



END CAP RETAIL SPACE FOR LEASE

8456 N. Church Road, Kansas City, Missouri



LEASE RATE: \$33/SF NNN | 4,425 SF END CAP

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,402	54,228	98,425
Avg. Household Income	\$143,605	\$139,947	\$132,414

- Join Carter's and OshKosh B'gosh
- Pad site of 600,000+ SF power center anchored by Target and Home Depot
- Join over one million sq ft of traffic generators at this intersection including JC Penney, Kohl's, Home Depot, Walmart Supercenter, Super Target, TJ Maxx, Michaels, Sprouts, Best Buy, and many others
- Just southeast of the Liberty Triangle in a super regional commercial area
- Intersection carries over 106,000 cars per day



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

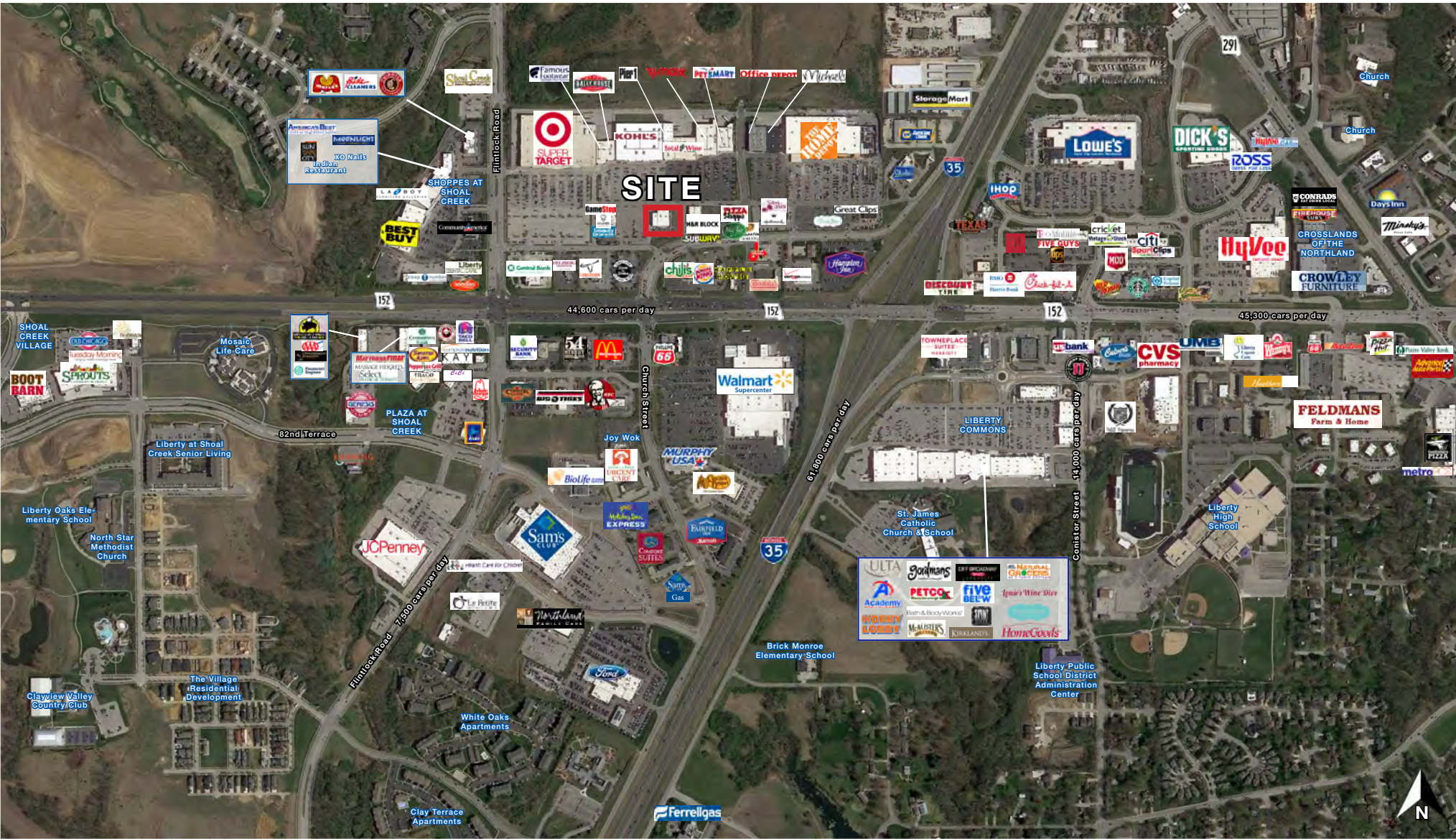
Exclusive Agent



END CAP RETAIL SPACE FOR LEASE

8456 N. Church Road, Kansas City, Missouri

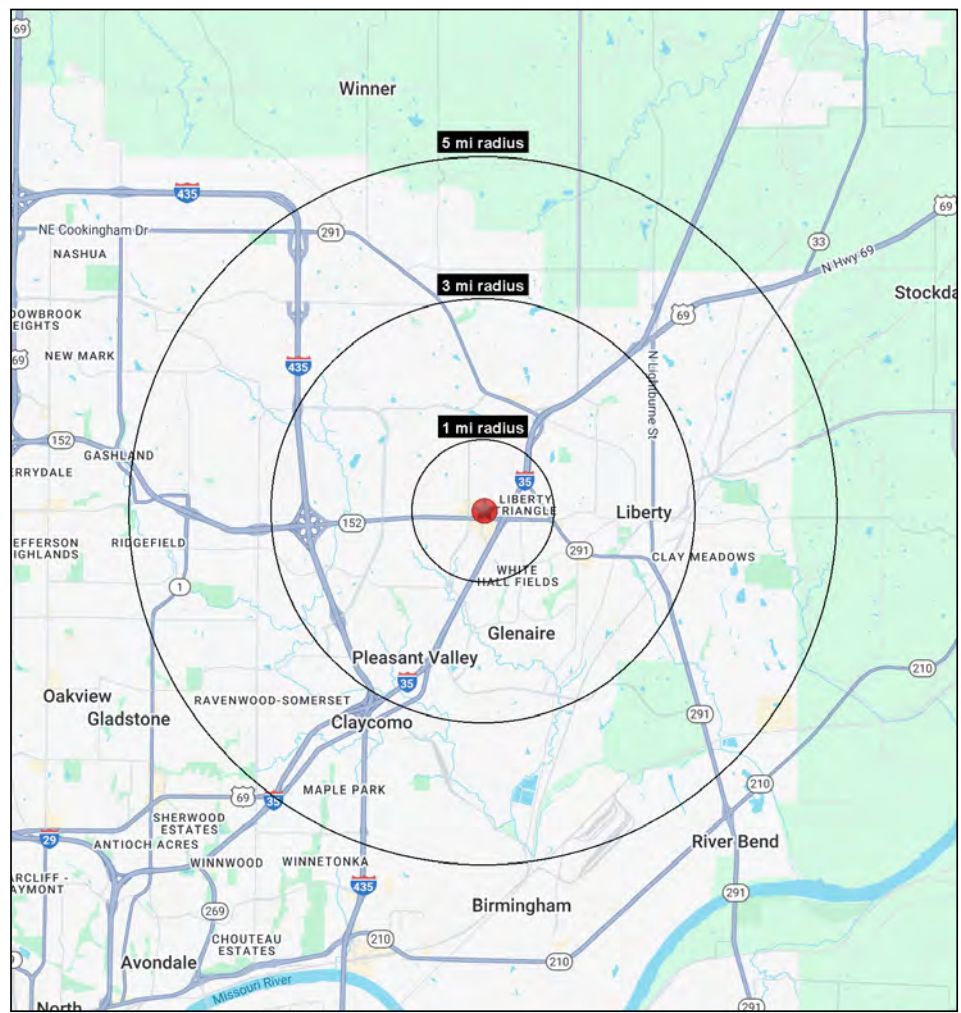
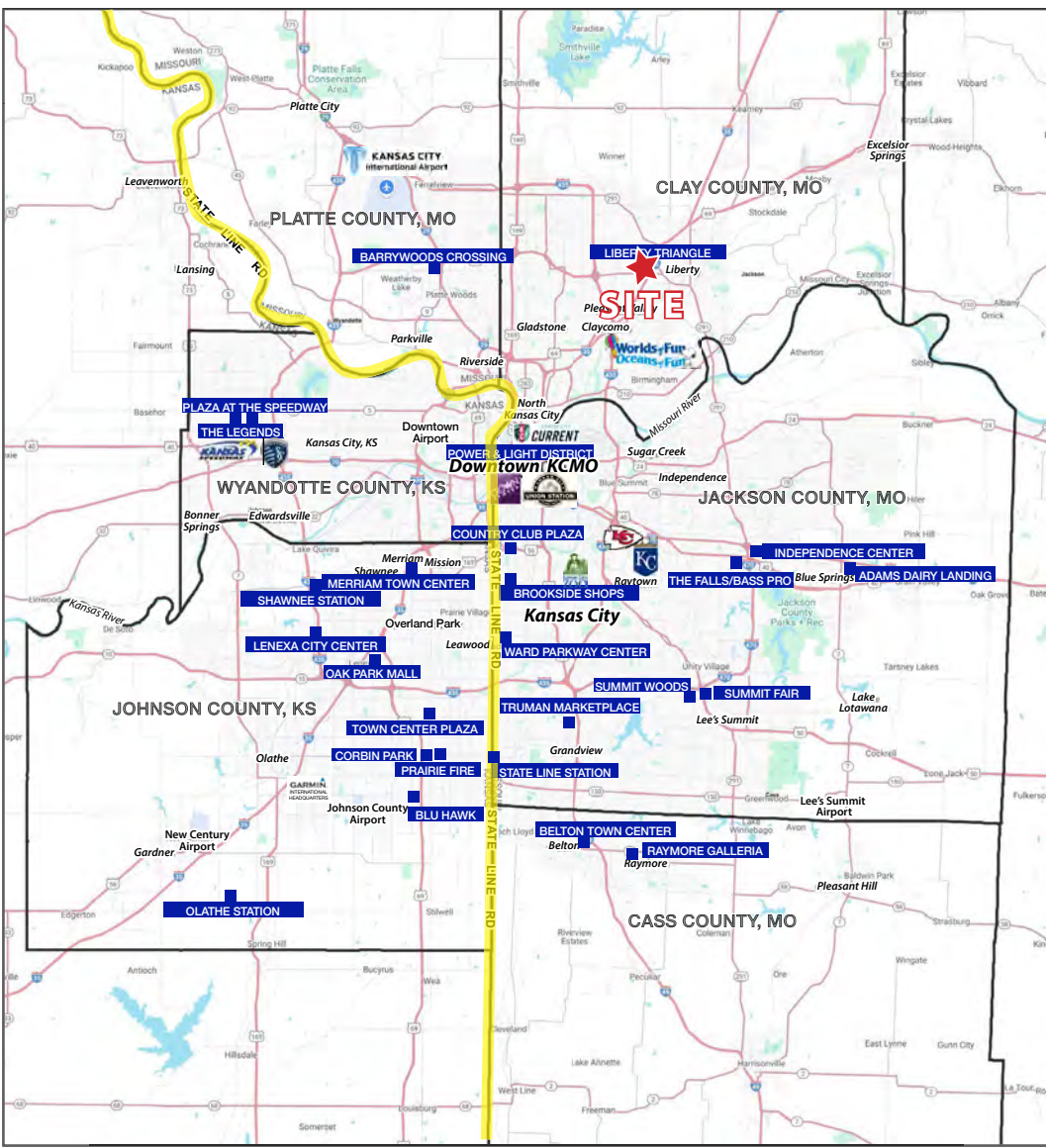
AERIAL





