



Fitness Facility | Reece Nichols Lower Level

114 W. Gregory Boulevard, Kansas City, Missouri



LEASE RATE: \$6,000/MO | 4,500 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,800	104,115	243,046
Avg. Household Income	\$123,796	\$121,718	\$100,184

- Fully functioning fitness facility
- Brookside/Waldo location
- Great daylight from windows
- Perfect for fitness training or physical therapy
- [Click Here to view more property photos](#)

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

For More Information Contact: *Exclusive Agents*
MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com
CARSON ST. CLAIR | 816.412.7306 | cstclair@blockandco.com

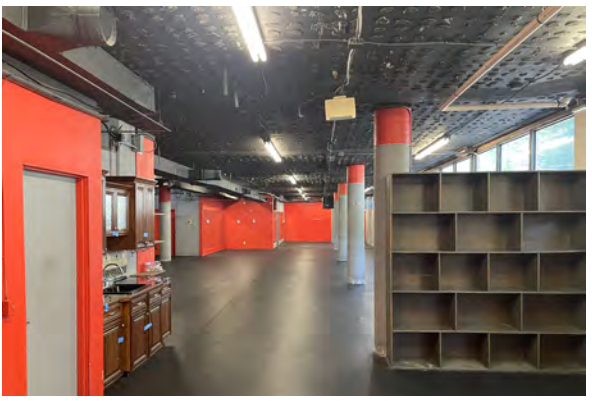
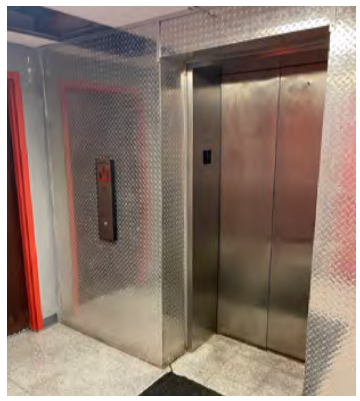
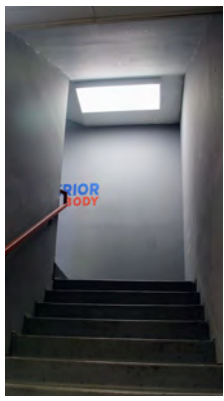
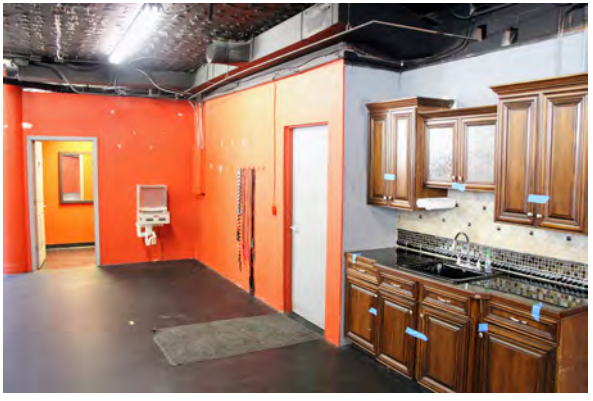
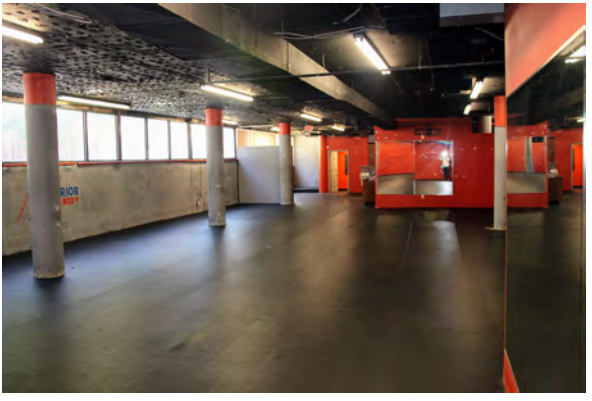




