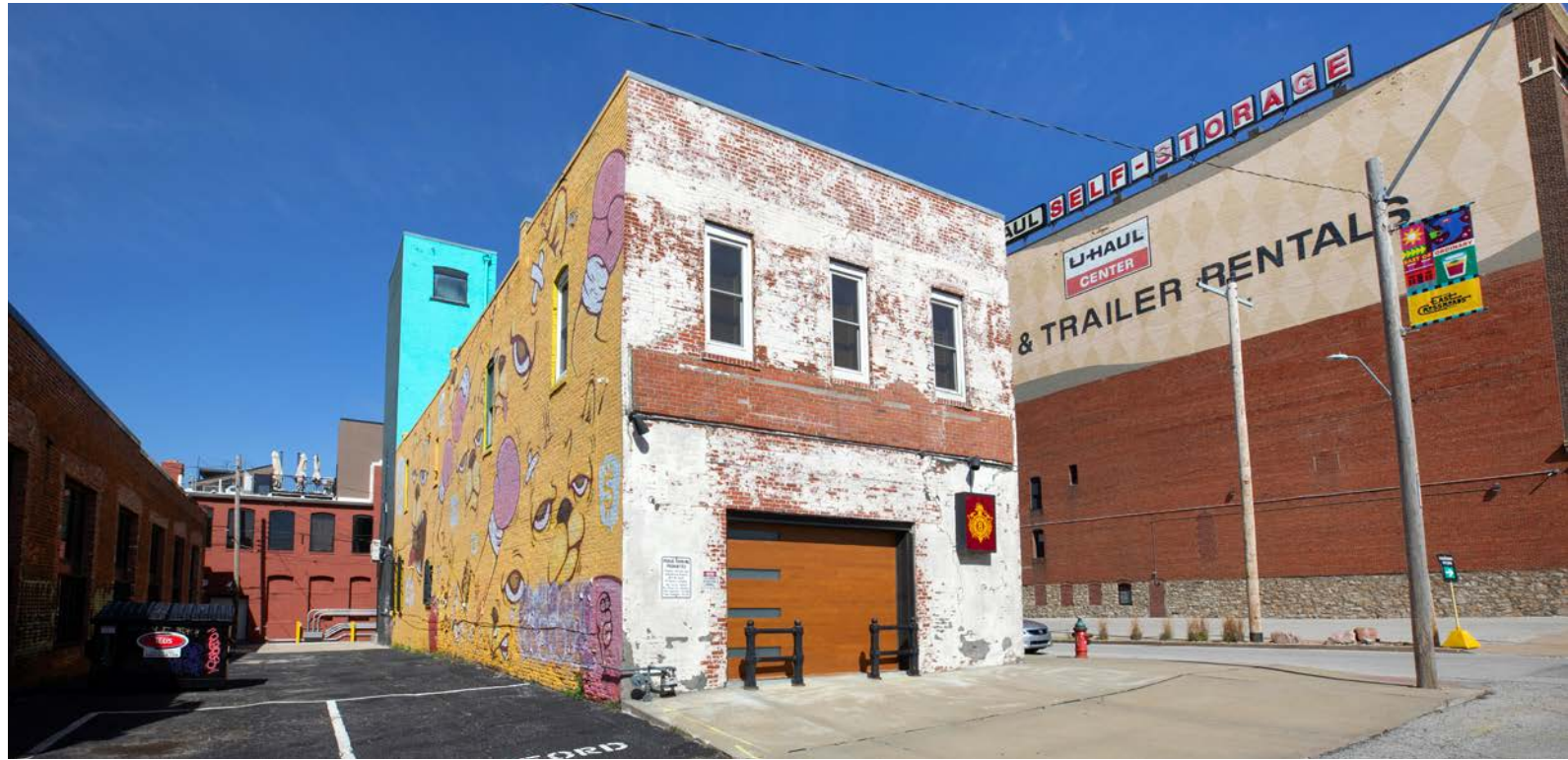




Kansas City Firehouse No. 8 For Sale

**1600 LOCUST STREET
KANSAS CITY, MISSOURI**

Property Highlights

- High performing short term rental plus commercial space
- 6,020 sf (±) building, includes 2 parking stalls
- 2,000 sf (±) commercial space on 1st floor available for owner-user or tenant
- 2nd floor short term rental:
 - 5 bedrooms, 3.5 bathrooms, sleeps up to 12
 - Highly rated STR currently generating strong revenue
 - Two exterior patio spaces
- Fully renovated in 2021
- Located minutes from Power & Light District, T-Mobile Center and dozens of restaurants
- Sale price \$1,899,000

