



LEASE RATE: \$5,000/MONTH MODIFIED GROSS

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,562	122,281	242,256
Avg. Household Income	\$113,336	\$118,976	\$109,941

- Well maintained 6,000 SF flex building
- Currently occupied by a daycare
- 2,470 SF of warehouse and 3,530 SF of Office - adaptable to tenants needs
- Fenced yard
- Garage and dock door
- Formerly occupied by Kaufman Foundation with updated interior finishes
- Adjacent to Rockhurst University



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

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Exclusive Agents



CENTRAL FLEX WAREHOUSE

5618 Troost Avenue, Kansas City, Missouri

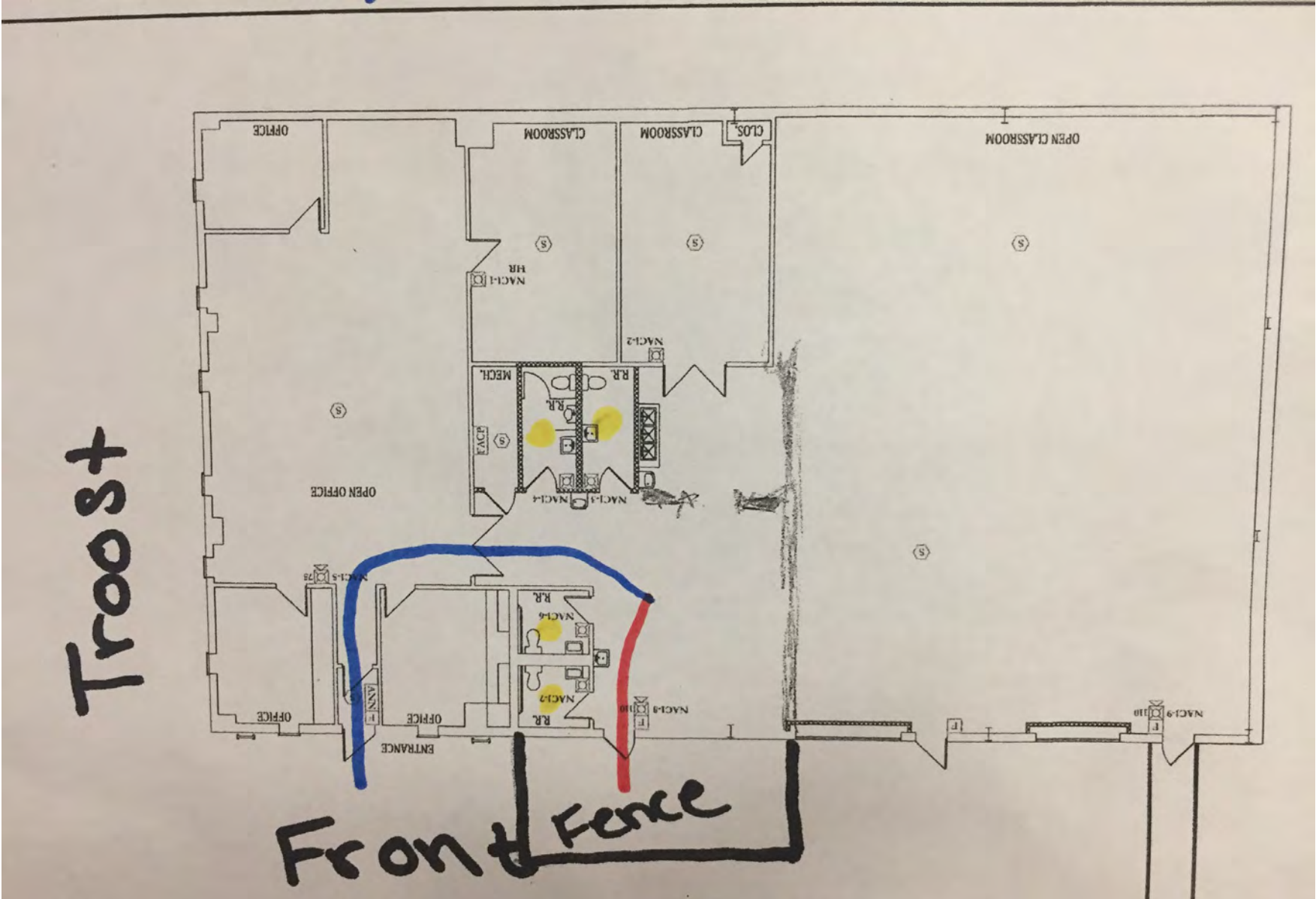




