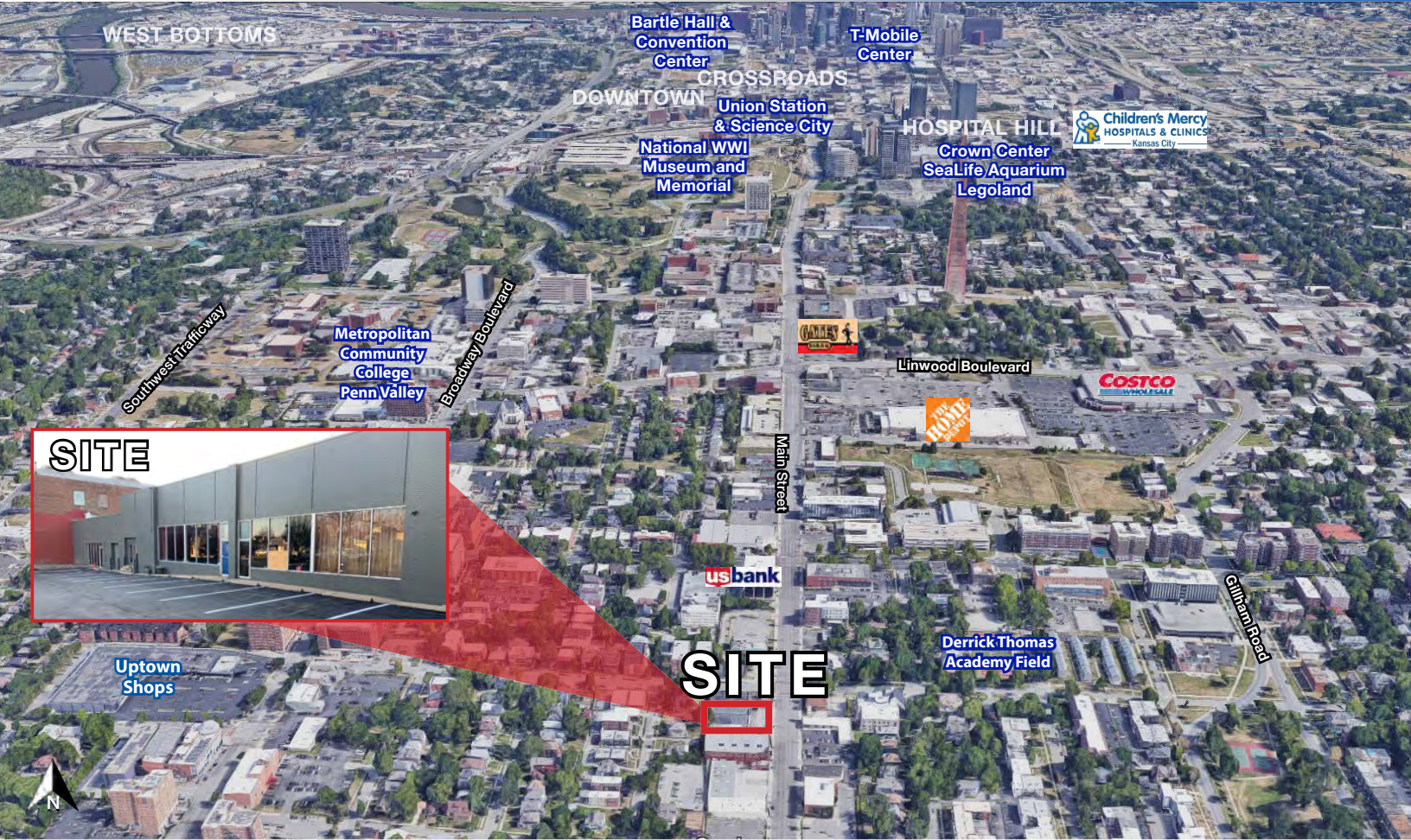




Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri



LEASE RATE: \$12-\$18/SF NNN | 5,000 - 15,000 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	21,055	116,612	269,870
Avg. Household Income	\$57,806	\$73,445	\$75,036

- B3-2 Zoning allowing multiple uses
- 12' clear height in 10,000 SF
- 25 existing parking spaces
- Two drive-in doors with additional storage are in the basement
- In the direct path of the Street Car extension
- Potential Redevelopment Opportunity for the right user

