



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	14,854	72,123	188,944
Avg. Household Income	\$51,786	\$79,327	\$80,605

- 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:

PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com

Exclusive Agent

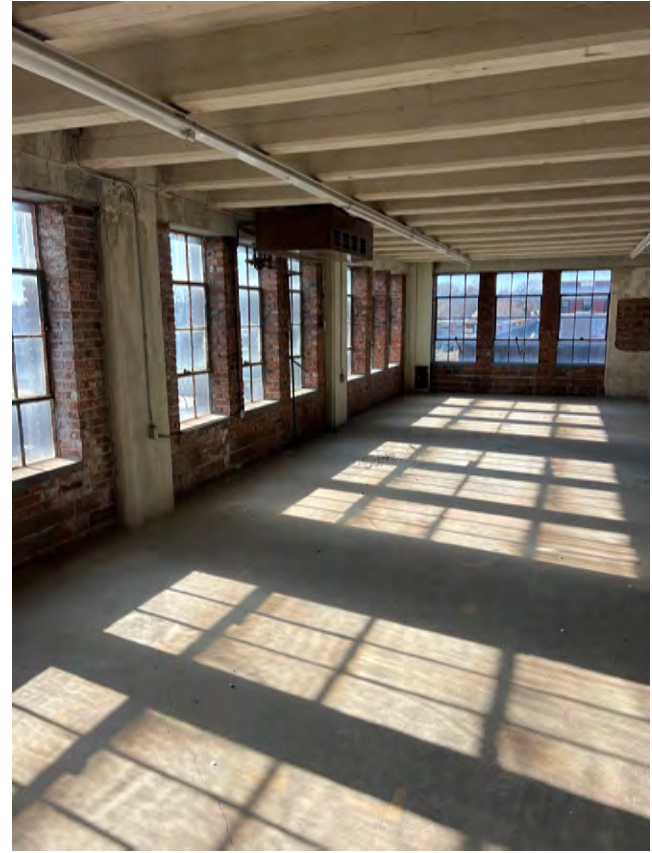




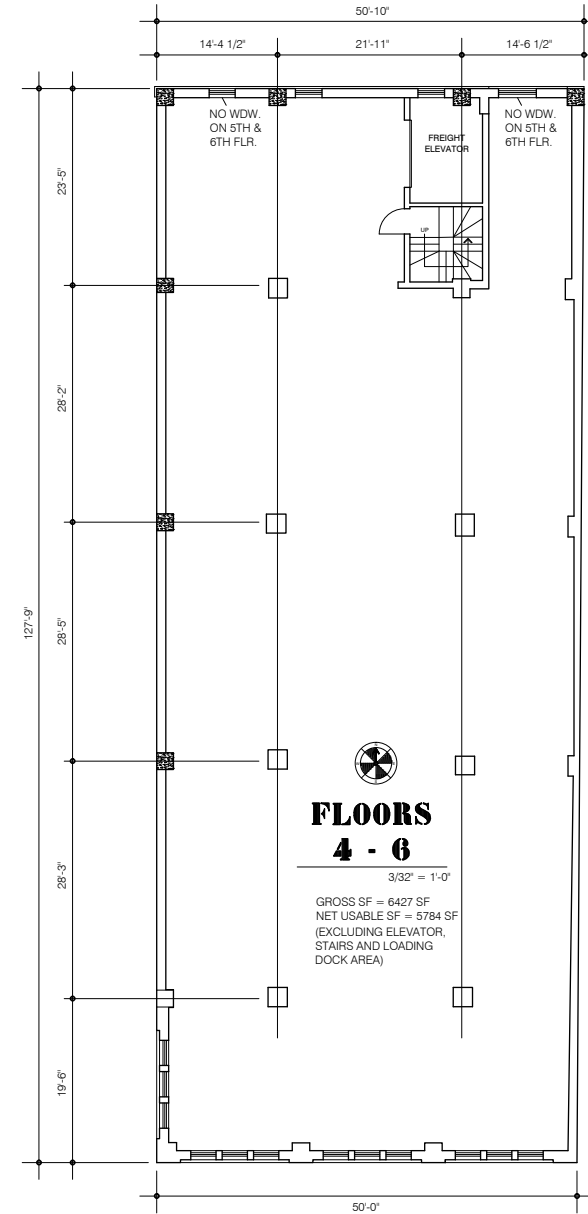
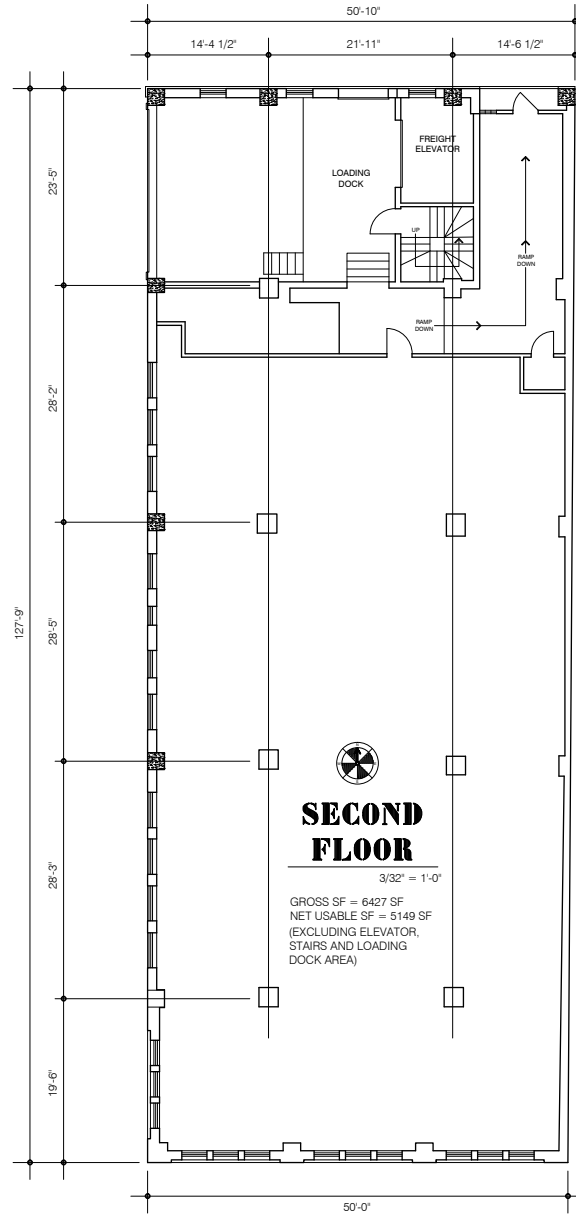
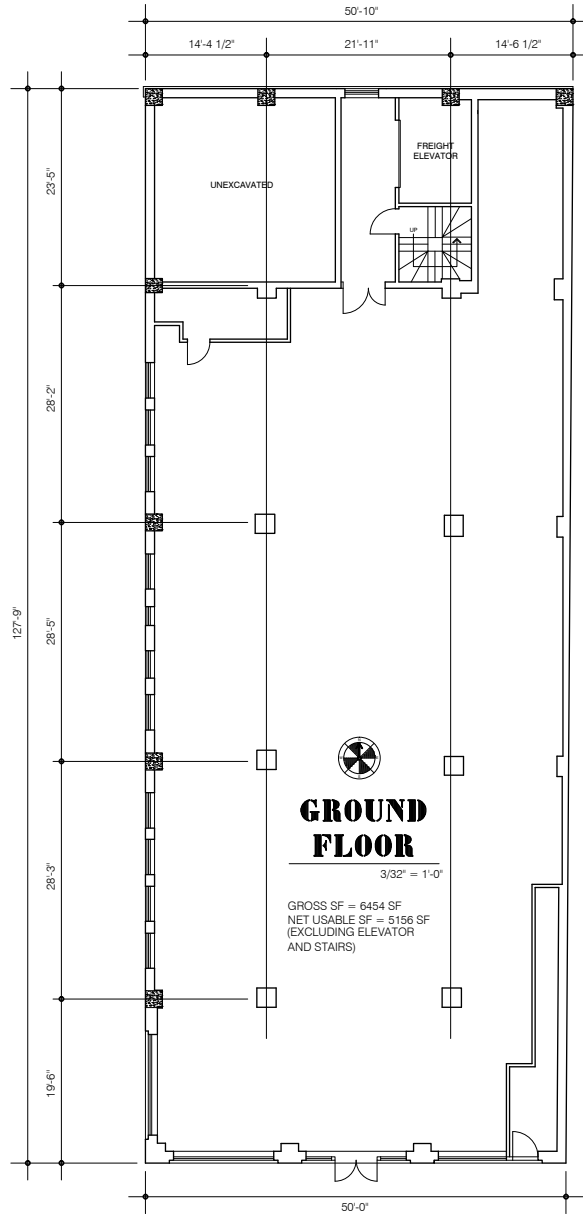
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PHOTOS



