

For Lease

2512 NE Vivion Road, Kansas City, MO 64118



- 1,587 +/- SF Available
- Great Visibility on Busy Intersection
- Exposure to More Than 40,000 Cars/Day
- Across from Redeveloped Antioch Crossing, Wal-Mart Grocery, and Many More Retailers.

**BYRAM REAL ESTATE**  
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Prairie Village, KS 66207  
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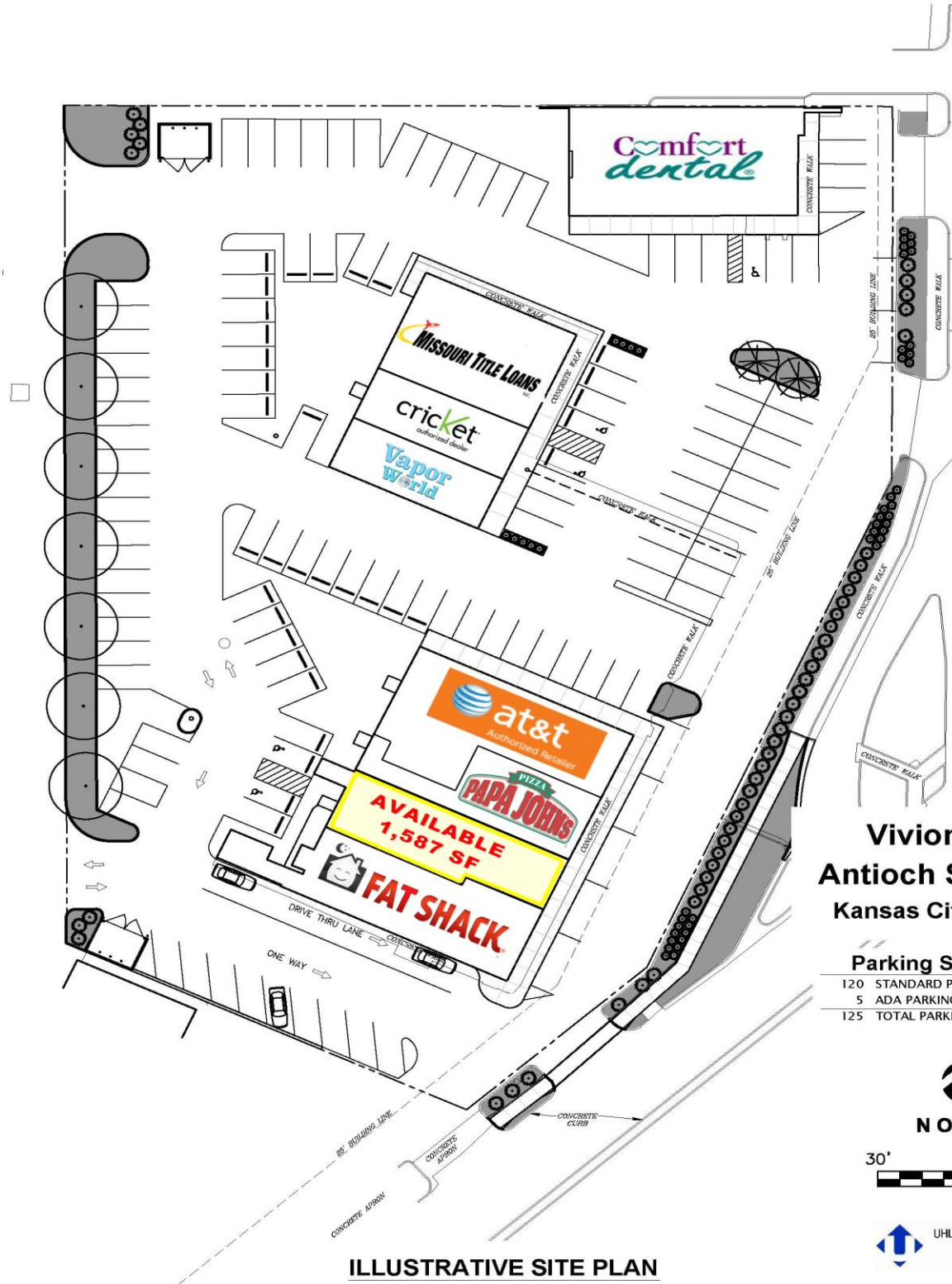
Vivion Road - 15, 414 Cars/Day