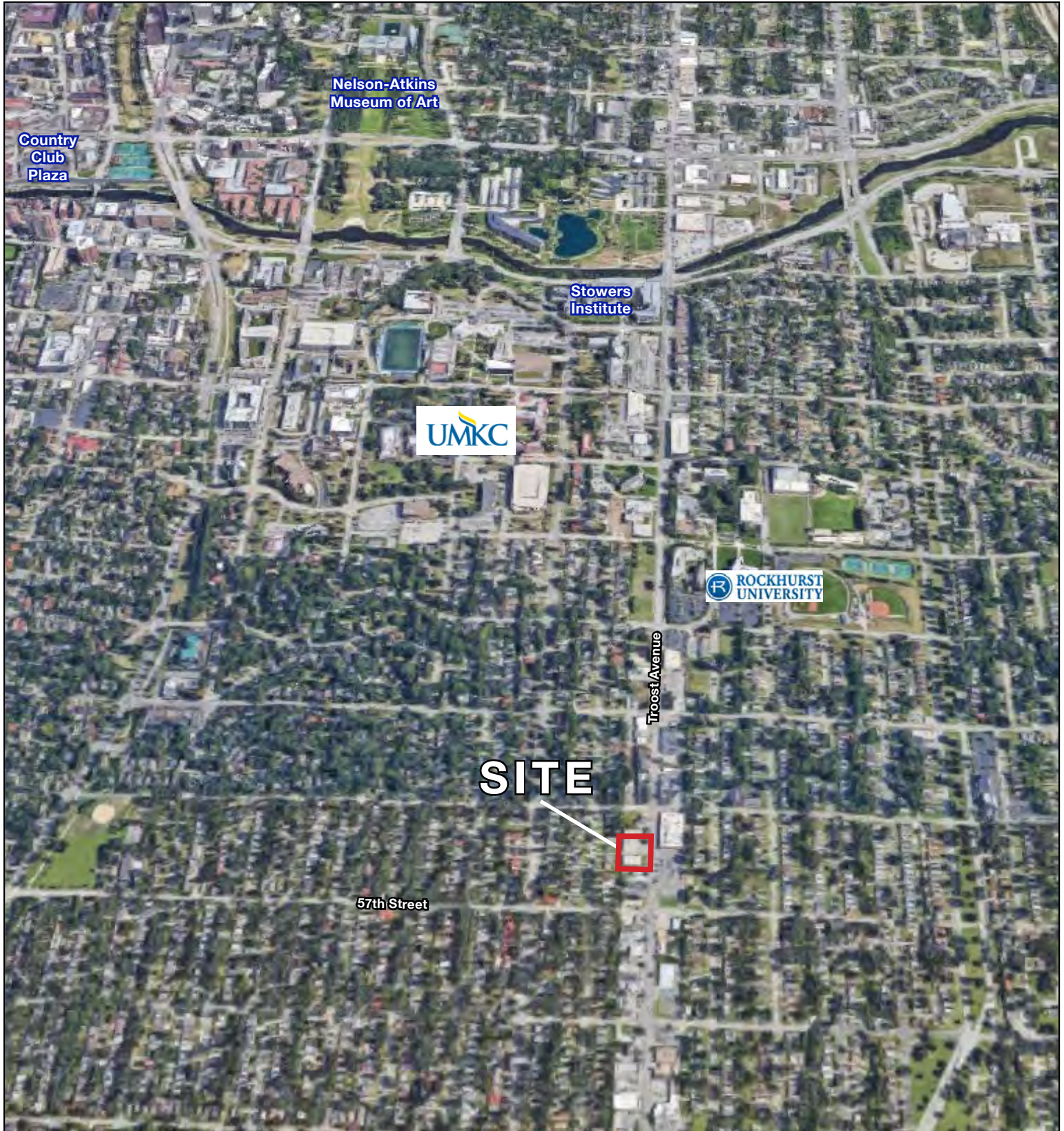
CENTRAL FLEX WAREHOUSE

5618 Troost Avenue, Kansas City, Missouri

SITE PLAN

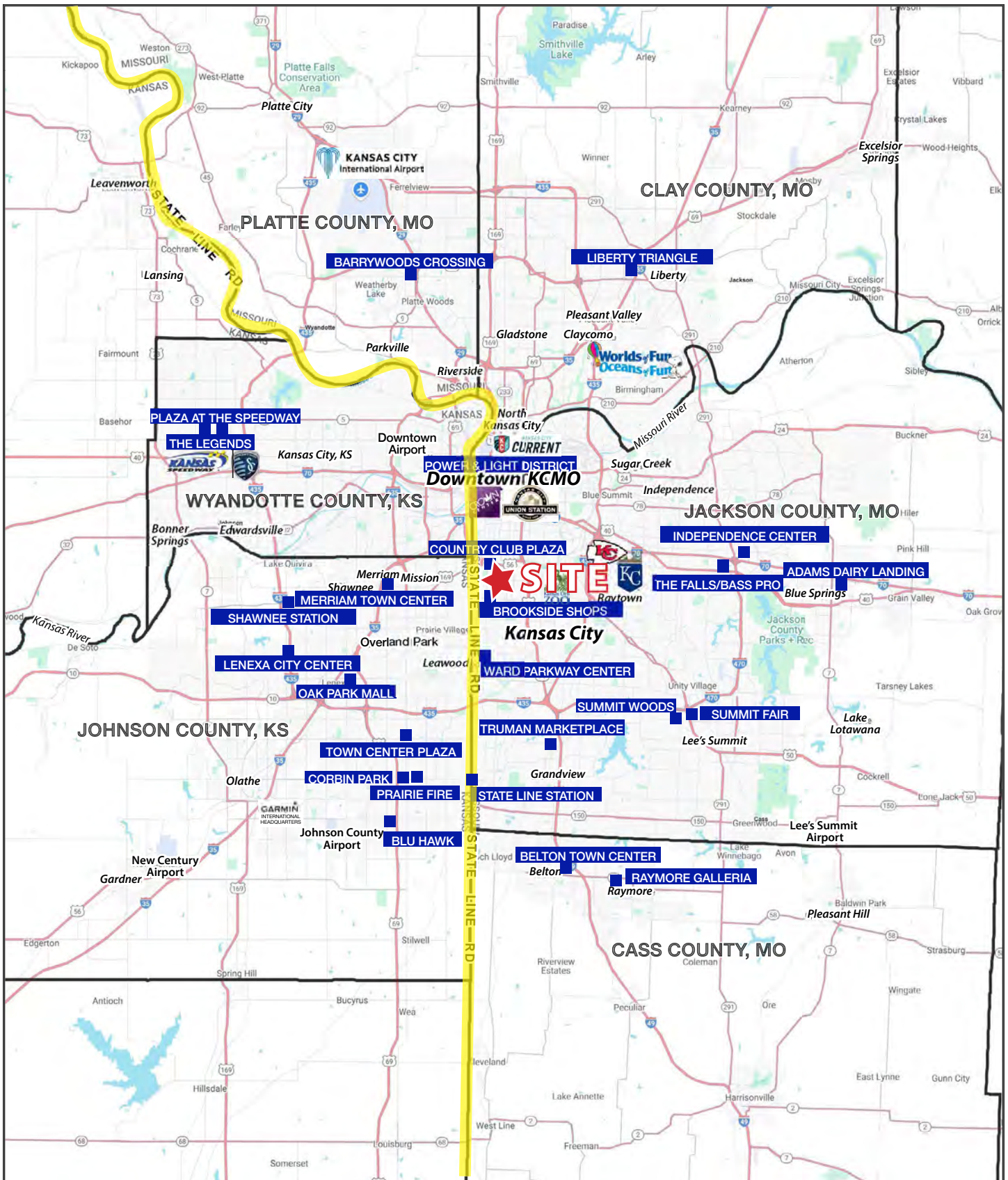


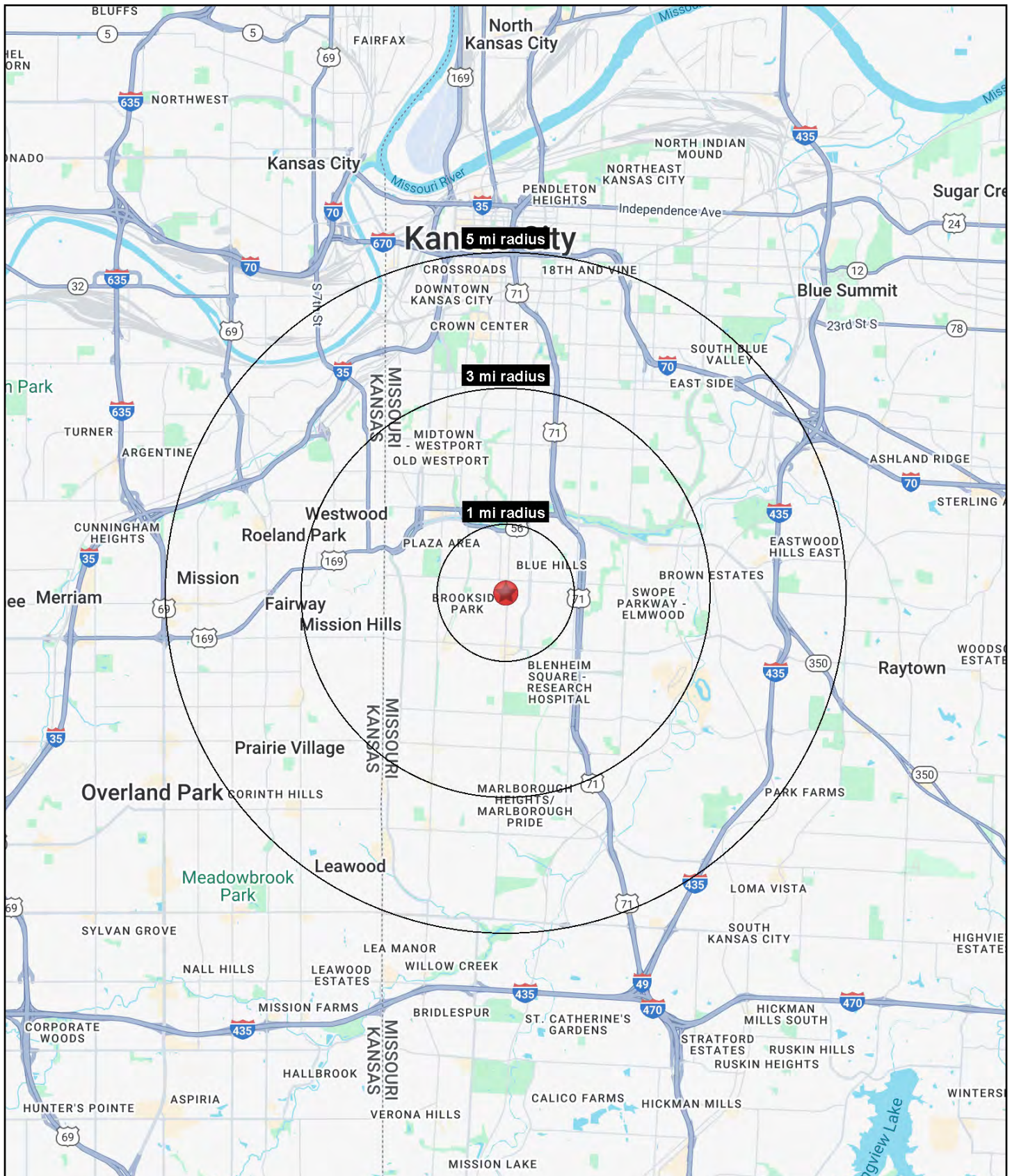
AERIAL



CENTRAL FLEX WAREHOUSE

5618 Troost Avenue, Kansas City, Missouri







CENTRAL FLEX WAREHOUSE

5618 Troost Avenue, Kansas City, Missouri

5618 Troost Avenue Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	16,562	122,281	242,256
2030 Projected Population	16,469	122,963	242,556
2020 Census Population	17,221	118,377	235,070
2010 Census Population	16,140	114,422	226,729
Projected Annual Growth 2025 to 2030	-0.1%	0.1%	-
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.5%
2025 Median Age	34.1	36.3	36.0
Households			