FLOOR PLANS

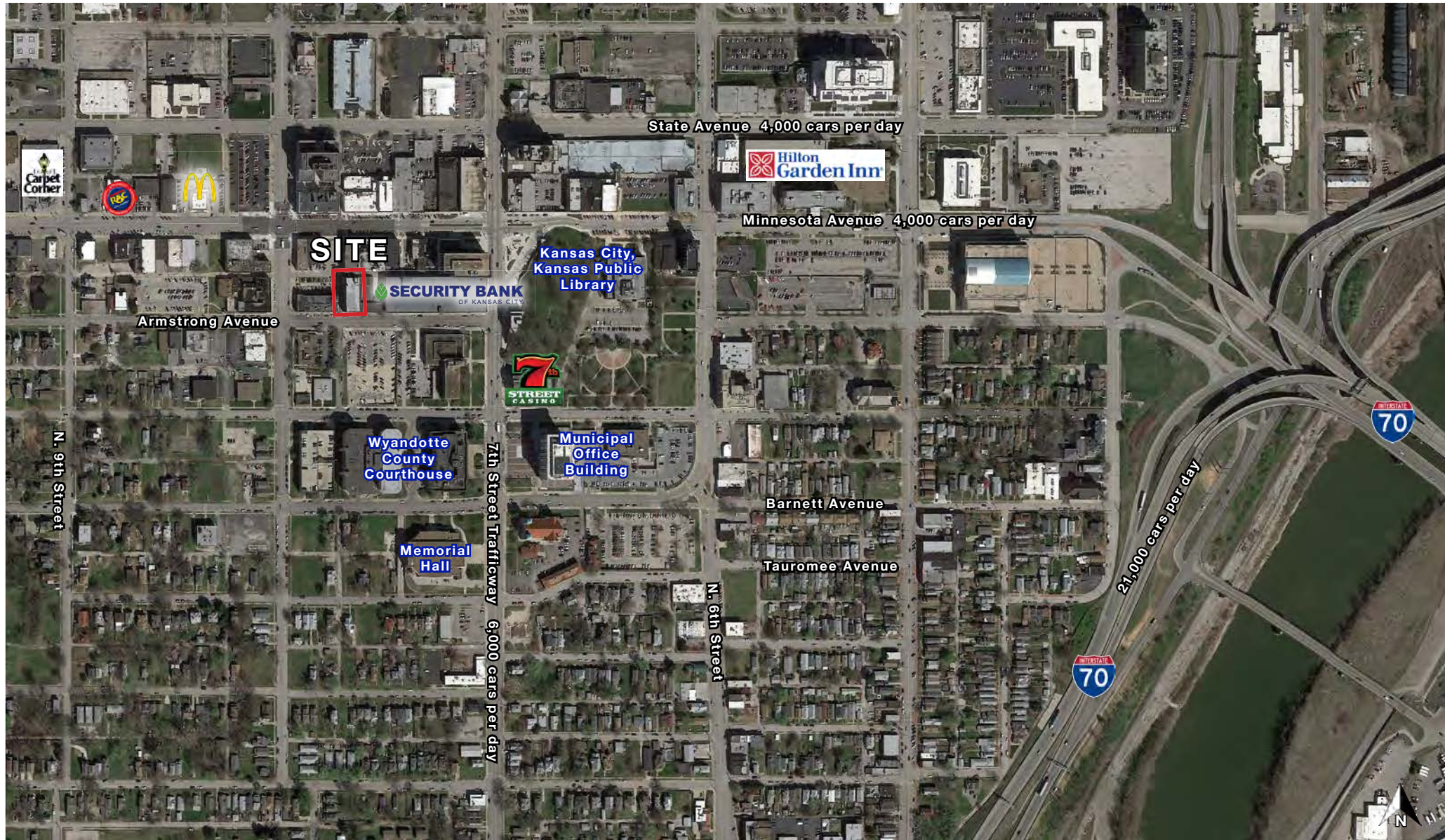




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AERIAL

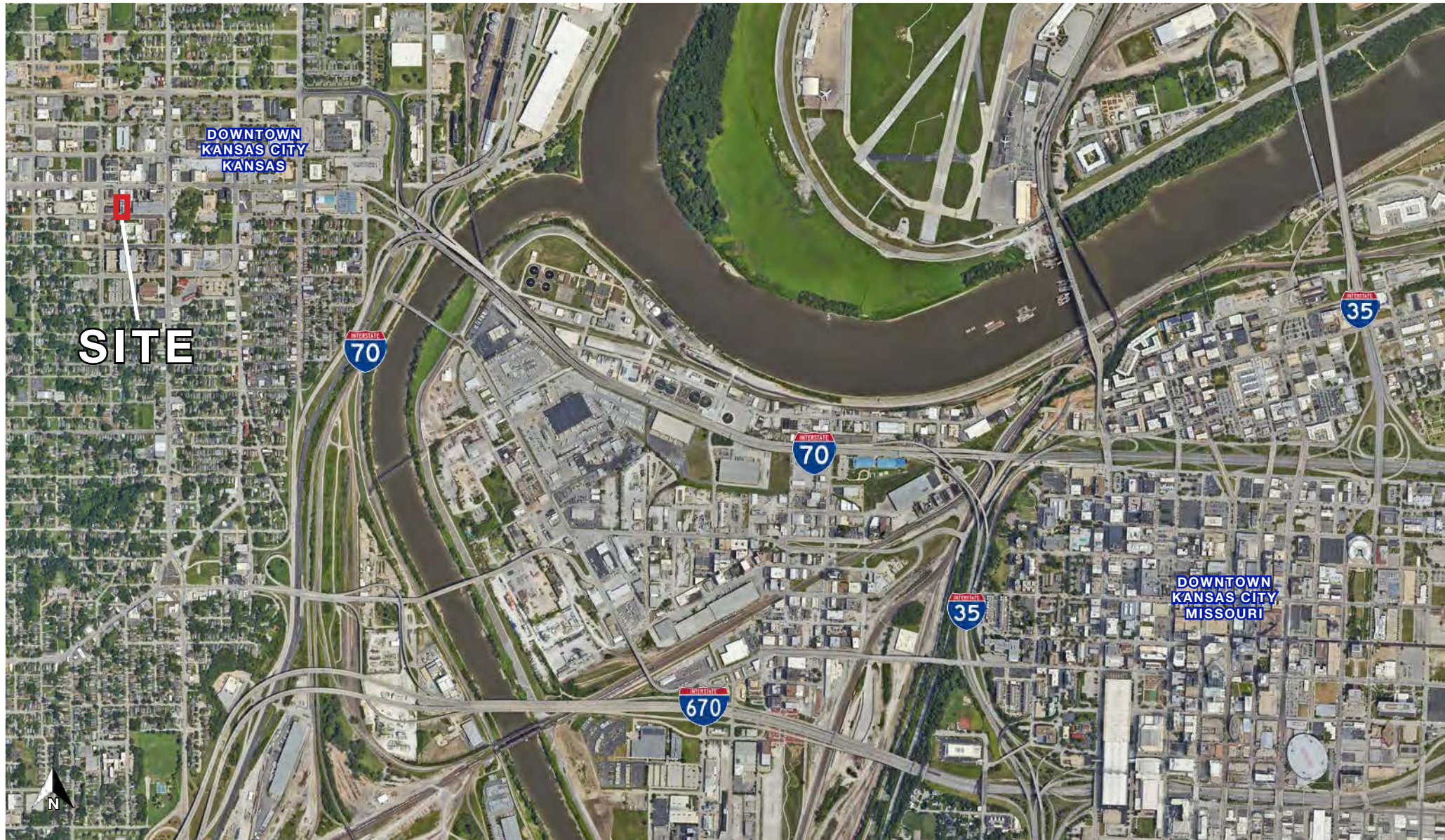




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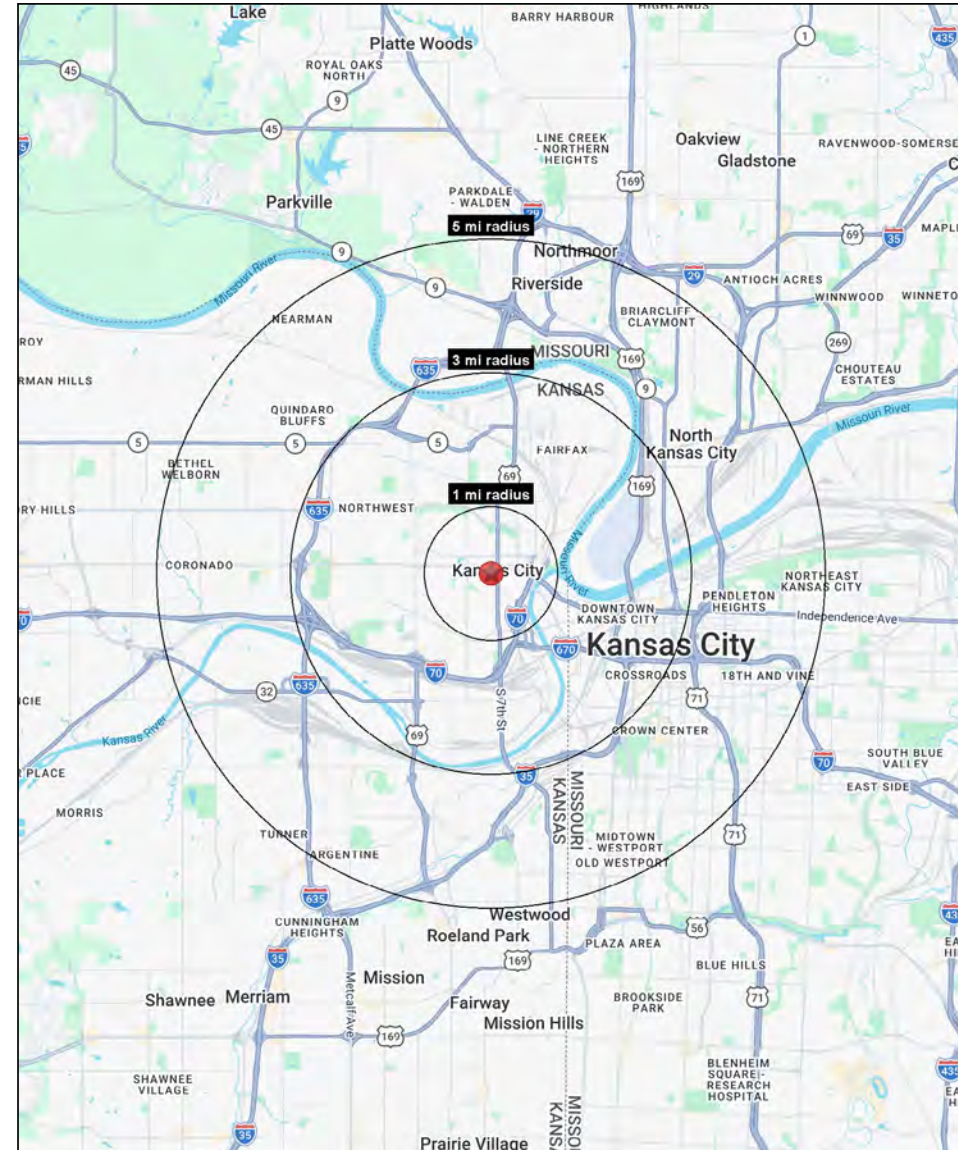
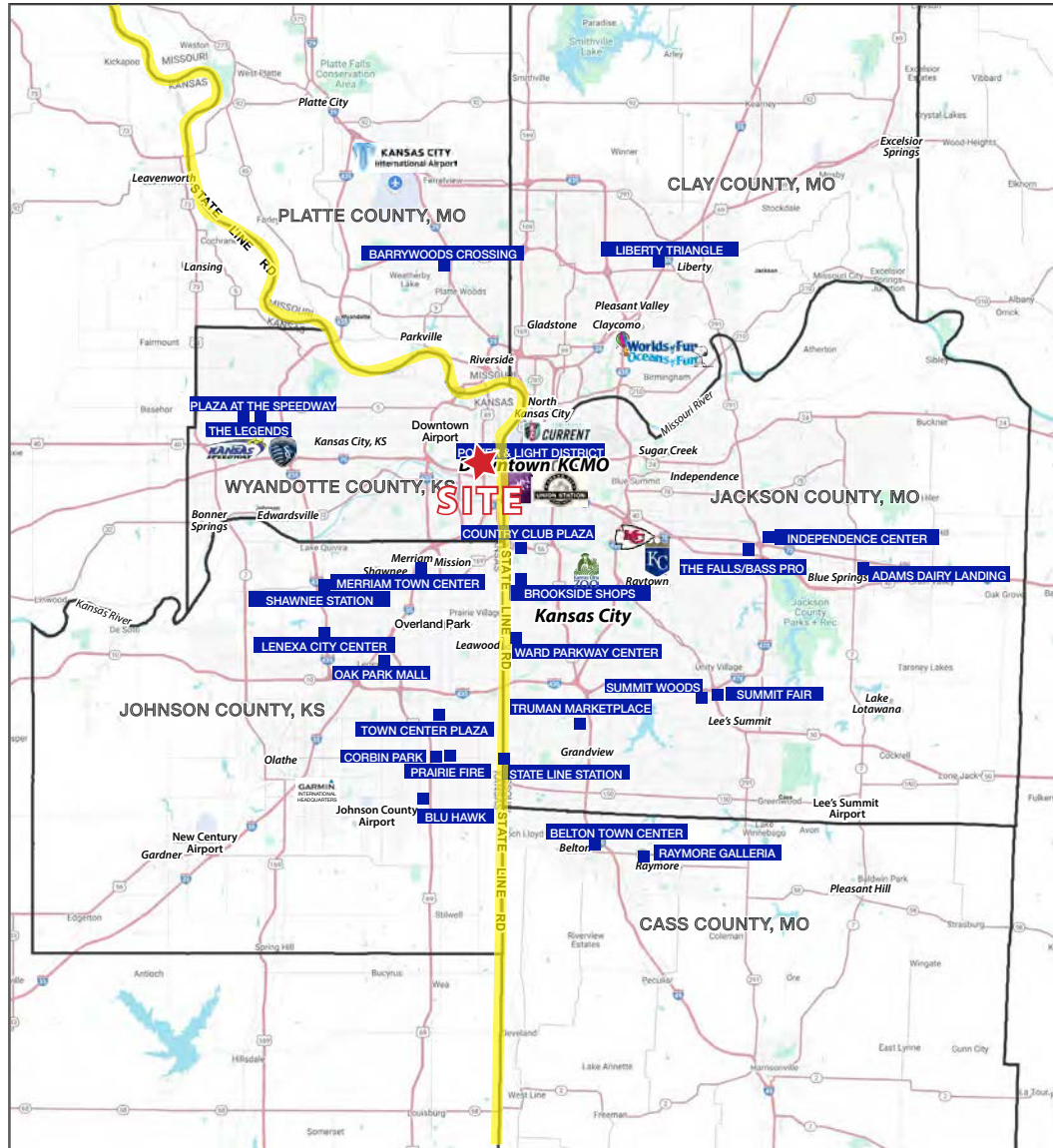
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738 Armstrong Ave Kansas City, KS 66101	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,854	72,123	188,944
2030 Projected Population	14,759	73,615	194,452
2020 Census Population	14,489	67,523	176,955
