

COUNTRY CLUB PLAZA DEVELOPMENT GROUND

For Sale or Lease



Approximately 2.5 Acres Available 46th Street & Pennsylvania Avenue, Kansas City, Missouri



Estimated Population
275,474

Average Household Income
\$56,133

Five Mile Radius

- Located just one block north of the world famous Country Club Plaza
- The Plaza is best known for its many high-end retail, entertainment, restaurant, and office establishments
- The Plaza is the original Lifestyle/Mixed-Use Shopping Center in the United States

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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

46th Street & Pennsylvania Avenue, Kansas City, Missouri

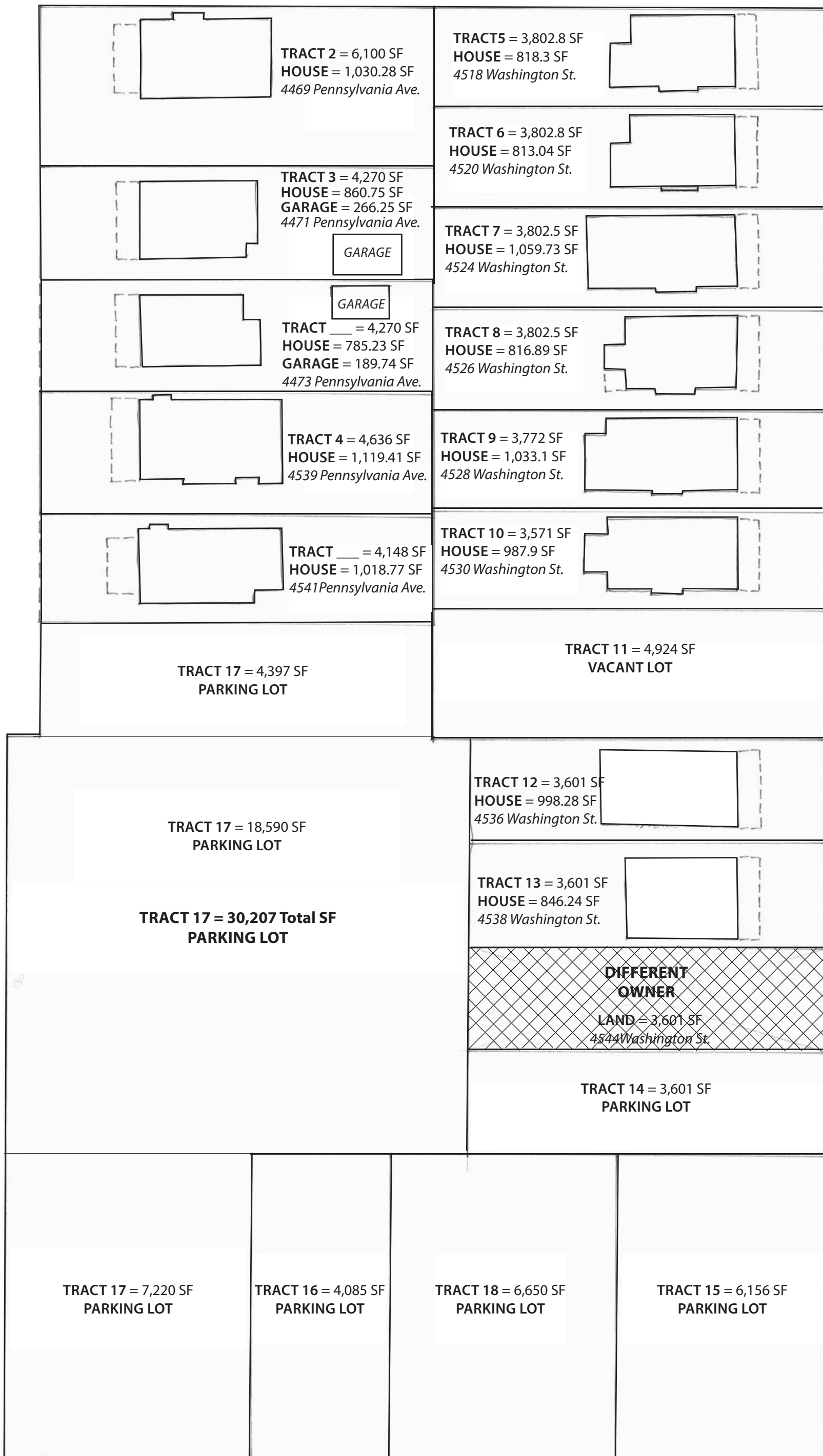


46th Street & Pennsylvania Avenue, Kansas City, Missouri



Pennsylvania Avenue

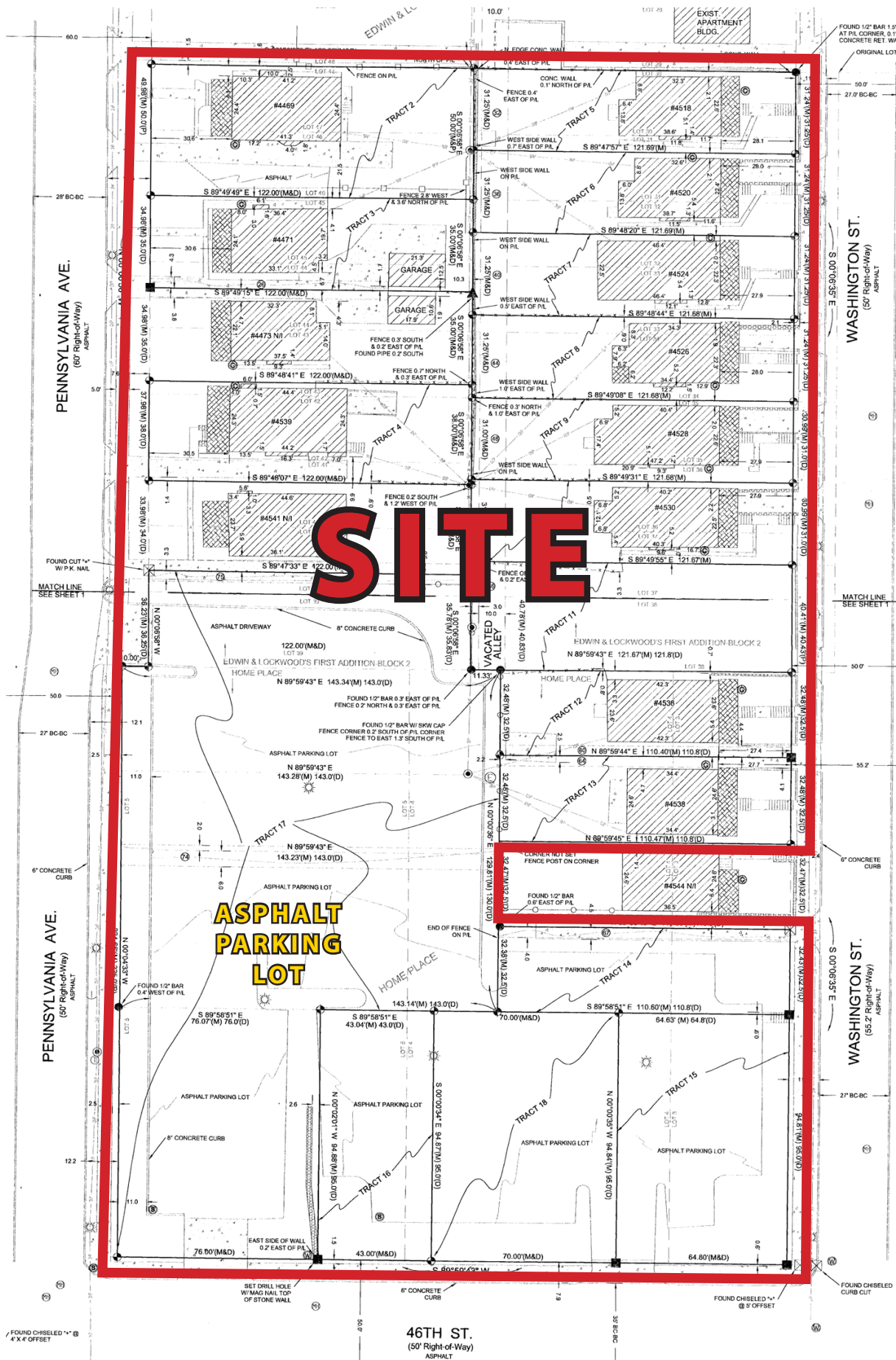
Washington Street



TOTAL PARKING LOT = 50,699 SF
TOTAL RESIDENTIAL LOTS = 58,331.8 SF
TOTAL HOUSES & GARAGES = 12,595.71 SF

46th Street

46th Street & Pennsylvania Avenue, Kansas City, Missouri



SITE

ASPHALT PARKING LOT

46TH ST.
