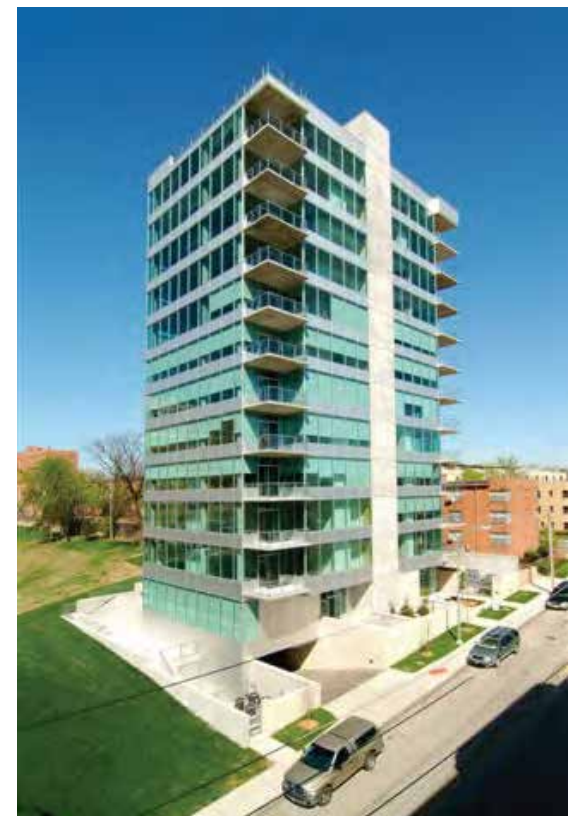
Green

Parking

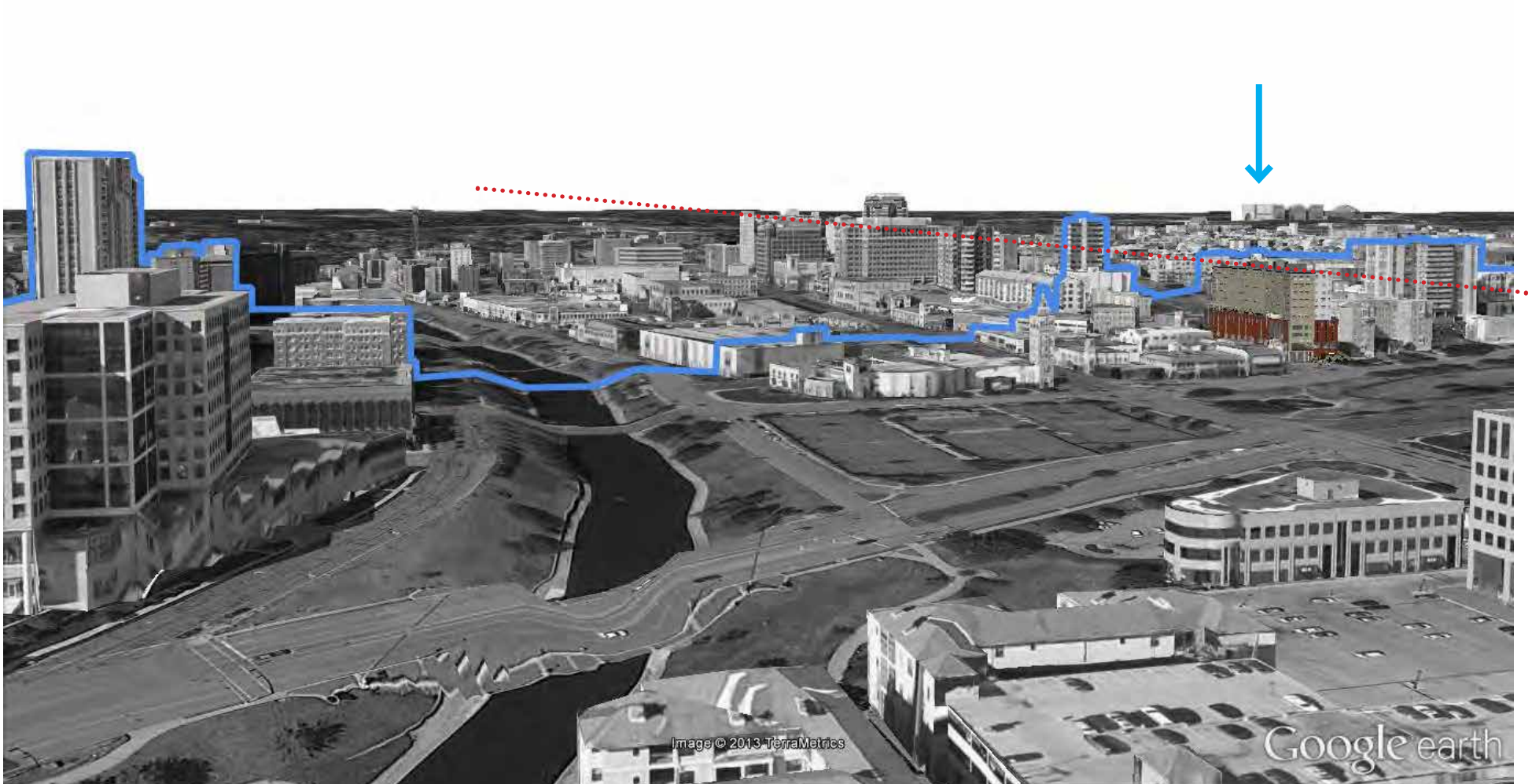
Hotel

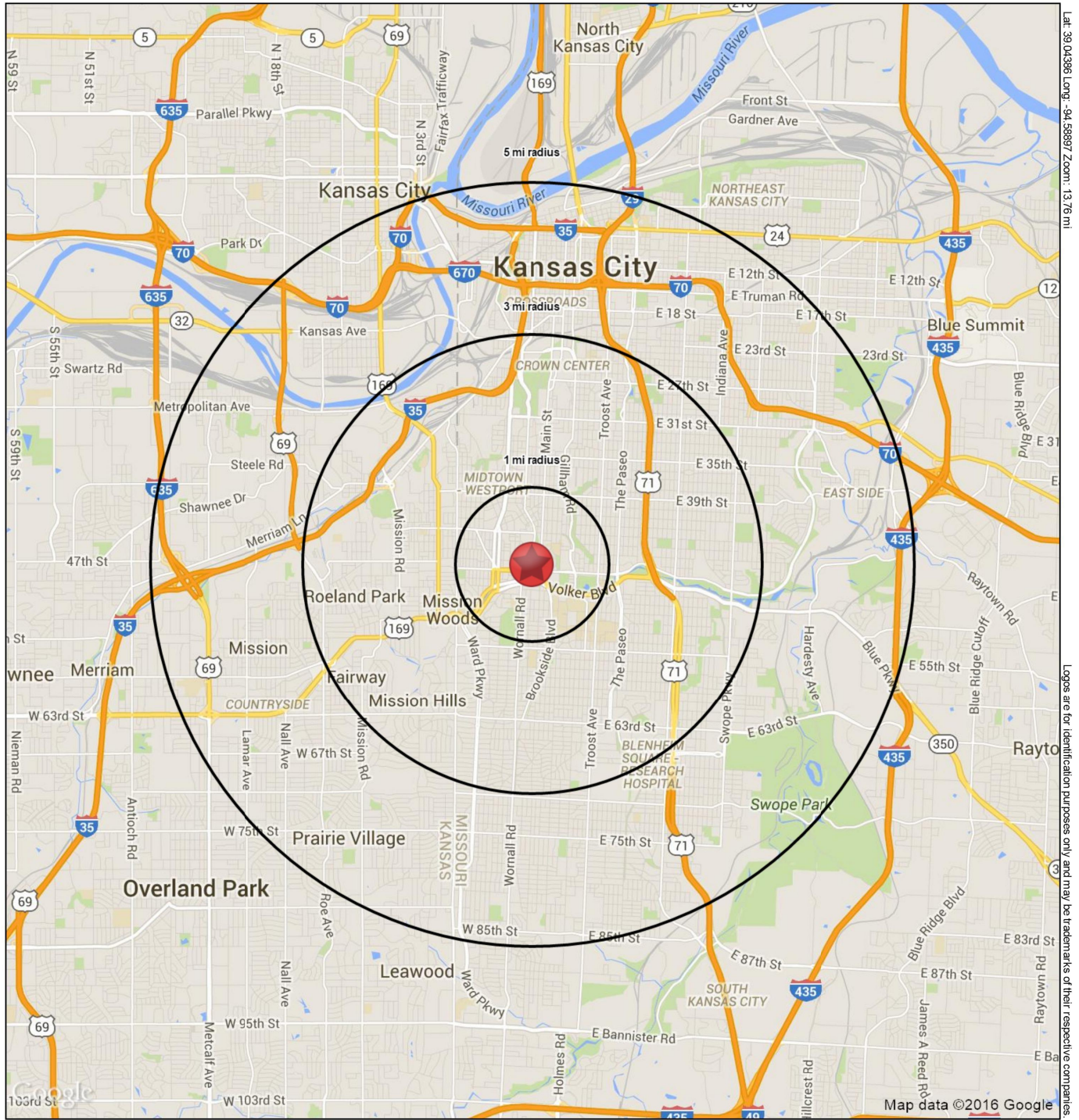
Lobby











4620 JC Nichols Parkway
Kansas City, MO 64112

February 2016

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SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.0434/-94.5890

RS1

4620 JC Nichols Parkway Kansas City, MO 64112		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	19,691	120,370	269,553
	2020 Projected Population	20,100	125,074	279,259
	2010 Census Population	18,548	112,045	252,670
	2000 Census Population	19,523	125,572	274,961
	Projected Annual Growth 2015 to 2020	0.4%	0.8%	0.7%
	Historical Annual Growth 2000 to 2015	0.1%	-0.3%	-0.1%
HOUSEHOLDS	2015 Median Age	33.5	36.2	35.4
