

NEW PROPOSED WESTPORT DEVELOPMENT

For Lease



2,400 Sq Ft Building plus Patio & Deck
4114 Broadway Street, Kansas City, Missouri



Estimated Population
261,418

Average Household Income
\$53,869

Five Mile Radius

- Premier restaurant location
- Abundant national and local tenants in vicinity
- Great visibility
- Unique rooftop deck experience
- Broadway Street carries over 22,000 cars per day

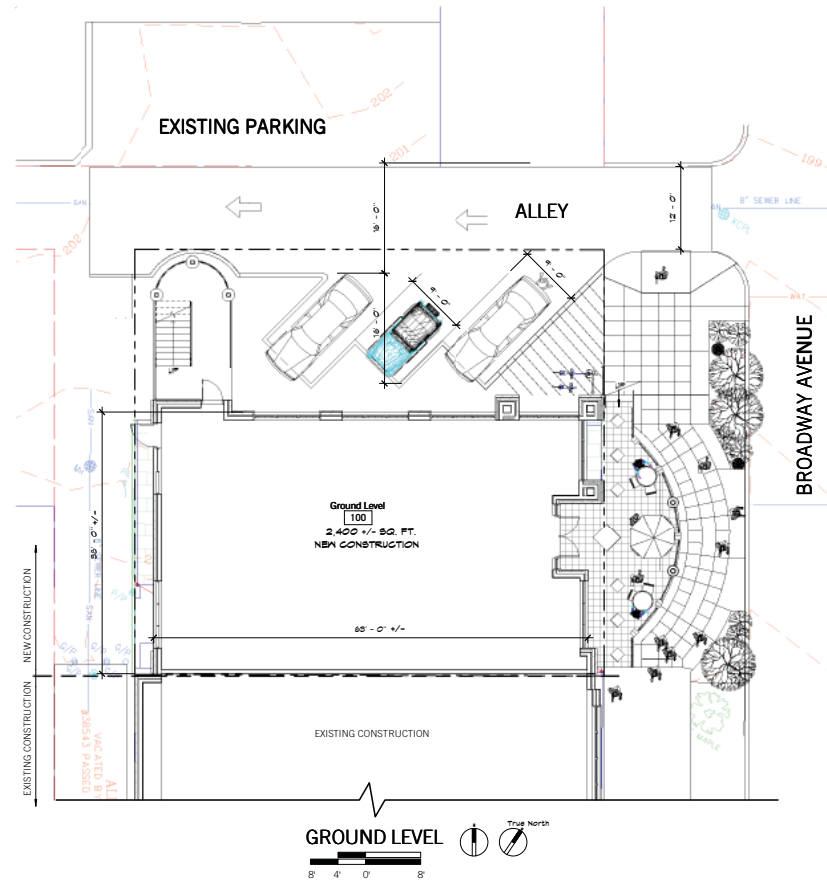
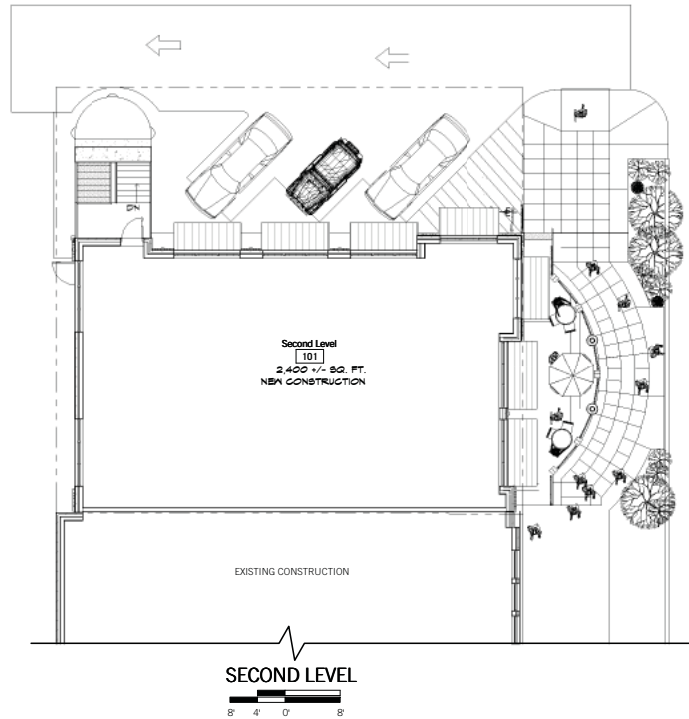
BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

