



Downtown KCK Redevelopment Opportunity

738 Armstrong Avenue, Kansas City, Kansas



For Sale | Call for Pricing | 36,000 SF Building

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,062	66,921	176,350
Avg. Household Income	\$50,596	\$70,891	\$75,387

- Opportunity for redevelopment with short term leases in place
- Currently warehouse/storage space
- Loading dock and freight elevator
- Centrally located in the Greater Kansas City Metro

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

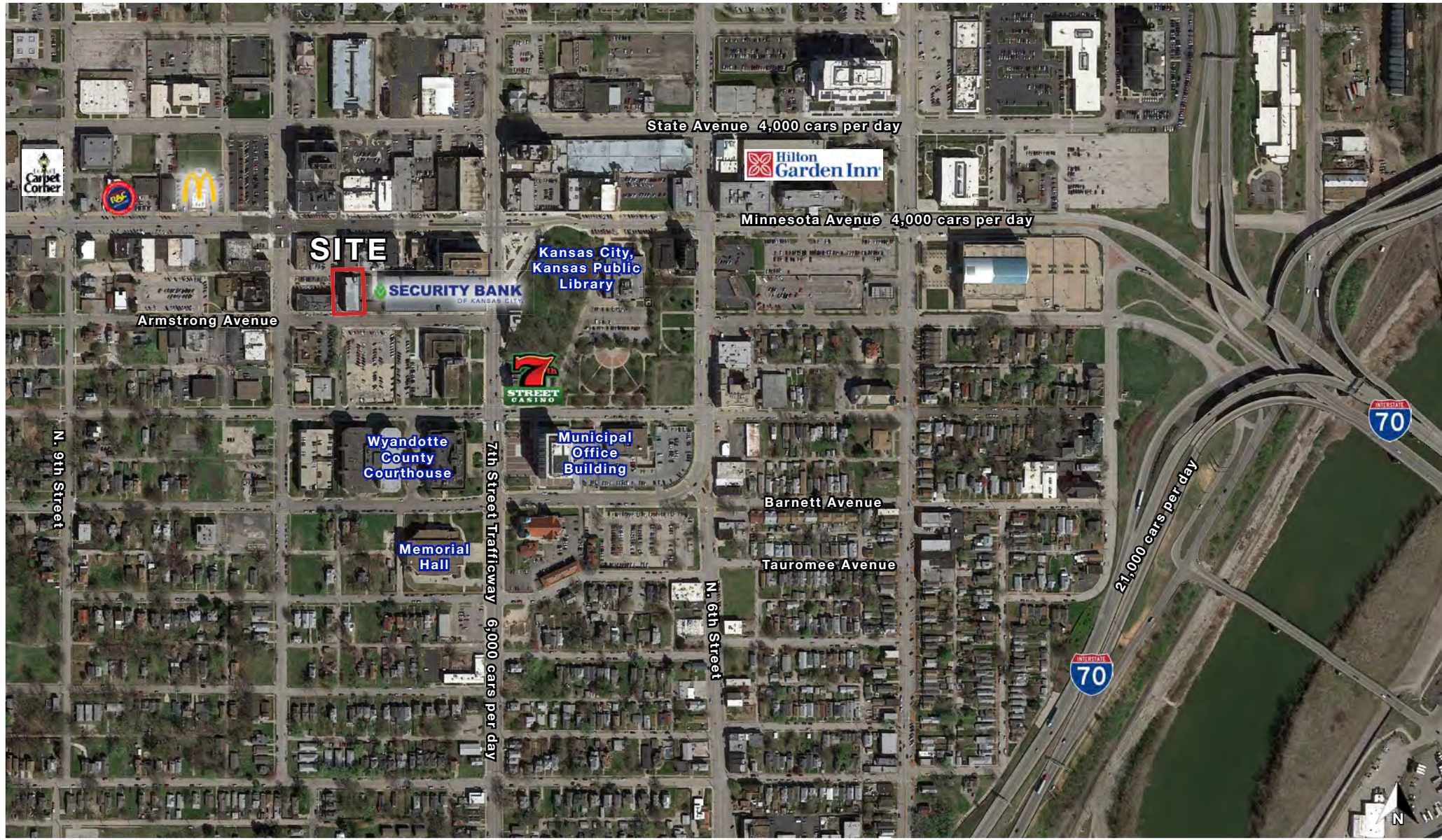




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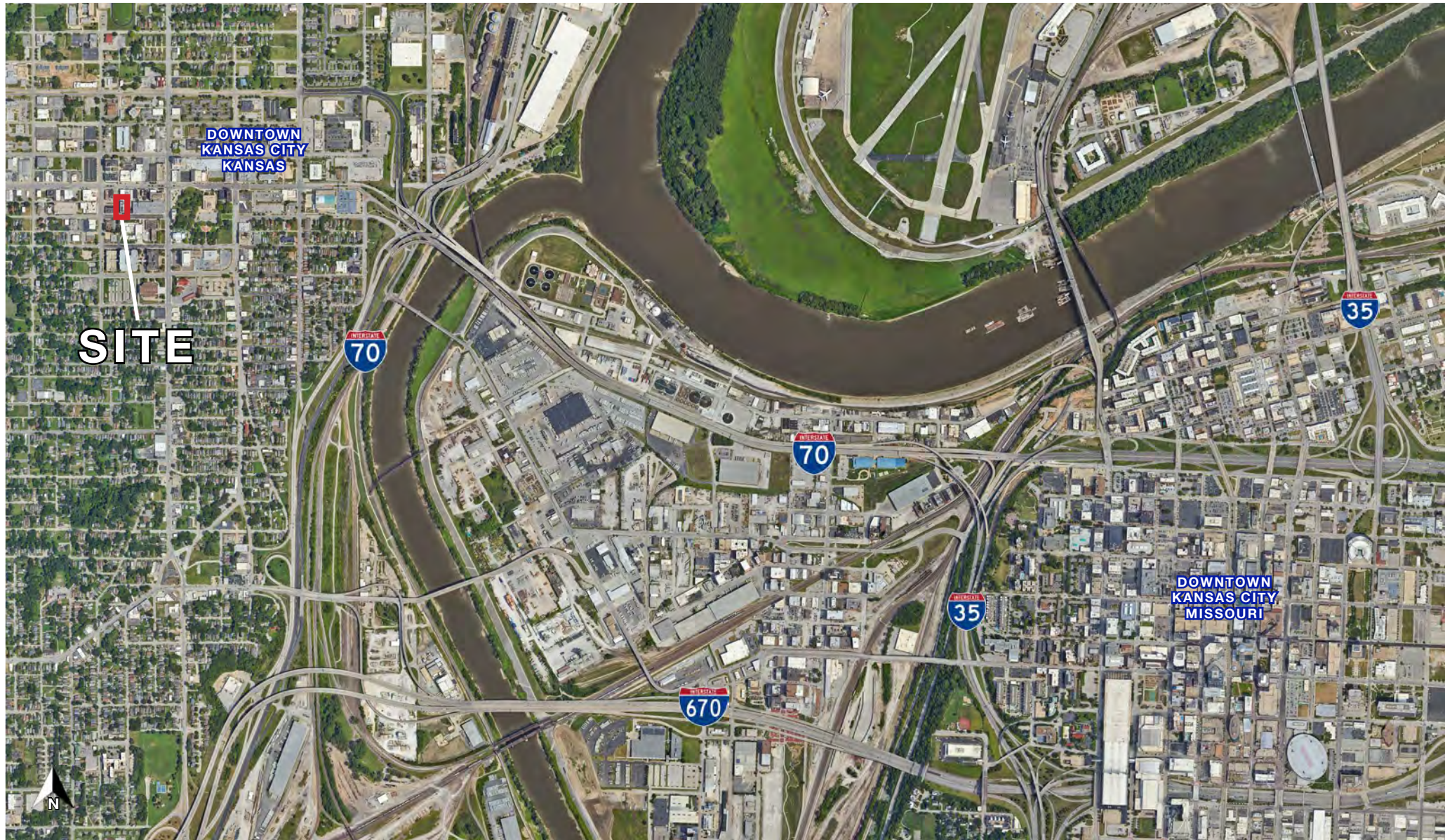




