



# Freestanding Office with Redevelopment Potential 2809 W. 47th Street, Westwood, Kansas



## SALE PRICE: \$2,500,000 | 12,185 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,641	108,478	284,624
Avg. Household Income	\$116,962	\$129,822	\$107,697

- 12,185 SF freestanding office building on 1.74 acres
- Strong redevelopment opportunity in the highly sought after Westwood submarket
- Approximately 0.80 acres of excess land, ideal for QSR or outparcel development
- Two curb cuts on 47th Street
- Adjacent to Walmart Neighborhood Market with over 89,000 monthly visits
- Less than two miles from Mission Hills Country Club, Kansas City Country Club, Carriage Club, and Woodside Health & Tennis Club
- Convenient access to Shawnee Mission Parkway and Interstate 35

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agents

WILL SANDERS | 816.412.7311 | [wsanders@blockandco.com](mailto:wsanders@blockandco.com)

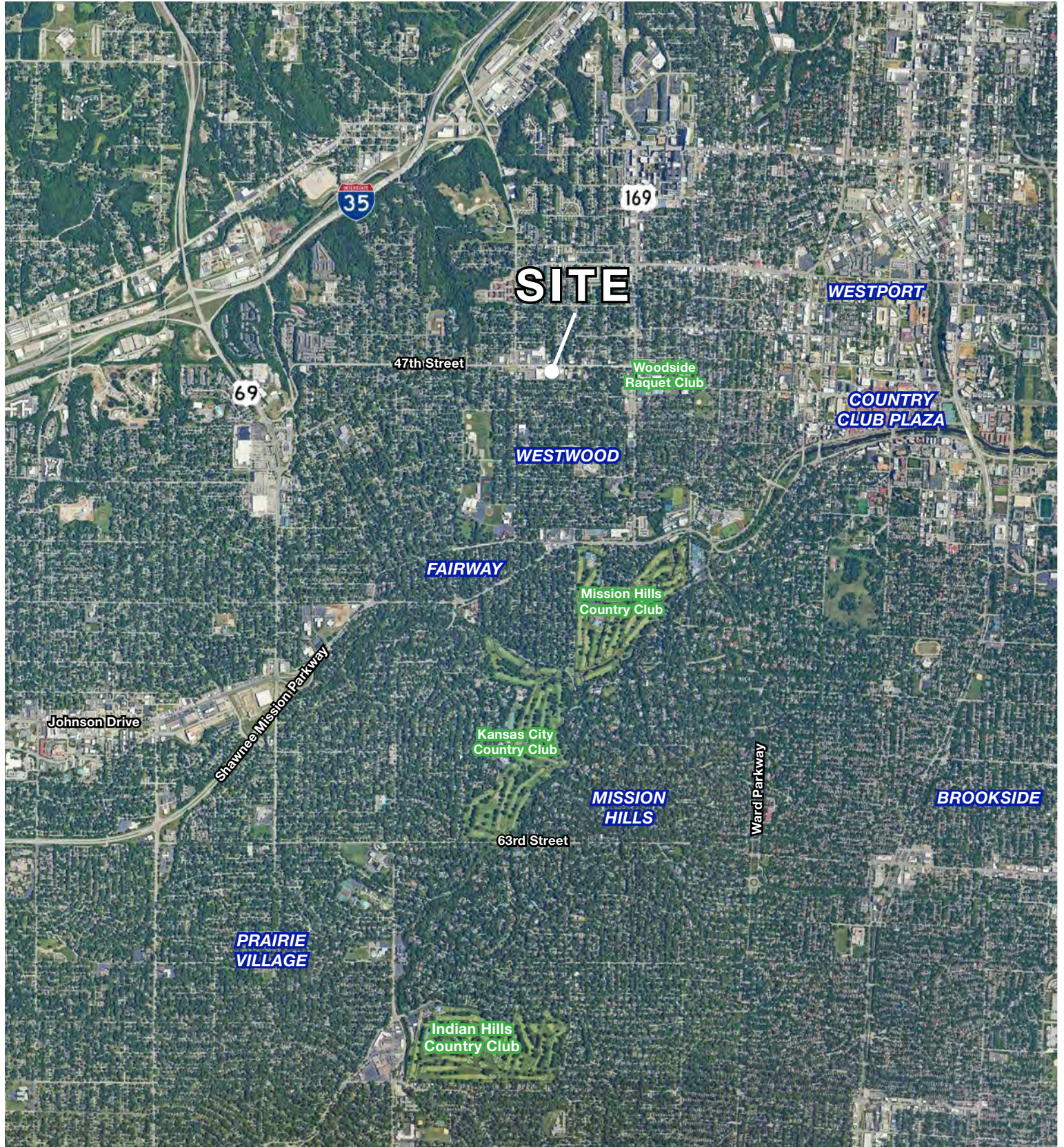
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)



