

UNITED STATES POST OFFICE

For Sale or Lease



Excellent Purchase/Leasing Opportunity

3400 Strong Avenue, Kansas City, Kansas



Estimated Population
190,105

Average Household Income
\$57,590

Five Mile Radius

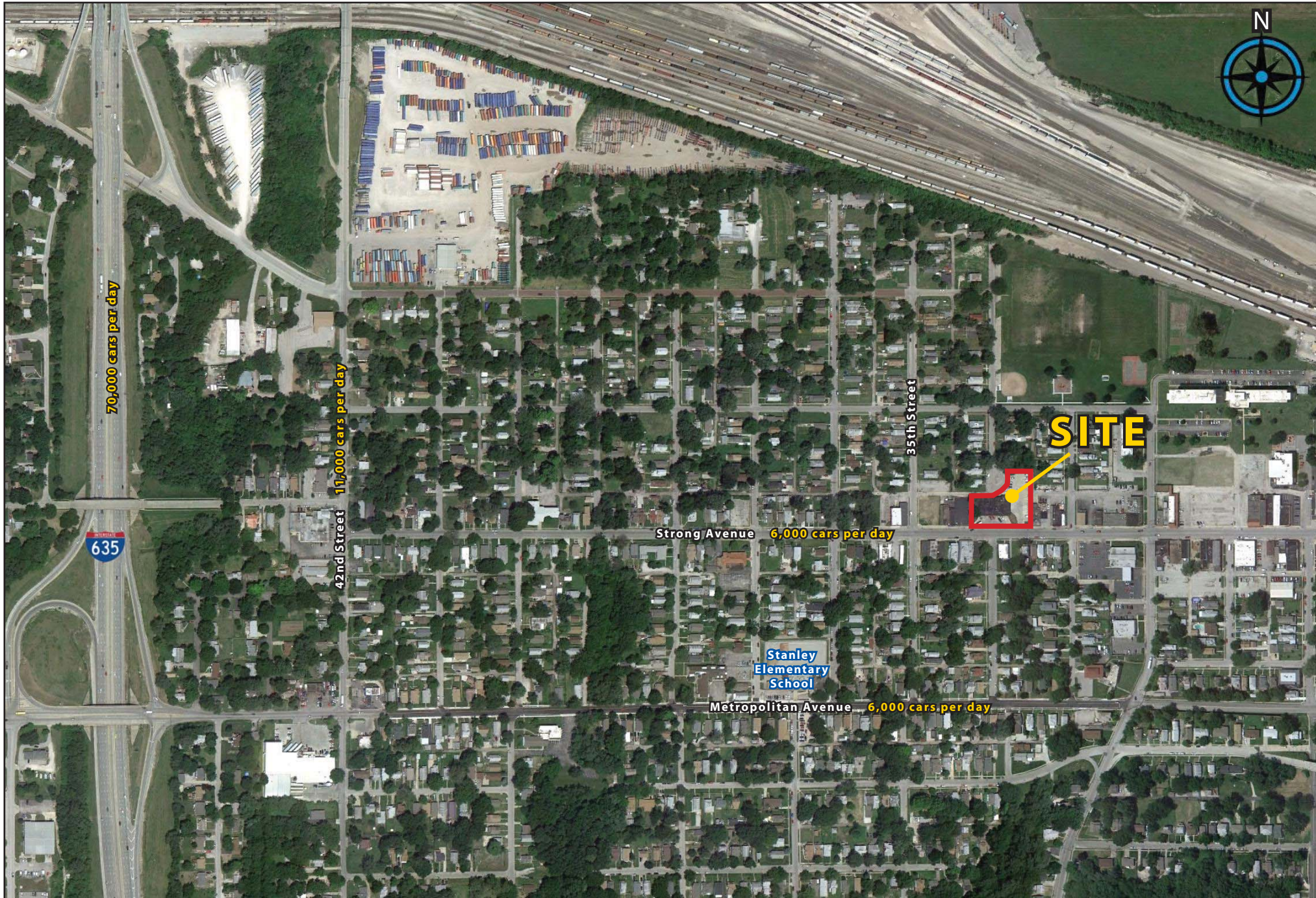
- 7,230 sq ft building (currently United States Post Office)
- Excellent visibility, access, and signage
- Located in Argentine community of Kansas City, Kansas on the major commercial street
- Sale Price: \$225,000
- Lease Rate: \$2.75 per sq ft NNN

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

For Information Contact:

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3400 Strong Avenue, Kansas City, Kansas



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3400 Strong Avenue Kansas City, Kansas

November 2011

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SUMMARY DEMOGRAPHIC PROFILE

- Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.07542/-94.667953

November 2011

RS1

3400 Strong Avenue Kansas City, Kansas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	6,934	62,943	190,105
	2016 Projected Population	7,277	65,171	195,905
	Census Population	6,983	63,640	195,777
	Census Population	7,018	62,830	204,517
	Historical Annual Growth to 2011	-0.1%	0.0%	-0.3%
	Projected Annual Growth 2011 to 2016	1.0%	0.7%	0.6%
	2011 Median Age	31.6	33.9	35.3
HOUSEHOLDS	2011 Estimated Households	2,437	22,824	80,752
	2016 Projected Households	2,393	22,592	82,716
	Census Households	2,502	24,329	83,645
	Census Households	2,561	24,898	87,103
	Historical Annual Growth to 2011	-0.2%	-0.4%	-0.3%
	Projected Annual Growth 2011 to 2016	-0.4%	-0.2%	0.5%
POPULATION BY RACE	2011 Estimated White	57.8%	62.5%	63.2%
	2011 Estimated Black or African American	14.3%	9.6%	18.3%
	2011 Estimated Asian & Pacific Islander	1.7%	3.2%	2.8%
	2011 Estimated American Indian & Native Alaskan	1.3%	1.0%	0.7%
	2011 Estimated Other Races	24.8%	23.7%	15.0%
	2011 Estimated Hispanic	47.6%	42.5%	25.7%
INCOME	2011 Estimated Average Household Income	\$ 42,080	\$ 46,779	\$ 57,590
	2011 Estimated Median Household Income	\$ 30,869	\$ 39,068	\$ 46,034
	2011 Estimated Per Capita Income	\$ 14,798	\$ 16,983	\$ 24,725
EDUCATION (AGE 25+)	2011 Elementary	9.6%	10.2%	6.8%
	2011 Some High School	16.3%	13.5%	9.7%
	2011 High School Graduate	41.0%	37.8%	30.3%
	2011 Some College	20.0%	16.0%	18.1%
	2011 Associates Degree Only	4.5%	5.0%	5.9%
	2011 Bachelors Degree Only	6.1%	11.5%	19.1%
	2011 Graduate Degree	2.5%	6.1%	10.0%
BUSINESS	Number of Businesses	178	1,877	10,880
	Total Number of Employees	3,066	27,039	184,892
	Employee Population per Business	17.2	14.4	17.0
	Residential Population per Business	38.8	33.5	17.5

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