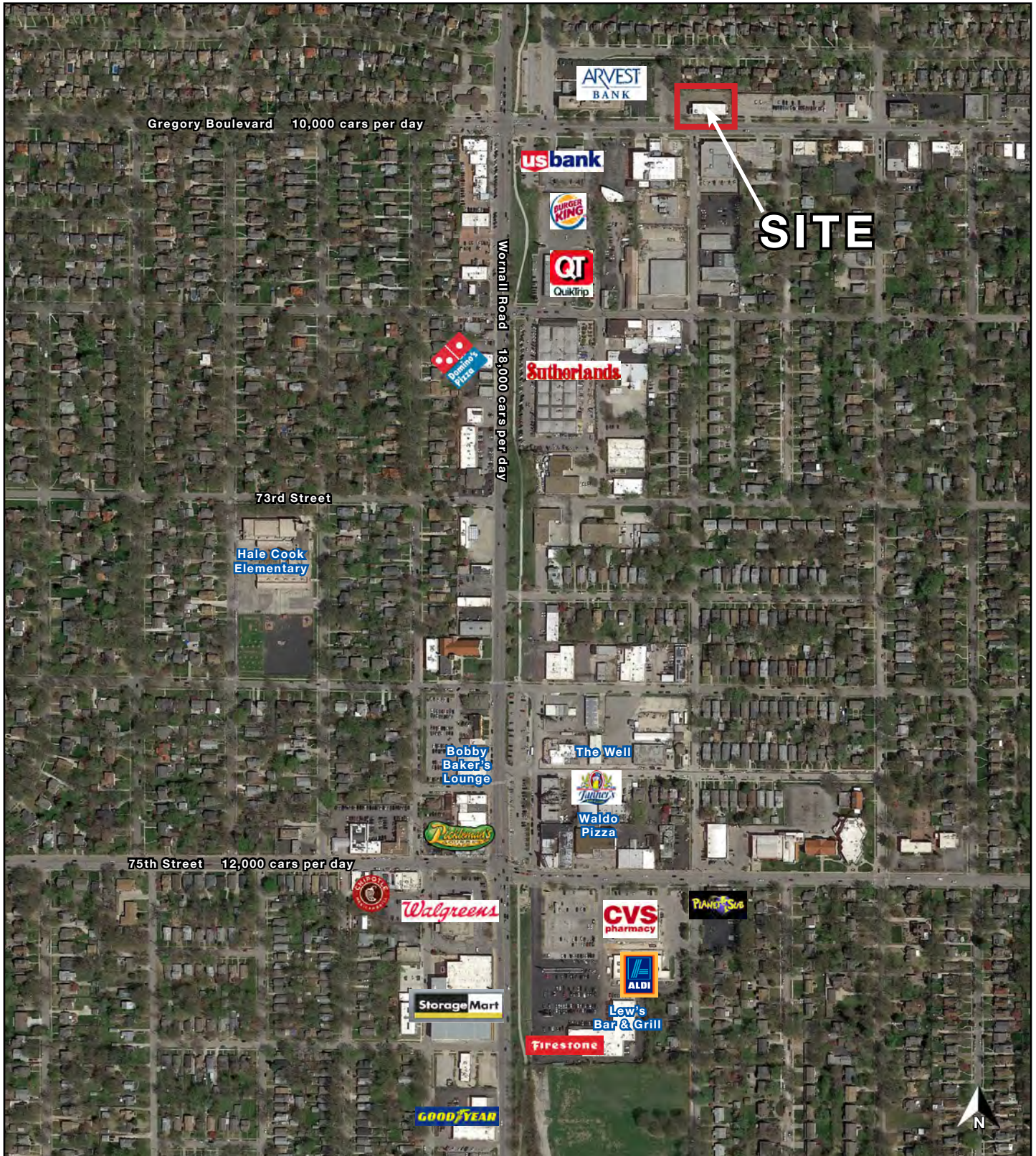
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PHOTOS