PHOTOS



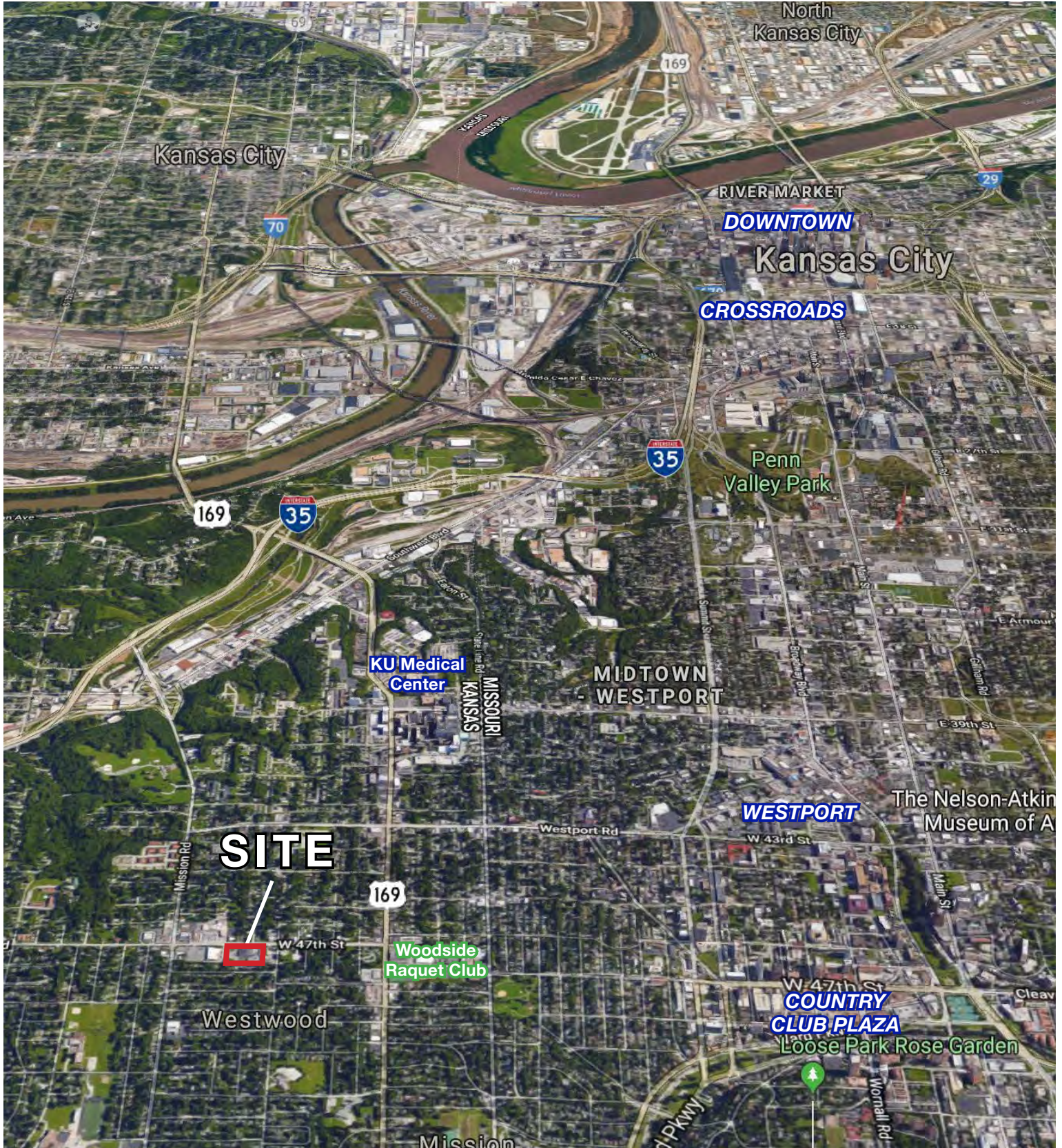
**AERIAL**



# Freestanding Office with Redevelopment Potential