Antioch Road - 24,335 +/- Cars/Day



New KCATA  
Redevelopment  
Coming Soon



**Vivion & Antioch Shops  
Kansas City, MO**

**Parking Summary**

120	STANDARD PARKING SPACES
5	ADA PARKING SPACES
125	TOTAL PARKING SPACES

**ILLUSTRATIVE SITE PLAN**

MAY 2015

ALL MEASUREMENTS ARE APPROXIMATE  
NOT TO SCALE



UHL ENGINEERING, INC.  
KANSAS CITY  
(813) 985-2870



## Demographic Summary

2512 NE Vivion Rd, Kansas City, Missouri, 64118 2  
 2512 NE Vivion Rd, Kansas City, Missouri, 64118  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 39.18554  
 Longitude: -94.55011

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,825	73,089	124,882
2020 Population	10,699	80,363	138,955
2024 Population	11,112	82,545	144,079
2029 Population	11,392	84,864	148,457
2010-2020 Annual Rate	0.86%	0.95%	1.07%
2020-2024 Annual Rate	0.90%	0.63%	0.86%
2024-2029 Annual Rate	0.50%	0.56%	0.60%
2024 Male Population	49.2%	49.4%	49.6%
2024 Female Population	50.8%	50.6%	50.4%
2024 Median Age	38.3	37.5	37.2

In the identified area, the current year population is 11,112. In 2020, the Census count in the area was 10,699. The rate of change since 2020 was 0.90% annually. The five-year projection for the population in the area is 11,392 representing a change of 0.50% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

<b>Race and Ethnicity</b>			
2024 White Alone	67.4%	67.4%	68.7%
2024 Black Alone	11.4%	12.6%	11.8%
2024 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2024 Asian Alone	4.6%	3.8%	3.8%
2024 Pacific Islander Alone	1.1%	0.9%	0.9%
2024 Other Race	3.9%	3.8%	3.8%
2024 Two or More Races	10.8%	10.7%	10.3%
2024 Hispanic Origin (Any Race)	11.2%	11.1%	10.8%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.4 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Median Household Income</b>			
2024 Median Household Income	\$61,023	\$62,022	\$70,085
2029 Median Household Income	\$75,064	\$72,072	\$80,371
2024-2029 Annual Rate	4.23%	3.05%	2.78%
<b>Average Household Income</b>			
2024 Average Household Income	\$79,797	\$83,181	\$90,458
2029 Average Household Income	\$93,931	\$95,321	\$103,489
2024-2029 Annual Rate	3.32%	2.76%	2.73%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$34,730	\$36,665	\$38,630
2029 Per Capita Income	\$41,132	\$42,581	\$44,705
2024-2029 Annual Rate	3.44%	3.04%	2.96%

**Median Age**  
 The median age in this area is 38.3, compared to U.S. median age of 39.3.

<b>Households</b>			
2024 Wealth Index	60	62	69
2010 Households	4,415	31,680	52,531
2020 Households	4,682	34,866	58,704
2024 Households	4,853	36,269	61,616
2029 Households	5,004	37,787	64,230
2010-2020 Annual Rate	0.59%	0.96%	1.12%
2020-2024 Annual Rate	0.85%	0.93%	1.15%
2024-2029 Annual Rate	0.61%	0.82%	0.83%
2024 Average Household Size	2.29	2.27	2.33

Source: U.S. Census, Esri