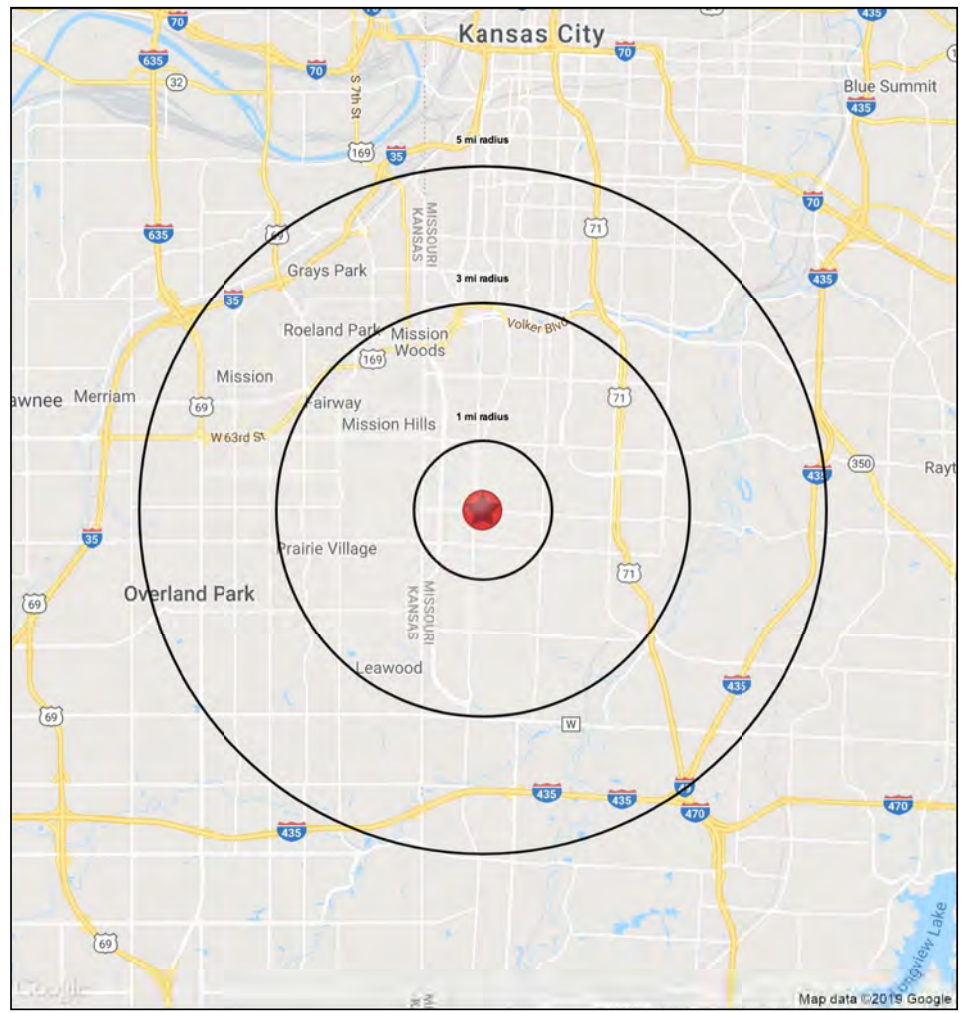
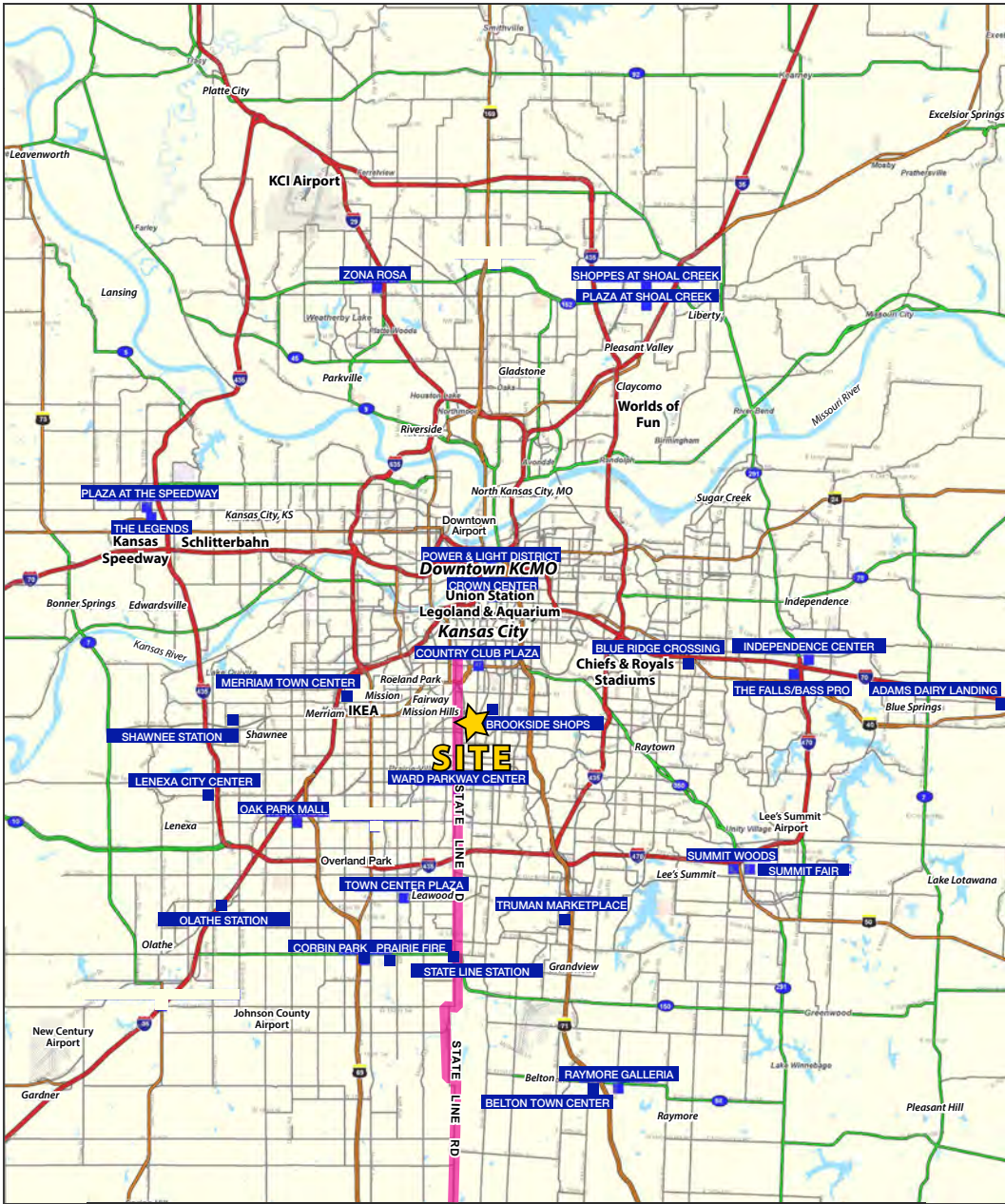
AERIAL