2010 Census Population	13,321	60,035	162,012
Projected Annual Growth 2025 to 2030	-0.1%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	0.8%	1.3%	1.1%
2025 Median Age	31.2	30.9	32.5
Households			
2025 Estimated Households	4,859	30,159	83,642
2030 Projected Households	4,881	31,941	88,814
2020 Census Households	4,756	27,669	75,377
2010 Census Households	4,708	22,643	66,962
Projected Annual Growth 2025 to 2030	-	1.2%	1.2%
Historical Annual Growth 2010 to 2025	0.2%	2.2%	1.7%
Race and Ethnicity			
2025 Estimated White	33.3%	40.7%	47.9%
2025 Estimated Black or African American	22.7%	21.0%	22.2%
2025 Estimated Asian or Pacific Islander	7.5%	5.5%	5.2%
2025 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.9%
2025 Estimated Other Races	35.4%	31.8%	23.8%
2025 Estimated Hispanic	42.6%	38.1%	28.2%
Income			
2025 Estimated Average Household Income	\$51,786	\$79,327	\$80,605
2025 Estimated Median Household Income	\$40,228	\$64,074	\$61,972
2025 Estimated Per Capita Income	\$17,521	\$33,349	\$35,900
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	17.8%	11.6%	7.7%
2025 Estimated Some High School (Grade Level 9 to 11)	12.2%	9.7%	8.0%
2025 Estimated High School Graduate	31.4%	24.9%	25.7%
2025 Estimated Some College	17.5%	17.2%	19.2%
2025 Estimated Associates Degree Only	6.9%	7.3%	6.6%
2025 Estimated Bachelors Degree Only	10.3%	18.9%	20.9%
2025 Estimated Graduate Degree	4.0%	10.4%	12.0%
Business			
2025 Estimated Total Businesses	544	4,888	11,932
2025 Estimated Total Employees	8,003	72,362	173,861
2025 Estimated Employee Population per Business	14.7	14.8	14.6
2025 Estimated Residential Population per Business	27.3	14.8	15.8

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