



# SMALL OFFICE SUITE IN US BANK BUILDING

I-29 & NW 64th Street | 6405 N. Cosby Avenue, Kansas City, MO



## LEASE RATE: \$19.50/SF FSG | 1,736 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,785	62,733	127,147
Avg. Household Income	\$107,313	\$118,082	\$115,915

- Close access to US 71 Hwy / Interstate 29
- Prominent and easily identified bank building
- Ample employee parking
- Surrounded by shopping and restaurant locations



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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PHOTOS





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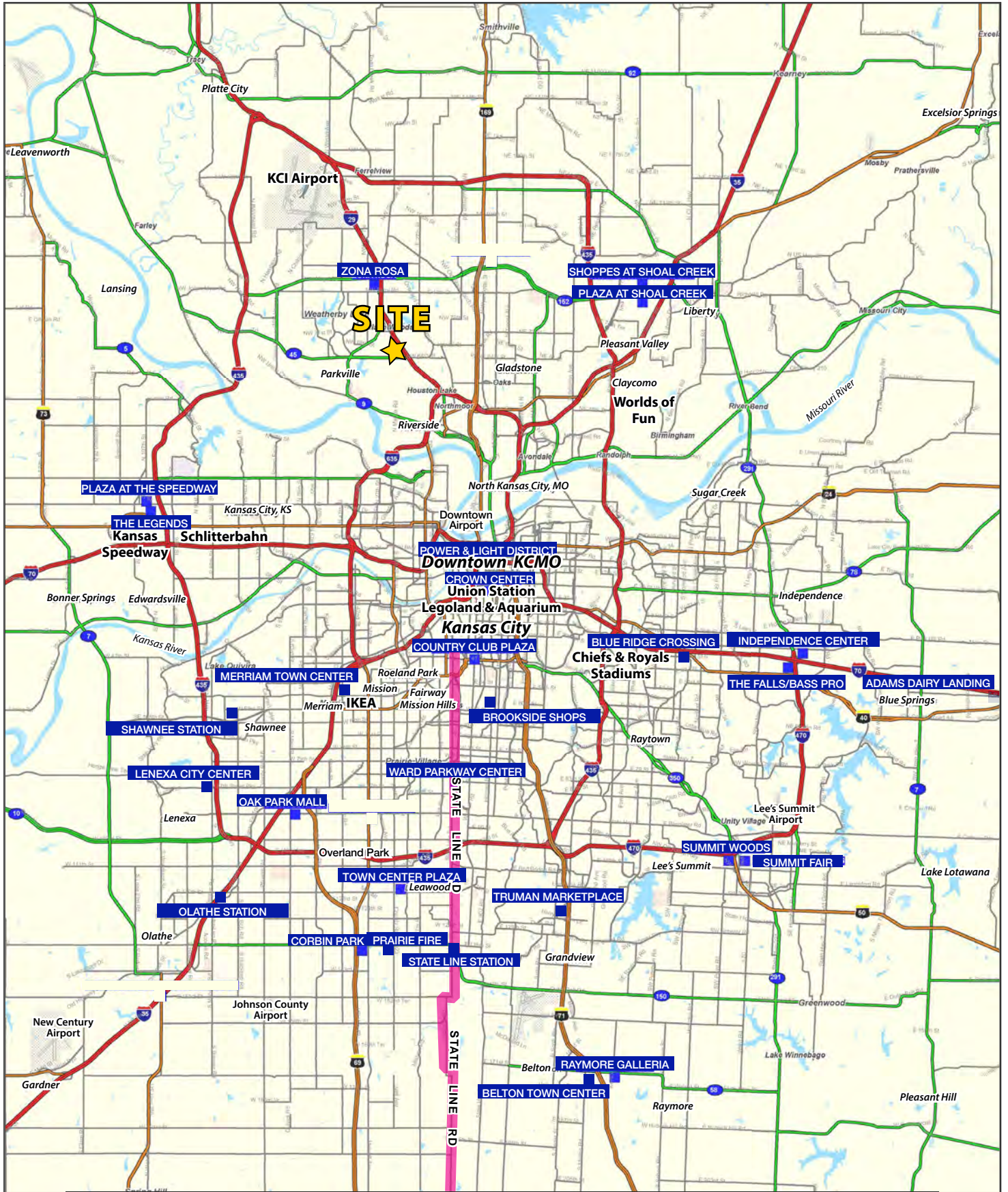
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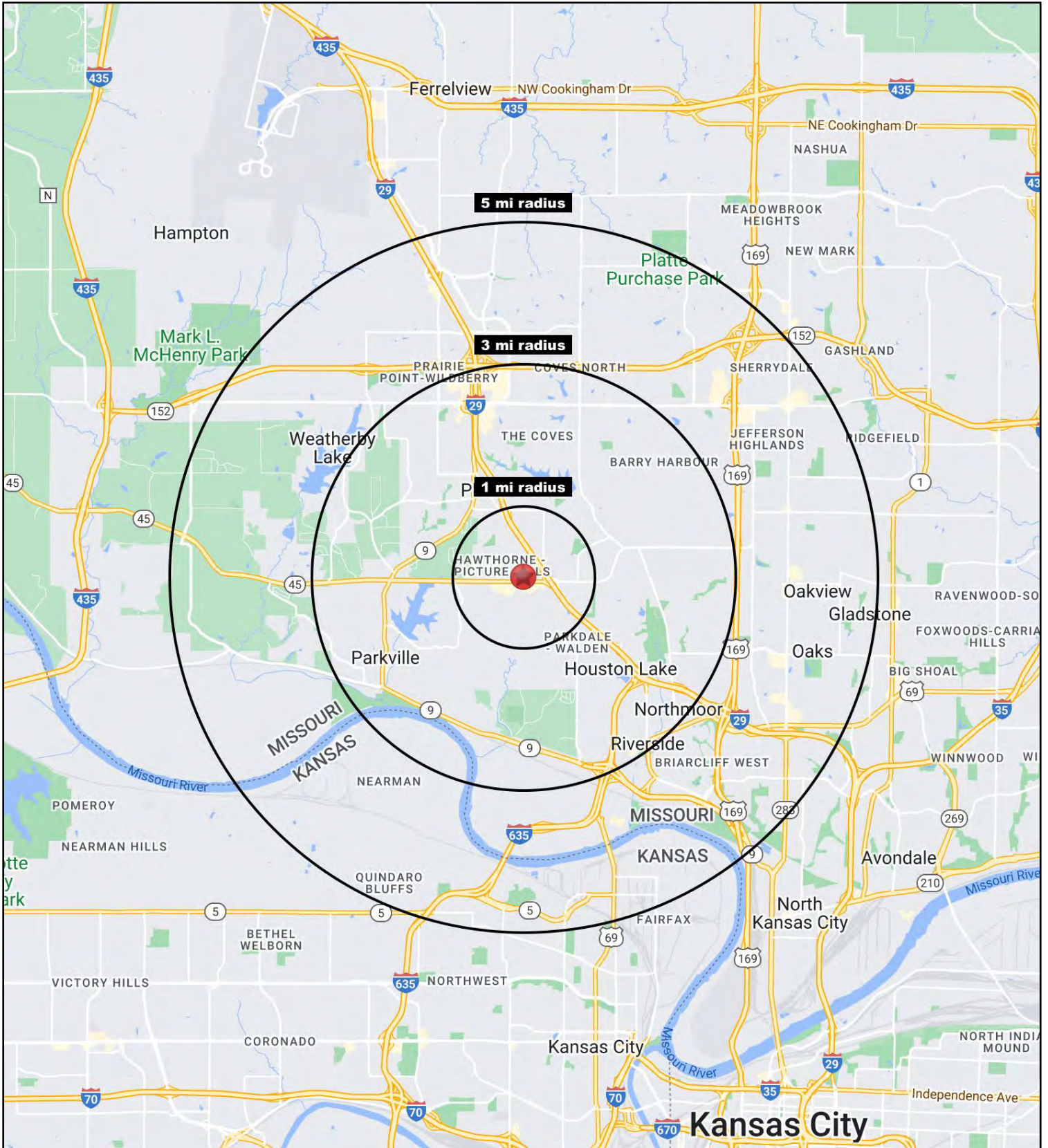