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4114 Broadway Street, Kansas City, Missouri





enhancing the way people learn, work and connect
educational municipal commercial

Floor and Sidewalk Layout

hollis architects
miller

SD DD CD

Tehrani's Building at 4114 Broadway-KCMO

Masoud Tehrani

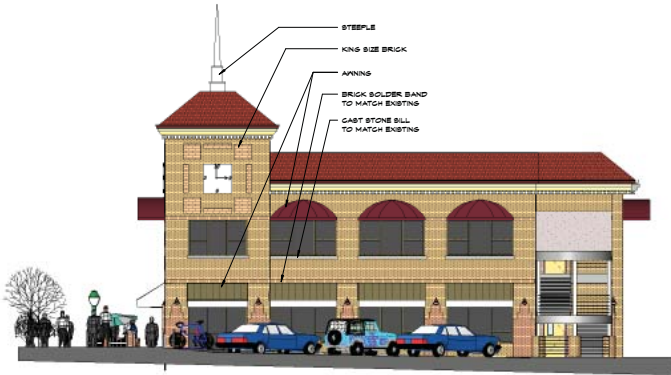
02-10-2010



4114 Broadway Street, Kansas City, Missouri

G000-M

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educational municipal commercial



Elevations / Perspective

hollis architects
millers

SD DD CD

Tehrani's Building at 4114 Broadway-KCMO

Masoud Tehrani

02-10-2010



Lat: 39.0535 Lon: -94.5915 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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4114 Broadway Street Kansas City, Missouri

July 2010

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SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2009 Estimates & 2014 Projections

Calculated using Proportional Block Groups

Lat/Lon: 39.052656/-94.590412

July 2010

RS1

4114 Broadway Street Kansas City, Missouri		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2009 Estimated Population	22,728	111,466	261,418
	2014 Projected Population	23,102	109,507	253,270
	2000 Census Population	24,313	119,715	278,013
	1990 Census Population	26,182	132,145	297,270
	Historical Annual Growth 1990 to 2009	-0.7%	-0.8%	-0.6%
	Projected Annual Growth 2009 to 2014	0.3%	-0.4%	-0.6%
	2009 Median Age	34.6	35.5	35.0
HOUSEHOLDS	2009 Estimated Households	13,738	51,102	112,322
	2014 Projected Households	14,156	51,006	109,561
	2000 Census Households	14,502	54,438	118,082
	1990 Census Households	15,487	58,053	124,250
	Historical Annual Growth 1990 to 2009	-0.6%	-0.6%	-0.5%
	Projected Annual Growth 2009 to 2014	0.6%	-0.0%	-0.5%
POPULATION BY RACE	2009 Estimated White	74.4%	50.2%	51.4%
	2009 Estimated Black or African American	15.4%	41.0%	37.3%
	2009 Estimated Asian & Pacific Islander	2.1%	2.0%	2.3%
	2009 Estimated American Indian & Native Alaskan	0.5%	0.4%	0.4%
	2009 Estimated Other Races	7.6%	6.5%	8.6%
	2009 Estimated Hispanic	14.9%	14.0%	17.0%
INCOME	2009 Estimated Average Household Income	\$ 45,503	\$ 56,037	\$ 53,869
	2009 Estimated Median Household Income	\$ 36,910	\$ 45,805	\$ 47,195
	2009 Estimated Per Capita Income	\$ 28,033	\$ 26,113	\$ 23,693
EDUCATION (AGE 25+)	2009 Elementary	1.6%	3.0%	4.0%
	2009 Some High School	6.1%	9.5%	10.3%
	2009 High School Graduate	19.6%	25.3%	27.6%
	2009 Some College	19.0%	19.3%	19.5%
	2009 Associates Degree Only	5.8%	6.1%	6.0%
	2009 Bachelors Degree Only	30.7%	22.2%	20.4%
	2009 Graduate Degree	17.2%	14.5%	12.2%
BUSINESS	Number of Businesses	2,516	7,723	16,048
	Total Number of Employees	41,755	127,796	278,775
	Employee Population per Business	16.6	16.5	17.4
	Residential Population per Business	9.0	14.4	16.3

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