(50' Right-of-Way)
ASPHALT



Lat: 39.0442 Lon: -94.5934 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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46th Street & Pennsylvania Avenue Kansas City, Missouri

January 2009

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.044165/-94.593389

January 2009

RS1

46th Street & Pennsylvania Avenue Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2006 Estimated Population	20,566	122,280	275,474
	2011 Projected Population	20,795	121,786	275,133
	2000 Census Population	20,307	123,406	276,975
	1990 Census Population	21,642	135,246	297,133
	Historical Annual Growth 1990 to 2006	-0.3%	-0.6%	-0.5%
	Projected Annual Growth 2006 to 2011	0.2%	-0.1%	-0.0%
	2006 Median Age	33.7	35.0	34.6
HOUSEHOLDS	2006 Estimated Households	12,649	56,578	120,112
	2011 Projected Households	12,898	56,868	121,211
	2000 Census Households	12,346	56,454	119,261
	1990 Census Households	12,980	59,623	124,773
	Historical Annual Growth 1990 to 2006	-0.2%	-0.3%	-0.2%
	Projected Annual Growth 2006 to 2011	0.4%	0.1%	0.2%
POPULATION BY RACE	2006 Estimated White	79.2%	55.6%	54.2%
	2006 Estimated Black or African American	9.5%	36.2%	36.3%
	2006 Estimated Asian & Pacific Islander	4.3%	2.2%	2.2%
	2006 Estimated American Indian & Native Alaskan	0.4%	0.3%	0.4%
	2006 Estimated Other Races	6.6%	5.6%	6.8%
	2006 Estimated Hispanic	11.4%	11.1%	13.8%
INCOME	2006 Estimated Average Household Income	\$ 56,970	\$ 63,230	\$ 56,133
	2006 Estimated Median Household Income	\$ 38,669	\$ 47,997	\$ 44,534
	2006 Estimated Per Capita Income	\$ 35,661	\$ 29,878	\$ 25,359
EDUCATION (AGE 25+)	2006 Elementary	0.6%	1.7%	2.5%
	2006 Some High School	3.8%	7.7%	8.8%
	2006 High School Graduate	14.6%	21.5%	24.6%
	2006 Some College	19.7%	21.1%	22.1%
	2006 Associates Degree Only	7.5%	7.4%	7.6%
	2006 Bachelors Degree Only	34.0%	24.2%	21.3%
	2006 Graduate Degree	19.8%	16.5%	13.2%
BUSINESS	Number of Businesses	2,510	7,007	16,036
	Total Number of Employees	37,384	117,726	263,684
	Employee Population per Business	14.9	16.8	16.4
	Residential Population per Business	8.2	17.5	17.2

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