	2015 Estimated Households	11,808	56,890	121,930
	2020 Projected Households	12,247	60,183	128,903
	2010 Census Households	10,890	51,883	111,935
	2000 Census Households	11,836	57,142	118,494
	Projected Annual Growth 2015 to 2020	0.7%	1.2%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2015	-	-	0.2%
	2015 Estimated White	78.3%	53.9%	53.4%
	2015 Estimated Black or African American	9.0%	35.7%	34.0%
	2015 Estimated Asian or Pacific Islander	6.1%	2.7%	2.6%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2015 Estimated Other Races	6.2%	7.3%	9.5%
INCOME	2015 Estimated Hispanic	8.0%	9.7%	13.7%
	2015 Estimated Average Household Income	\$76,750	\$73,340	\$64,248
	2015 Estimated Median Household Income	\$50,244	\$54,750	\$50,520
EDUCATION (AGE 25+)	2015 Estimated Per Capita Income	\$46,188	\$34,807	\$29,272
	2015 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.7%	4.3%
	2015 Estimated Some High School (Grade Level 9 to 11)	3.2%	7.8%	8.9%
	2015 Estimated High School Graduate	13.1%	21.7%	23.9%
	2015 Estimated Some College	18.2%	19.9%	20.3%
	2015 Estimated Associates Degree Only	4.7%	5.9%	6.2%
	2015 Estimated Bachelors Degree Only	33.8%	23.5%	21.3%
BUSINESS	2015 Estimated Graduate Degree	25.7%	18.5%	15.1%
	2015 Estimated Total Businesses	2,148	6,832	15,506
	2015 Estimated Total Employees	38,940	111,458	286,065
	2015 Estimated Employee Population per Business	18.1	16.3	18.4
	2015 Estimated Residential Population per Business	9.2	17.6	17.4

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