



# Mixed-Use Building For Sale in Quality Hill

**1016-1020 PENNSYLVANIA AVENUE  
KANSAS CITY, MISSOURI**

## Property Highlights

- Income producing property with upside for future owner
- 9 gated parking stalls
- Built in 1887 and is recognized on the historic register
- Full building renovation in 2016
- Financials available upon request
- Sale price \$1,695,000

## Property Highlights

- **Main House includes:**
- Vacant ±1,600 sf commercial space for owner-user or tenant
- 2 high-end apartments (2 bed, 1.5 bath) fully leased
- **Carriage House includes:**
- High performing 30-day minimum short term rental
- 1 bed, 1.5 bath space on 2 floors

*For information, please contact:*

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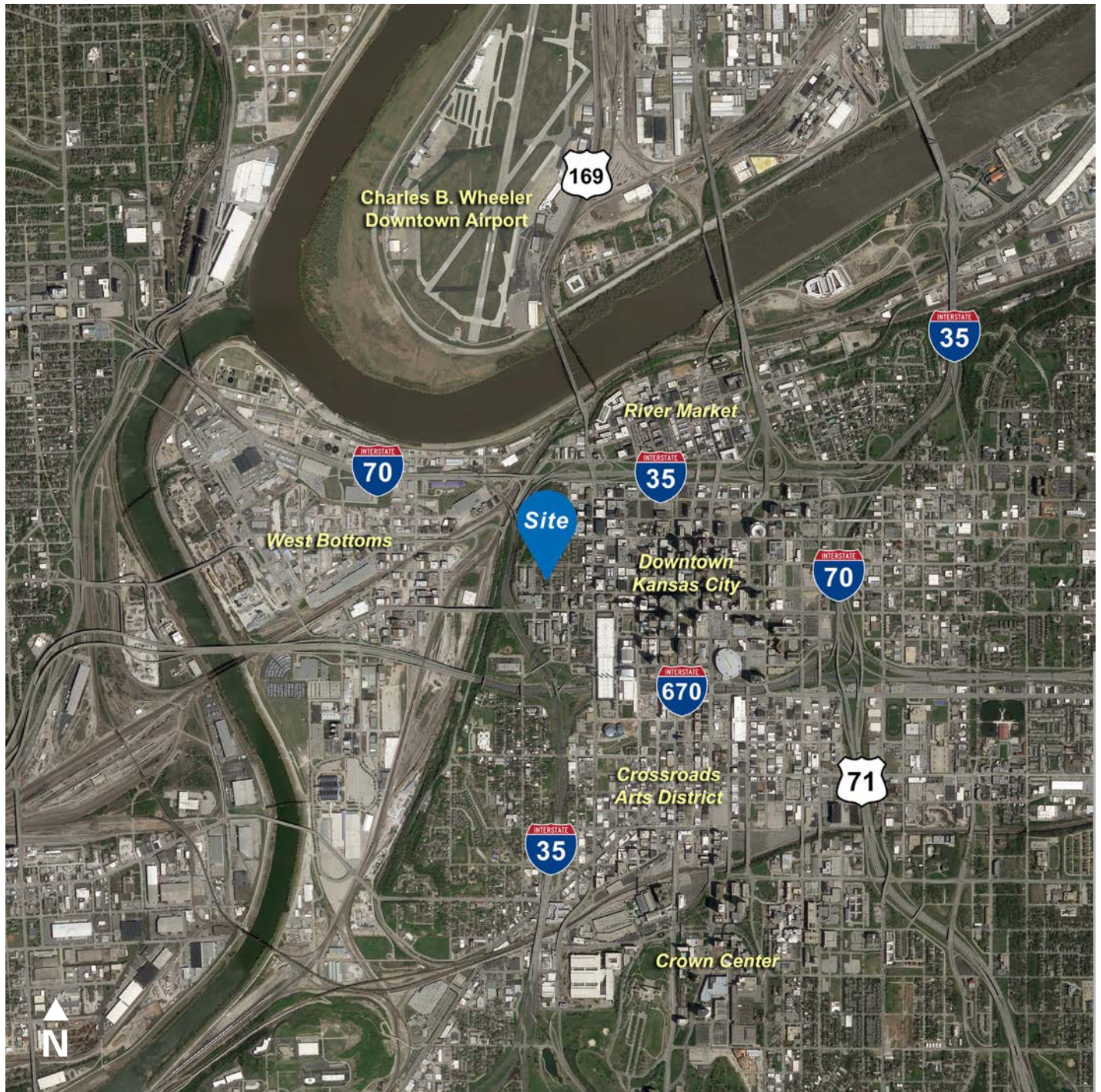
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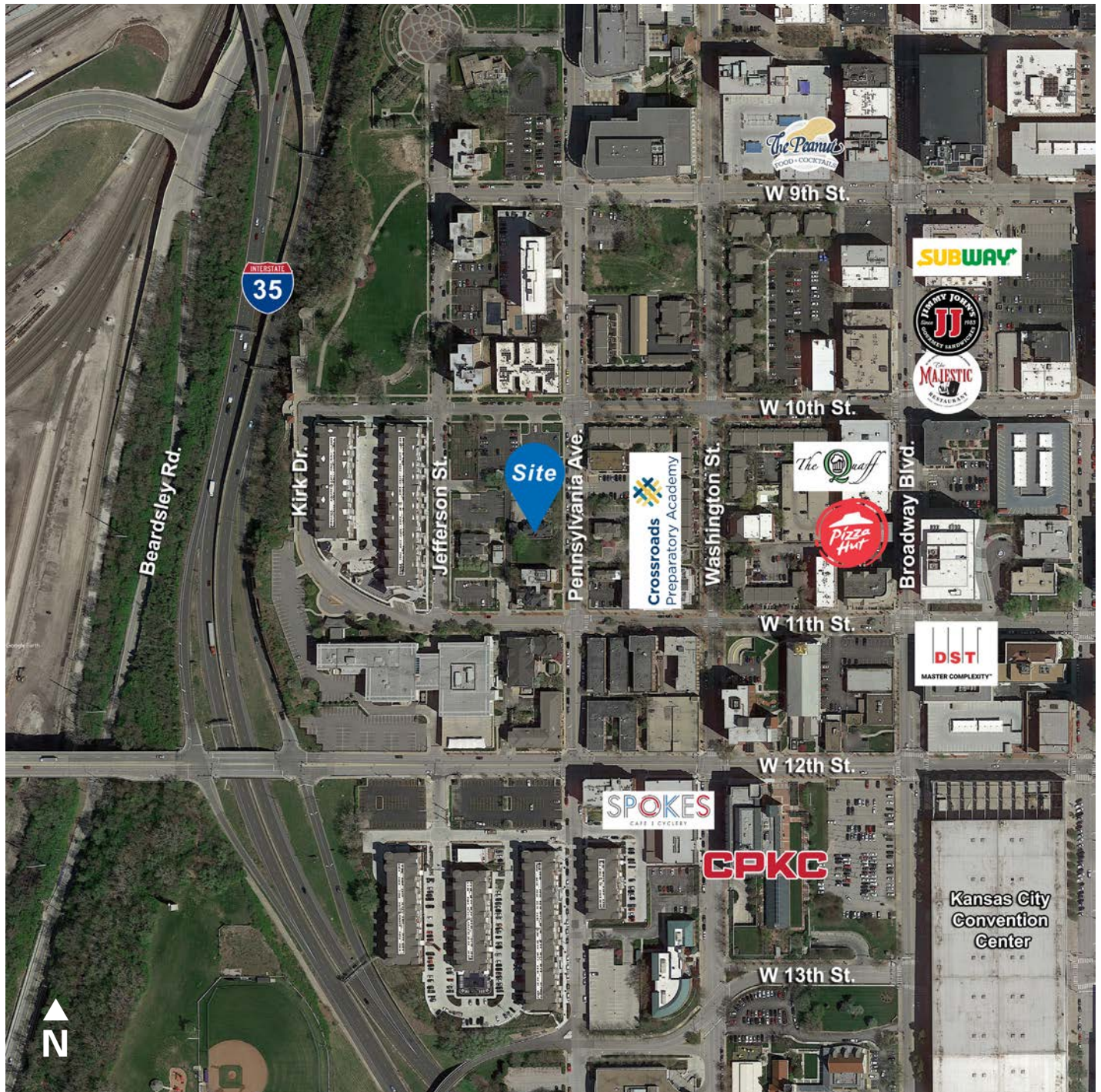