2025 Estimated Households	6,835	57,418	112,651
2030 Projected Households	6,777	58,426	114,373
2020 Census Households	6,918	54,609	107,261
2010 Census Households	6,463	52,431	102,552
Projected Annual Growth 2025 to 2030	-0.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.7%
Race and Ethnicity			
2025 Estimated White	56.0%	56.4%	56.9%
2025 Estimated Black or African American	33.7%	33.2%	30.0%
2025 Estimated Asian or Pacific Islander	2.4%	2.1%	2.1%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2025 Estimated Other Races	7.7%	8.0%	10.6%
2025 Estimated Hispanic	6.8%	7.8%	11.0%
Income			
2025 Estimated Average Household Income	\$113,336	\$118,976	\$109,941
2025 Estimated Median Household Income	\$84,931	\$84,397	\$80,124
2025 Estimated Per Capita Income	\$47,157	\$56,056	\$51,288
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.2%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.5%	4.6%
2025 Estimated High School Graduate	18.4%	20.2%	21.3%
2025 Estimated Some College	19.0%	17.0%	18.5%
2025 Estimated Associates Degree Only	4.9%	5.2%	6.0%
2025 Estimated Bachelors Degree Only	29.6%	28.3%	27.4%
2025 Estimated Graduate Degree	23.2%	22.6%	19.6%
Business			
2025 Estimated Total Businesses	725	6,615	13,612
2025 Estimated Total Employees	5,757	66,313	158,509
2025 Estimated Employee Population per Business	7.9	10.0	11.6
2025 Estimated Residential Population per Business	22.8	18.5	17.8

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