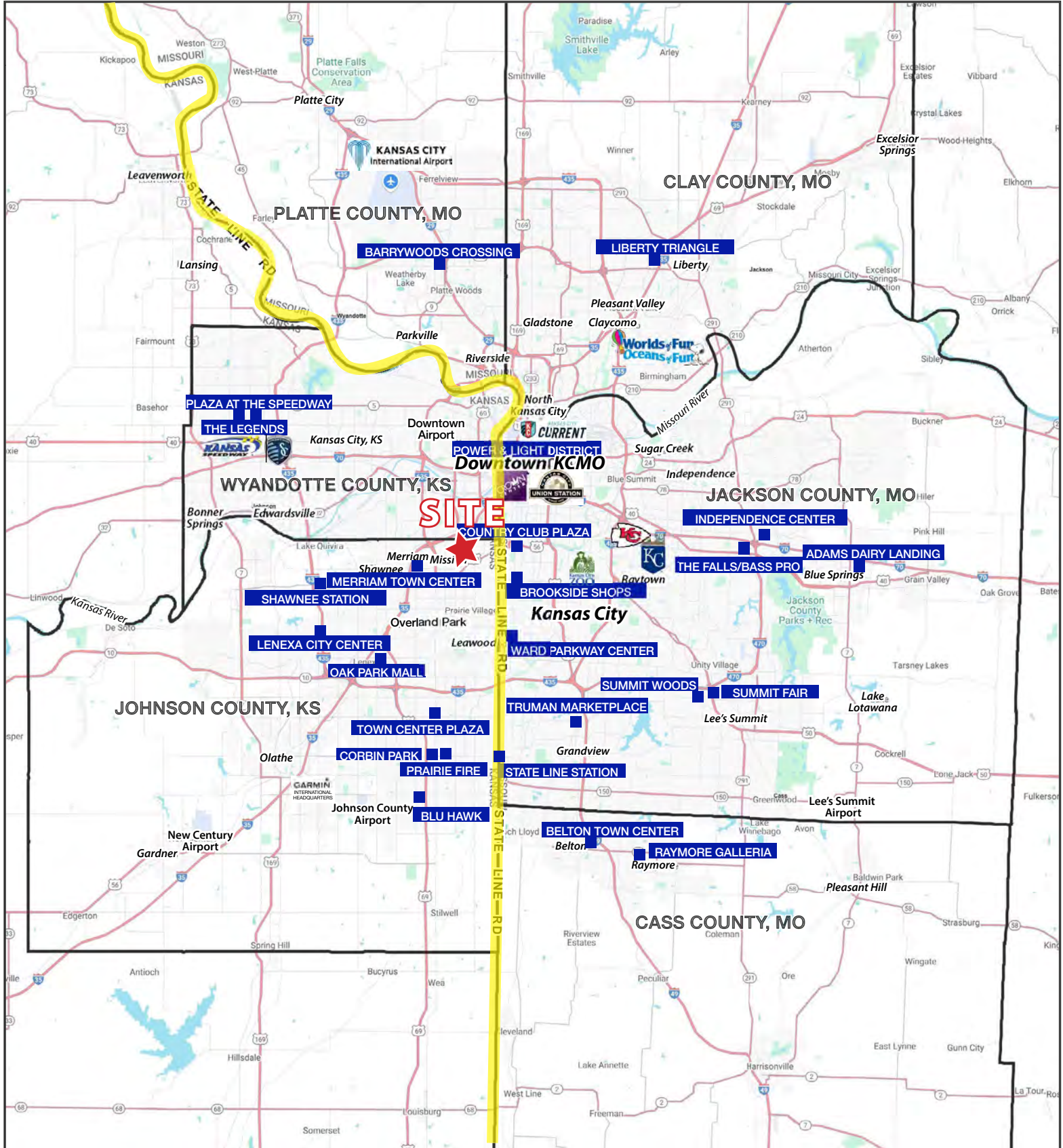
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### AERIAL





