



# INVESTMENT PROPERTY

## United States Post Office

3400 Strong Avenue, Kansas City, Kansas

**FOR  
SALE**



## SALE PRICE: \$500,000 | 7,320 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,846	63,067	197,098
Avg. Household Income	\$44,705	\$52,437	\$67,529

- 7,230 SF building on .84 acres - 100% leased
- Taxes reimbursed
- NOI: \$38,380
- Five year lease expires 9/30/22
- One five year lease option with 10% rent increase



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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

MAX KOSOGLAD | 816.412.7363 | [mkosoglad@blockandco.com](mailto:mkosoglad@blockandco.com)

*Exclusive Agents*



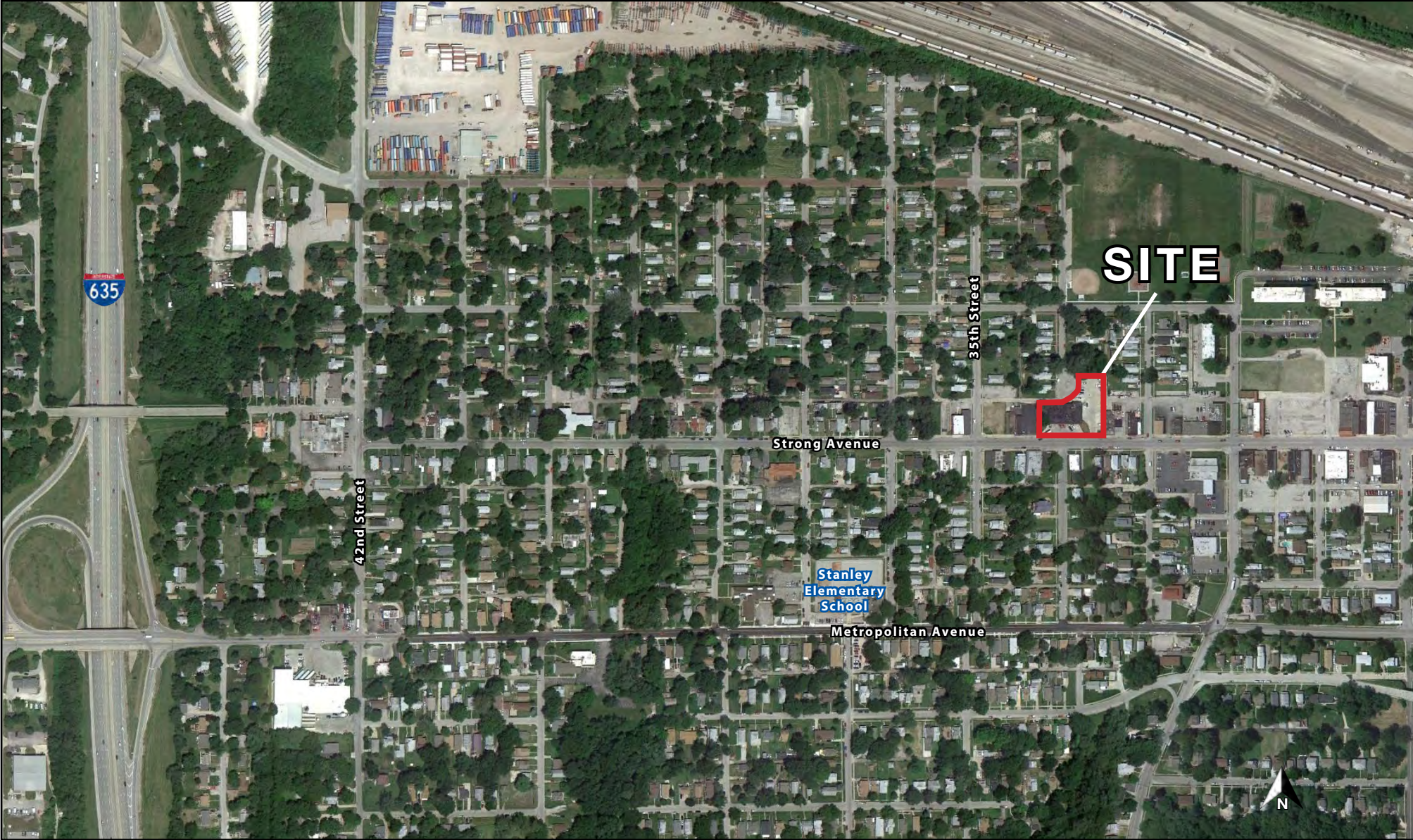


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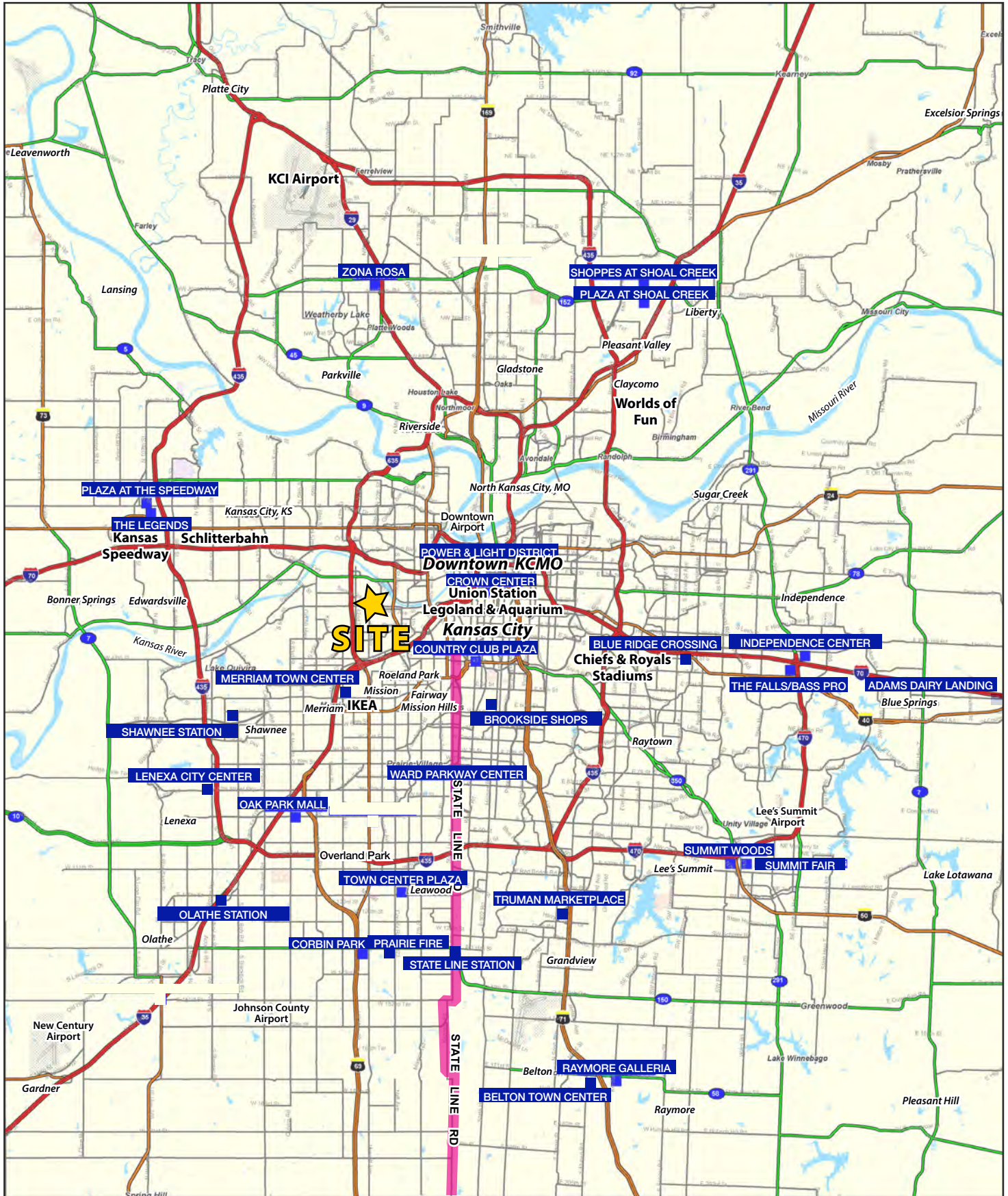
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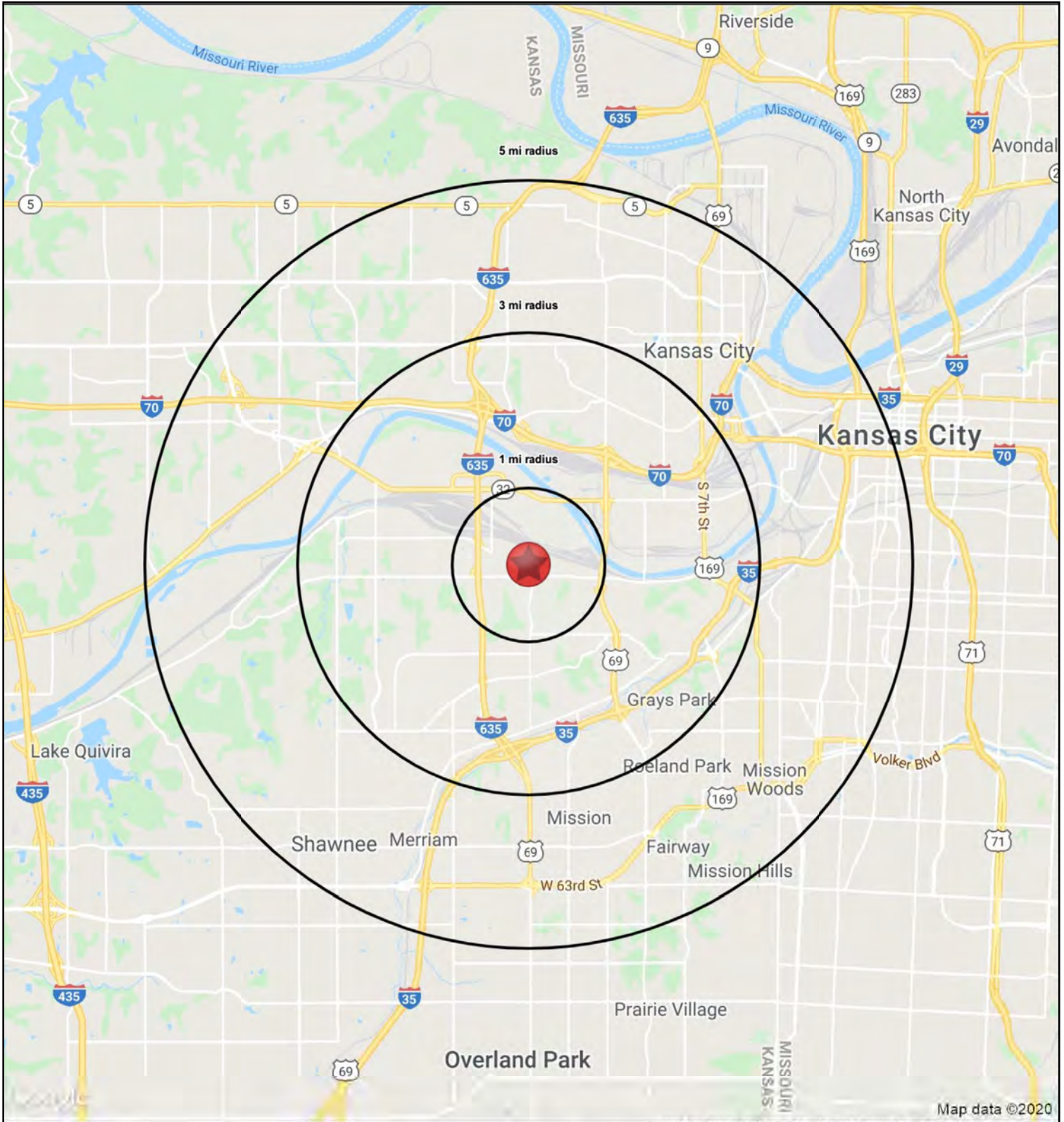


Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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HS1

3400 Strong Avenue		1 mi radius	3 mi radius	5 mi radius
Kansas City, KS 66106				
POPULATION	2019 Estimated Population	6,846	63,067	197,098
	2024 Projected Population	6,649	63,781	201,932
	2010 Census Population	6,835	61,663	186,809
	2000 Census Population	6,961	62,778	194,381
	Projected Annual Growth 2019 to 2024	-0.6%	0.2%	0.5%
	Historical Annual Growth 2000 to 2019	-	-	-
	2019 Median Age	31.7	30.6	34.3
HOUSEHOLDS	2019 Estimated Households	2,516	23,676	87,934
	2024 Projected Households	2,470	24,216	90,677
	2010 Census Households	2,441	22,522	79,248
	2000 Census Households	2,489	23,937	82,878
	Projected Annual Growth 2019 to 2024	-0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2019	-	-	0.3%
RACE AND ETHNICITY	2019 Estimated White	53.0%	57.9%	62.6%
	2019 Estimated Black or African American	16.1%	10.7%	16.5%
	2019 Estimated Asian or Pacific Islander	3.7%	5.9%	4.9%
	2019 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.7%
	2019 Estimated Other Races	25.9%	24.5%	15.4%
	2019 Estimated Hispanic	48.5%	42.7%	24.9%
INCOME	2019 Estimated Average Household Income	\$44,705	\$52,437	\$67,529
	2019 Estimated Median Household Income	\$38,459	\$45,190	\$55,253
	2019 Estimated Per Capita Income	\$16,436	\$19,717	\$30,249
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	11.8%	14.2%	7.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	14.6%	12.9%	8.4%
	2019 Estimated High School Graduate	37.4%	29.5%	25.0%
	2019 Estimated Some College	19.7%	20.4%	19.6%
	2019 Estimated Associates Degree Only	8.6%	6.7%	7.1%
	2019 Estimated Bachelors Degree Only	6.0%	11.2%	19.8%
	2019 Estimated Graduate Degree	1.9%	5.1%	12.6%
BUSINESS	2019 Estimated Total Businesses	181	1,996	13,726
	2019 Estimated Total Employees	3,873	27,635	209,528
	2019 Estimated Employee Population per Business	21.4	13.8	15.3
	2019 Estimated Residential Population per Business	37.9	31.6	14.4



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SITE PLAN

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- INVESTMENT PROPERTY FOR SALE
- Newly renovated
- Great access
- Intersection carries over 113,000 cars per day
- Four buildings totaling 18,000 SF

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