For information, please contact:

John M. Hoefer, SIOR
Senior Managing Director, Principal
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jhoefer@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

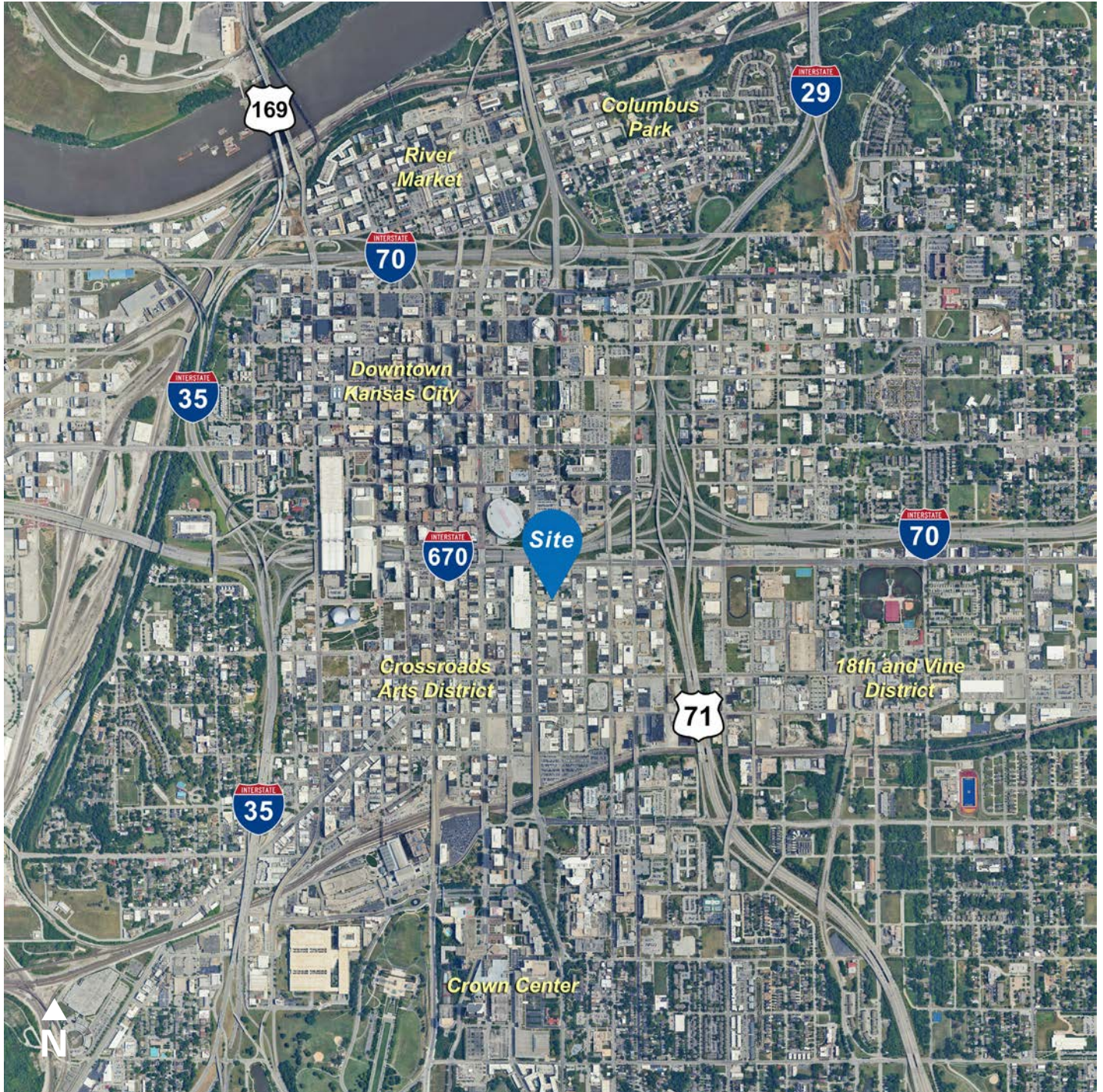
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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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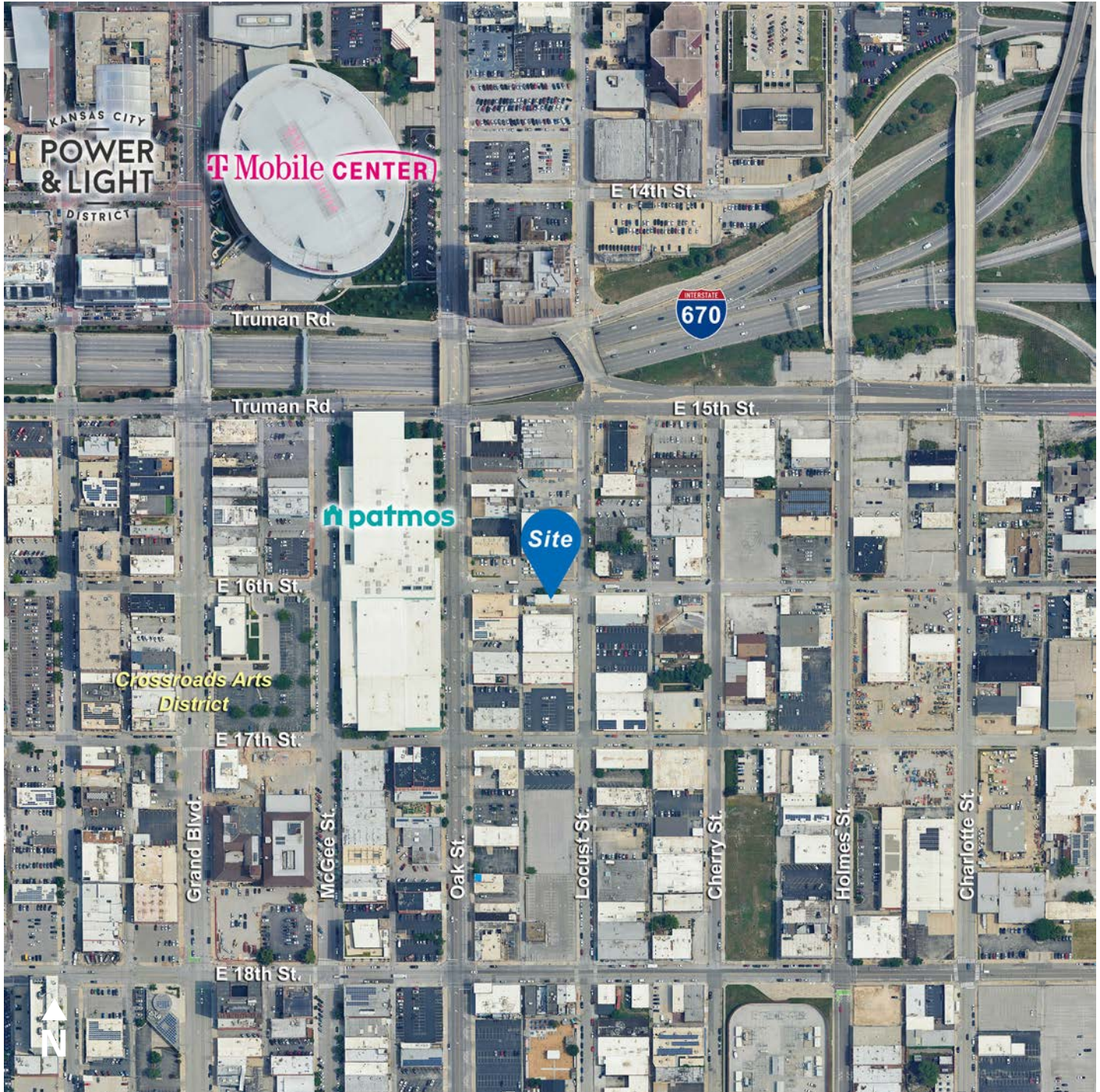
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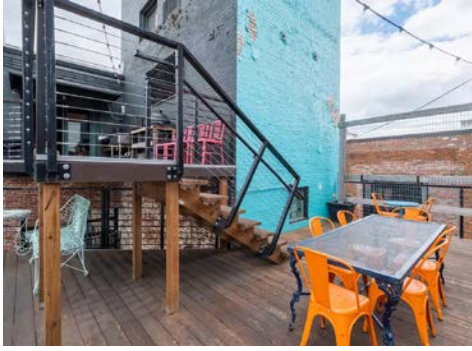
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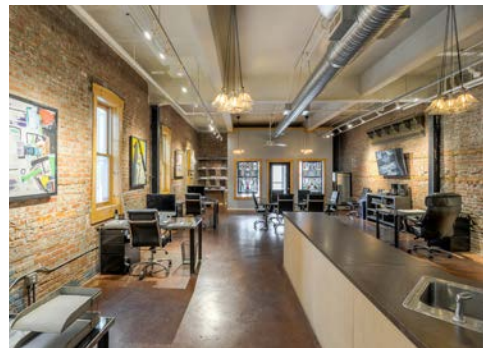
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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	11,889	85,786	213,355
2020 Population	17,257	95,188	227,688
2025 Population	19,297	101,103	234,142
2030 Population	21,234	105,619	240,295
2010-2020 Annual Rate	3.80%	1.05%	0.65%
2020-2025 Annual Rate	2.15%	1.15%	0.53%
2025-2030 Annual Rate	1.93%	0.88%	0.52%