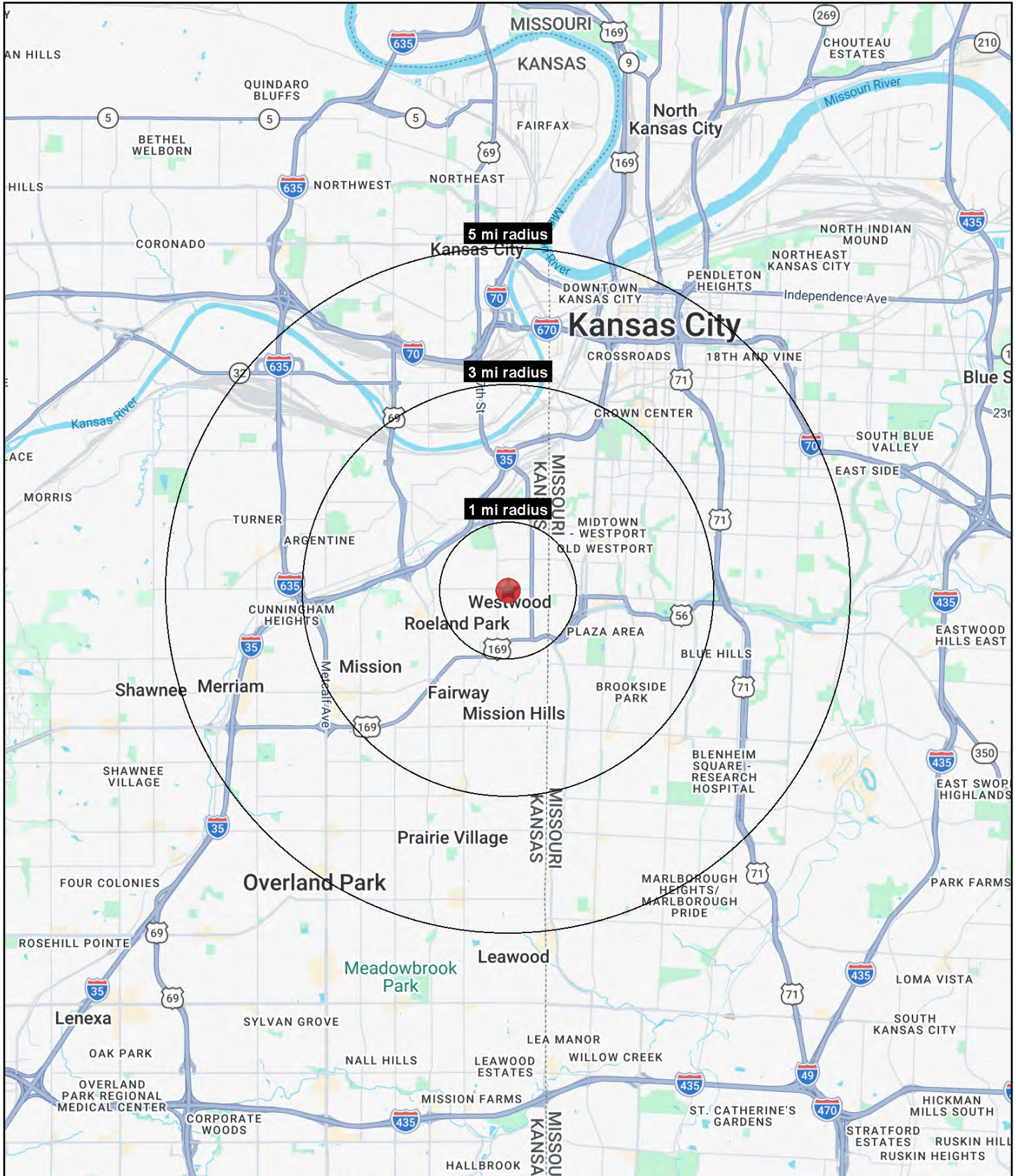
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# Freestanding Office with Redevelopment Potential

## 2809 W. 47th Street, Westwood, Kansas

2809 W. 47th Street Westwood, KS 66205	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	14,641	108,478	284,624
2030 Projected Population	14,355	109,156	286,128
2020 Census Population	15,365	106,086	278,366
2010 Census Population	14,218	100,819	263,131
Projected Annual Growth 2025 to 2030	-0.4%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.5%
2025 Median Age	35.3	35.3	35.4
<b>Households</b>			
2025 Estimated Households	7,136	53,123	131,542
2030 Projected Households	7,064	54,366	134,963
2020 Census Households	7,190	50,366	124,705
2010 Census Households	6,917	47,896	115,857
Projected Annual Growth 2025 to 2030	-0.2%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.1%	71.9%	59.3%
2025 Estimated Black or African American	8.3%	11.3%	22.4%
2025 Estimated Asian or Pacific Islander	4.0%	3.6%	3.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	15.1%	12.7%	14.7%
2025 Estimated Hispanic	18.3%	14.4%	16.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$116,962	\$129,822	\$107,697
2025 Estimated Median Household Income	\$86,273	\$91,960	\$80,635
2025 Estimated Per Capita Income	\$57,435	\$63,752	\$49,951
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	1.9%	3.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.1%	5.0%
2025 Estimated High School Graduate	19.5%	15.1%	21.2%
2025 Estimated Some College	16.3%	15.1%	17.6%
2025 Estimated Associates Degree Only	5.5%	5.1%	6.2%
2025 Estimated Bachelors Degree Only	28.2%	33.6%	27.4%
2025 Estimated Graduate Degree	24.5%	25.9%	19.1%
<b>Business</b>			
2025 Estimated Total Businesses	579	6,633	16,641
2025 Estimated Total Employees	6,141	79,401	203,378
2025 Estimated Employee Population per Business	10.6	12.0	12.2
2025 Estimated Residential Population per Business	25.3	16.4	17.1

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