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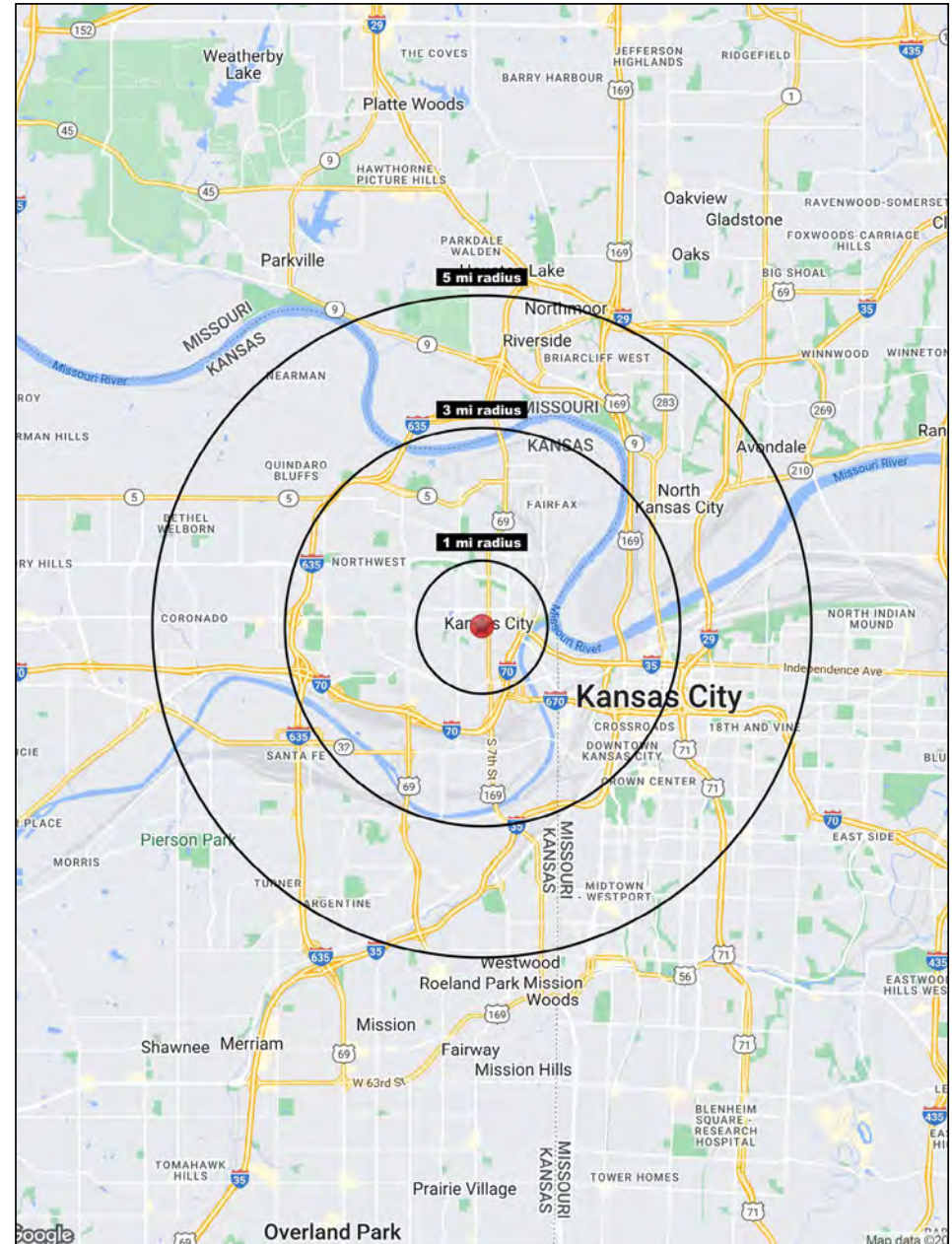
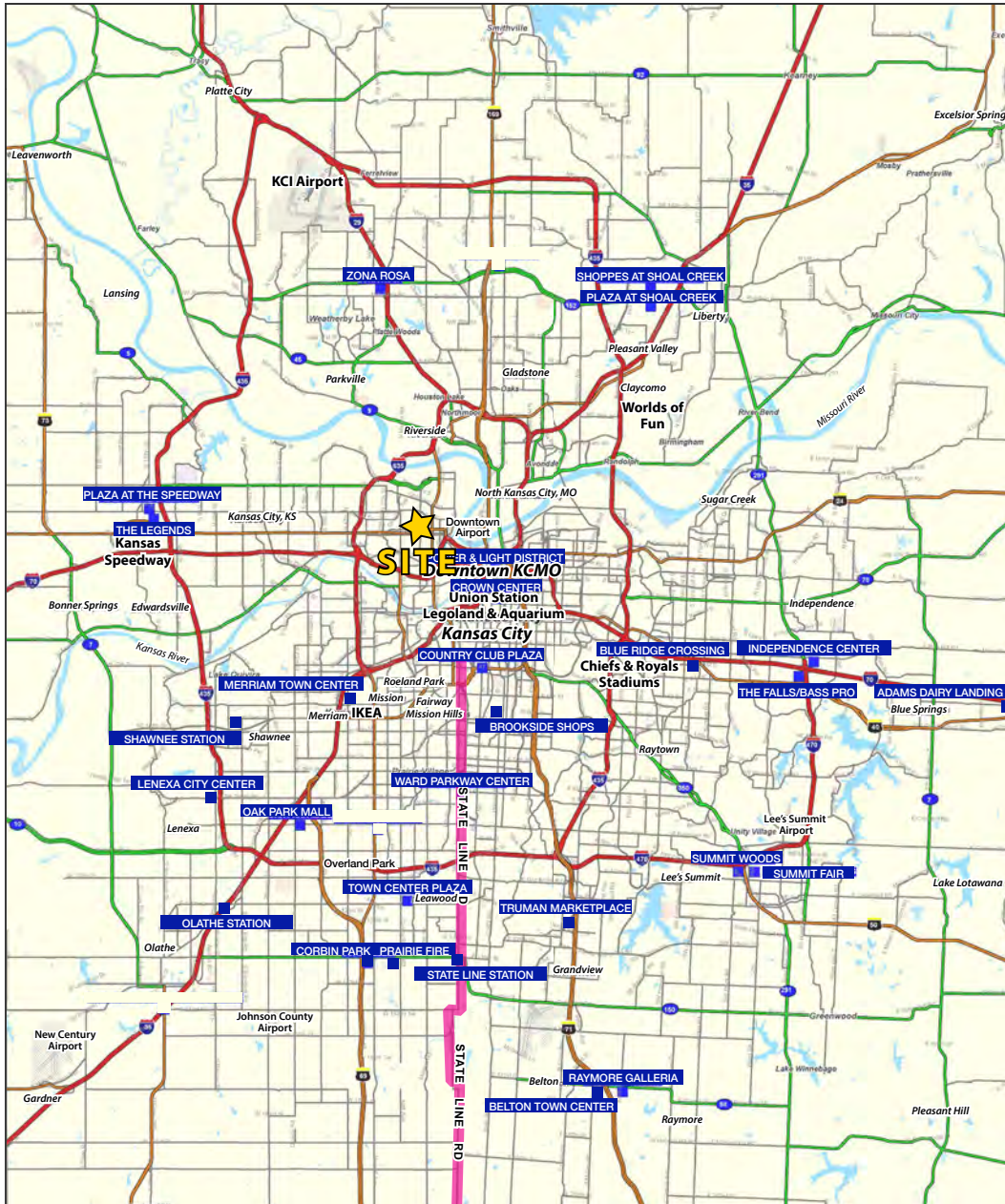
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738 Armstrong Ave Kansas City, KS 66101	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,062	66,921	176,350
2028 Projected Population	14,509	68,410	179,818
2020 Census Population	14,459	67,502	177,031
2010 Census Population	13,292	60,019	162,079
Projected Annual Growth 2023 to 2028	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2023	0.4%	0.9%	0.7%
2023 Median Age	32.5	31.5	33.5
Households			
2023 Estimated Households	4,628	27,749	76,086
2028 Projected Households	4,714	27,848	76,758
2020 Census Households	4,746	27,665	75,410
2010 Census Households	4,699	22,638	66,988
Projected Annual Growth 2023 to 2028	0.4%	-	0.2%
Historical Annual Growth 2010 to 2023	-0.1%	1.7%	1.0%
Race and Ethnicity			
2023 Estimated White	30.8%	38.4%	47.2%
2023 Estimated Black or African American	25.2%	23.6%	23.9%
2023 Estimated Asian or Pacific Islander	7.4%	5.3%	5.1%
2023 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.8%
2023 Estimated Other Races	35.4%	31.8%	23.0%
2023 Estimated Hispanic	46.3%	39.2%	27.6%
Income			
2023 Estimated Average Household Income	\$50,596	\$70,891	\$75,387
2023 Estimated Median Household Income	\$35,291	\$55,666	\$56,581
2023 Estimated Per Capita Income	\$18,062	\$29,814	\$32,914
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	16.9%	12.7%	8.3%
2023 Estimated Some High School (Grade Level 9 to 11)	11.2%	9.2%	8.2%
2023 Estimated High School Graduate	32.5%	25.9%	26.8%
2023 Estimated Some College	19.0%	17.4%	19.1%
2023 Estimated Associates Degree Only	6.1%	7.3%	6.8%
2023 Estimated Bachelors Degree Only	9.6%	17.6%	19.7%
2023 Estimated Graduate Degree	4.7%	9.8%	11.1%
Business			
2023 Estimated Total Businesses	531	4,741	11,588
2023 Estimated Total Employees	8,050	70,006	168,508
2023 Estimated Employee Population per Business	15.2	14.8	14.5
2023 Estimated Residential Population per Business	26.5	14.1	15.2

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