END CAP RETAIL SPACE FOR LEASE

8456 N. Church Road, Kansas City, Missouri





END CAP RETAIL SPACE FOR LEASE

8456 N. Church Road, Kansas City, Missouri

8456 N Church Rd Kansas City, MO 64157	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,402	54,228	98,425
2029 Projected Population	6,712	57,162	104,066
2020 Census Population	6,237	52,550	95,318
2010 Census Population	3,788	43,931	79,989
Projected Annual Growth 2024 to 2029	1.0%	1.1%	1.1%
Historical Annual Growth 2010 to 2024	4.9%	1.7%	1.6%
2024 Median Age	39.3	37.8	37.6
Households			
2024 Estimated Households	2,821	20,926	37,627
2029 Projected Households	2,981	22,236	40,085
2020 Census Households	2,553	19,618	35,471
2010 Census Households	1,530	16,020	29,519
Projected Annual Growth 2024 to 2029	1.1%	1.3%	1.3%
Historical Annual Growth 2010 to 2024	6.0%	2.2%	2.0%
Race and Ethnicity			
2024 Estimated White	81.3%	83.3%	81.8%
2024 Estimated Black or African American	8.3%	6.6%	7.3%
2024 Estimated Asian or Pacific Islander	3.6%	2.7%	2.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	6.6%	7.0%	7.7%
2024 Estimated Hispanic	6.5%	6.6%	7.4%
Income			
2024 Estimated Average Household Income	\$143,605	\$139,947	\$132,414
2024 Estimated Median Household Income	\$97,435	\$108,436	\$106,865
2024 Estimated Per Capita Income	\$63,375	\$54,103	\$50,691
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.1%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.1%	2.8%
2024 Estimated High School Graduate	21.3%	22.7%	23.1%
2024 Estimated Some College	16.5%	20.4%	21.5%
2024 Estimated Associates Degree Only	10.7%	9.6%	9.8%
2024 Estimated Bachelors Degree Only	29.8%	27.6%	26.4%
2024 Estimated Graduate Degree	18.8%	15.5%	14.6%
Business			
2024 Estimated Total Businesses	566	1,772	2,529
2024 Estimated Total Employees	6,151	17,054	23,388
2024 Estimated Employee Population per Business	10.9	9.6	9.2
2024 Estimated Residential Population per Business	11.3	30.6	38.9

©2025. Sites USA. Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024. TIGER Geographv - RS1