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## 1016-1020 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI

### Demographics

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Population	1 mile	3 miles	5 miles
2010 Population	8,930	72,883	215,165
2020 Population	14,671	82,138	230,826
2025 Population	17,024	87,118	237,365
2030 Population	18,527	90,989	243,348
2010-2020 Annual Rate	5.09%	1.20%	0.71%
2020-2025 Annual Rate	2.87%	1.13%	0.53%
2025-2030 Annual Rate	1.71%	0.87%	0.50%

Age			
2025 Median Age	31.7	32.8	33.8
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	68.1%	43.0%	40.5%
Black Alone	12.3%	25.1%	25.1%
American Indian Alone	0.8%	1.0%	1.0%
Asian Alone	5.2%	5.0%	4.4%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	4.3%	13.0%	15.5%
Two or More Races	9.1%	12.6%	13.3%
Hispanic Origin	12.2%	26.5%	29.9%
Diversity Index	61.3	82.7	84.3

Households			
2010 Total Households	5,066	30,609	89,095
2020 Total Households	9,132	37,215	98,968
2025 Total Households	10,918	41,262	104,534
2030 Total Households	12,042	43,983	108,877
2010-2020 Annual Rate	6.07%	1.97%	1.06%
2020-2025 Annual Rate	3.46%	1.99%	1.05%
2025-2030 Annual Rate	1.98%	1.29%	0.82%
2025 Average Household Size	1.43	2.00	2.20
Wealth Index	51	43	48

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## Demographics

Median Household Income			
2025 Median Household Income	\$73,930	\$56,164	\$56,428
2030 Median Household Income	\$79,535	\$63,171	\$63,115
2025-2030 Annual Rate	1.47%	2.38%	2.27%
Average Household Income			
2025 Average Household Income	\$101,413	\$79,878	\$80,039
2030 Average Household Income	\$108,624	\$88,852	\$88,331
Per Capita Income			
2025 Per Capita Income	\$65,380	\$38,215	\$35,470
2030 Per Capita Income	\$70,742	\$43,316	\$39,741
2025-2030 Annual Rate	1.59%	2.54%	2.30%
Income Equality			
2025 Gini Index	45.5	49.9	48.6
Socioeconomic Status			
2025 Socioeconomic Status Index	56.3	41.2	41.5
Housing Unit Summary			
Housing Affordability Index	83	93	103
2010 Total Housing Units	5,874	38,052	109,718
2010 Owner Occupied Hus (%)	23.2%	31.7%	41.9%
2010 Renter Occupied Hus (%)	76.8%	68.3%	58.1%
2010 Vacant Housing Units (%)	13.8%	19.6%	18.8%
2020 Housing Units	10,763	44,831	116,524
2020 Owner Occupied HUs (%)	14.4%	27.1%	37.7%
2020 Renter Occupied HUs (%)	85.6%	72.9%	62.3%
Vacant Housing Units	14.8%	16.7%	15.0%
2025 Housing Units	12,305	49,141	122,547
Owner Occupied Housing Units	13.2%	25.6%	37.4%
Renter Occupied Housing Units	86.8%	74.4%	62.6%
Vacant Housing Units	11.3%	16.0%	14.7%
2030 Total Housing Units	13,116	51,529	126,698
2030 Owner Occupied Housing Units	1,536	10,992	40,308
2030 Renter Occupied Housing Units	10,506	32,990	68,569
2030 Vacant Housing Units	1,074	7,546	17,821

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