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114 W. Gregory Blvd Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	15,800	104,115	243,046
2027 Projected Population	15,911	105,444	247,758
2020 Census Population	16,069	104,097	242,204
2010 Census Population	15,476	100,680	233,228
Projected Annual Growth 2022 to 2027	0.1%	0.3%	0.4%
Historical Annual Growth 2010 to 2022	0.2%	0.3%	0.4%
2022 Median Age	38.7	38.7	39.0
Households			
2022 Estimated Households	7,481	46,382	113,187
2027 Projected Households	7,445	46,839	115,445
2020 Census Households	7,566	46,135	112,107
2010 Census Households	7,177	44,649	107,499
Projected Annual Growth 2022 to 2027	-	0.2%	0.4%
Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.4%
Race and Ethnicity			
2022 Estimated White	85.9%	67.3%	66.9%
2022 Estimated Black or African American	7.2%	23.2%	21.7%
2022 Estimated Asian or Pacific Islander	1.3%	3.3%	2.9%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2022 Estimated Other Races	5.4%	6.0%	8.1%
2022 Estimated Hispanic	4.3%	5.1%	8.0%
Income			
2022 Estimated Average Household Income	\$123,796	\$121,718	\$100,184
2022 Estimated Median Household Income	\$96,896	\$84,529	\$74,831
2022 Estimated Per Capita Income	\$58,648	\$54,367	\$46,791
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	1.1%	3.7%	3.7%
2022 Estimated High School Graduate	9.6%	16.6%	18.3%
2022 Estimated Some College	14.1%	16.4%	17.9%
2022 Estimated Associates Degree Only	4.2%	5.1%	6.0%
2022 Estimated Bachelors Degree Only	38.5%	32.2%	30.8%
2022 Estimated Graduate Degree	31.8%	24.6%	21.6%
Business			
2022 Estimated Total Businesses	744	4,608	11,176
2022 Estimated Total Employees	5,414	57,462	177,047
2022 Estimated Employee Population per Business	7.3	12.5	15.8
2022 Estimated Residential Population per Business	21.2	22.6	21.7



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SITE PLAN



a new
Medical Office
114 W Gregory Blvd
Kansas City, Missouri

date
08.01.2019
drawn by
DAE
checked by
DAE
revisions

sheet number
A1.1

drawing type
preliminary
project number
19154

1 Site Plan
scale: 1" = 20'-0"
north





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