Age			
2025 Median Age	32.2	33.3	34.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	60.8%	41.9%	40.9%
Black Alone	20.1%	29.7%	26.7%
American Indian Alone	0.6%	0.9%	1.0%
Asian Alone	4.6%	4.6%	4.2%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.8%	11.6%	14.5%
Two or More Races	8.9%	11.0%	12.6%
Hispanic Origin	12.7%	22.2%	27.8%
Diversity Index	67.1	80.9	83.4

Households			
2010 Total Households	6,194	36,357	88,894
2020 Total Households	9,867	43,374	98,780
2025 Total Households	11,356	47,767	104,367
2030 Total Households	12,749	50,900	108,797
2010-2020 Annual Rate	4.77%	1.78%	1.06%
2020-2025 Annual Rate	2.71%	1.85%	1.05%
2025-2030 Annual Rate	2.34%	1.28%	0.83%
2025 Average Household Size	1.54	2.02	2.17
Wealth Index	50	44	50

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Demographics

Median Household Income

2025 Median Household Income	\$70,783	\$56,020	\$56,077
2030 Median Household Income	\$77,579	\$63,083	\$62,822
2025-2030 Annual Rate	1.85%	2.40%	2.30%

Average Household Income

2025 Average Household Income	\$98,990	\$80,121	\$81,626
2030 Average Household Income	\$107,669	\$88,971	\$90,050

Per Capita Income

2025 Per Capita Income	\$59,197	\$38,253	\$36,493
2030 Per Capita Income	\$65,476	\$43,266	\$40,872
2025-2030 Annual Rate	2.04%	2.49%	2.29%

Income Equality

2025 Gini Index	48.6	49.9	49.4
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Socioeconomic Status

2025 Socioeconomic Status Index	50.6	41.8	41.9
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Housing Unit Summary

Housing Affordability Index	78	93	100
2010 Total Housing Units	7,300	45,975	109,720
2010 Owner Occupied Hus (%)	21.7%	33.8%	42.4%
2010 Renter Occupied Hus (%)	78.3%	66.2%	57.6%
2010 Vacant Housing Units (%)	15.2%	20.9%	19.0%
2020 Housing Units	11,435	52,291	116,456
2020 Owner Occupied HUs (%)	15.7%	28.9%	37.8%
2020 Renter Occupied HUs (%)	84.3%	71.1%	62.2%
Vacant Housing Units	13.2%	16.8%	15.1%
2025 Housing Units	12,935	56,988	122,541
Owner Occupied Housing Units	14.7%	27.9%	37.6%
Renter Occupied Housing Units	85.3%	72.1%	62.4%
Vacant Housing Units	12.2%	16.2%	14.8%
2030 Total Housing Units	13,952	59,755	126,755
2030 Owner Occupied Housing Units	1,765	13,866	40,515
2030 Renter Occupied Housing Units	10,983	37,034	68,281
2030 Vacant Housing Units	1,203	8,855	17,958

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