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6405 N. Cosby Avenue Kansas City, MO 64151	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	11,785	62,733	127,147
2028 Projected Population	13,148	67,088	134,677
2020 Census Population	11,051	60,870	123,563
2010 Census Population	8,110	52,893	107,296
Projected Annual Growth 2023 to 2028	2.3%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	3.5%	1.4%	1.4%
2023 Median Age	40.4	37.6	38.1
<b>Households</b>			
2023 Estimated Households	5,071	25,794	53,323
2028 Projected Households	5,805	28,340	57,755
2020 Census Households	4,714	24,691	51,280
2010 Census Households	3,495	21,819	44,997
Projected Annual Growth 2023 to 2028	2.9%	2.0%	1.7%
Historical Annual Growth 2010 to 2023	3.5%	1.4%	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	76.3%	76.2%	75.1%
2023 Estimated Black or African American	11.2%	10.7%	11.3%
2023 Estimated Asian or Pacific Islander	4.3%	4.9%	4.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2023 Estimated Other Races	7.8%	8.0%	8.8%
2023 Estimated Hispanic	7.5%	7.8%	8.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$107,313	\$118,082	\$115,915
2023 Estimated Median Household Income	\$100,892	\$95,282	\$90,204
2023 Estimated Per Capita Income	\$46,237	\$48,631	\$48,671
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.0%	3.5%
2023 Estimated High School Graduate	20.5%	21.6%	23.0%
2023 Estimated Some College	19.8%	22.2%	22.6%
2023 Estimated Associates Degree Only	7.5%	8.2%	8.3%
2023 Estimated Bachelors Degree Only	29.2%	27.3%	25.5%
2023 Estimated Graduate Degree	18.8%	16.4%	15.3%
<b>Business</b>			
2023 Estimated Total Businesses	359	1,933	4,402
2023 Estimated Total Employees	1,962	20,744	46,674
2023 Estimated Employee Population per Business	5.5	10.7	10.6
2023 Estimated Residential Population per Business	32.8	32.5	28.9

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