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

For More Information Contact: *Exclusive Agents*
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com
MARSHAL BLOUNT | 816.412.7342 | mblount@blockandco.com
PHIL PECK, CCIM | 816.412.7364 | ppeck@blockandco.com



Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

PHOTOS





Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

AERIAL





Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

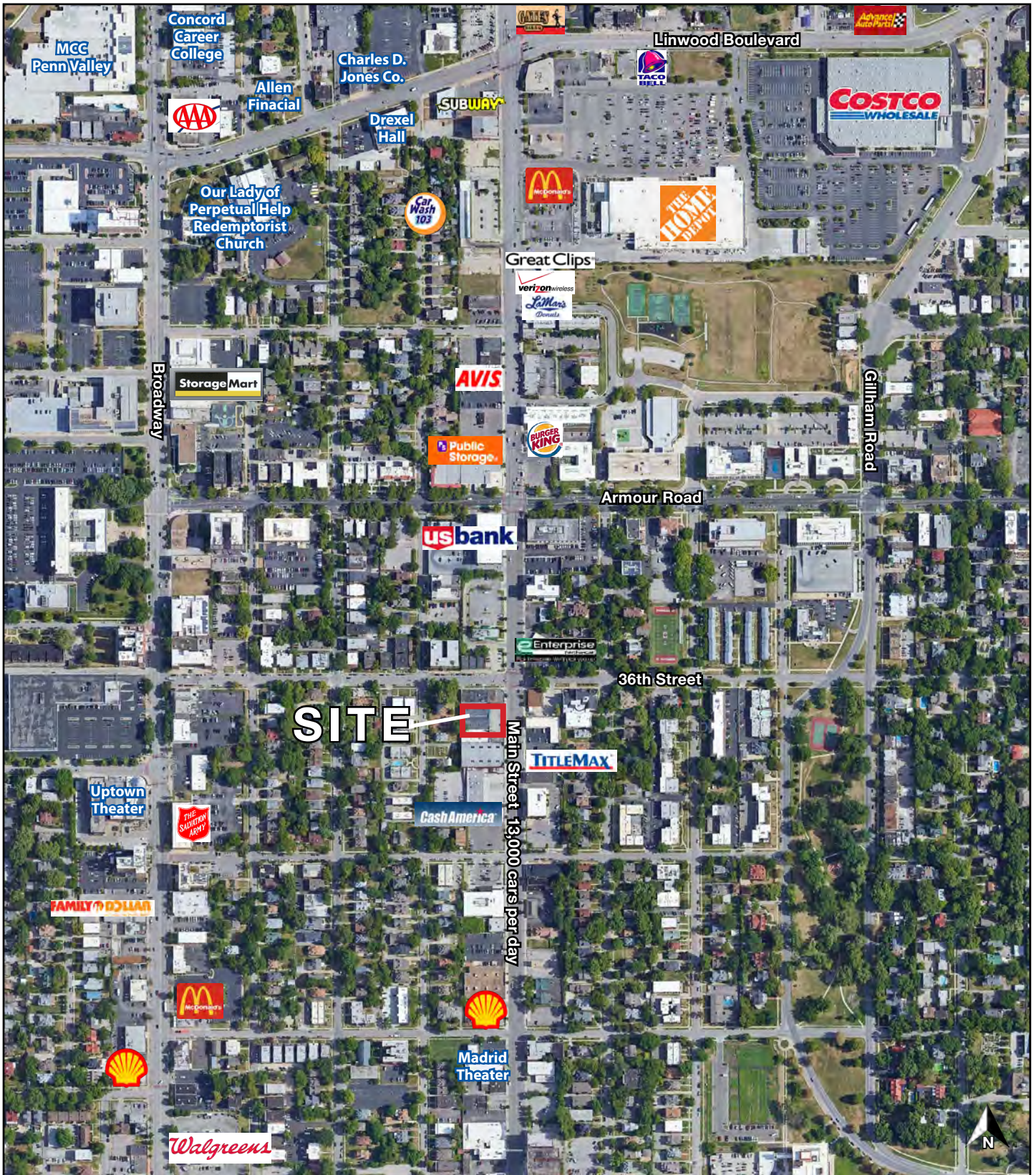
AERIAL



Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

AERIAL



Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

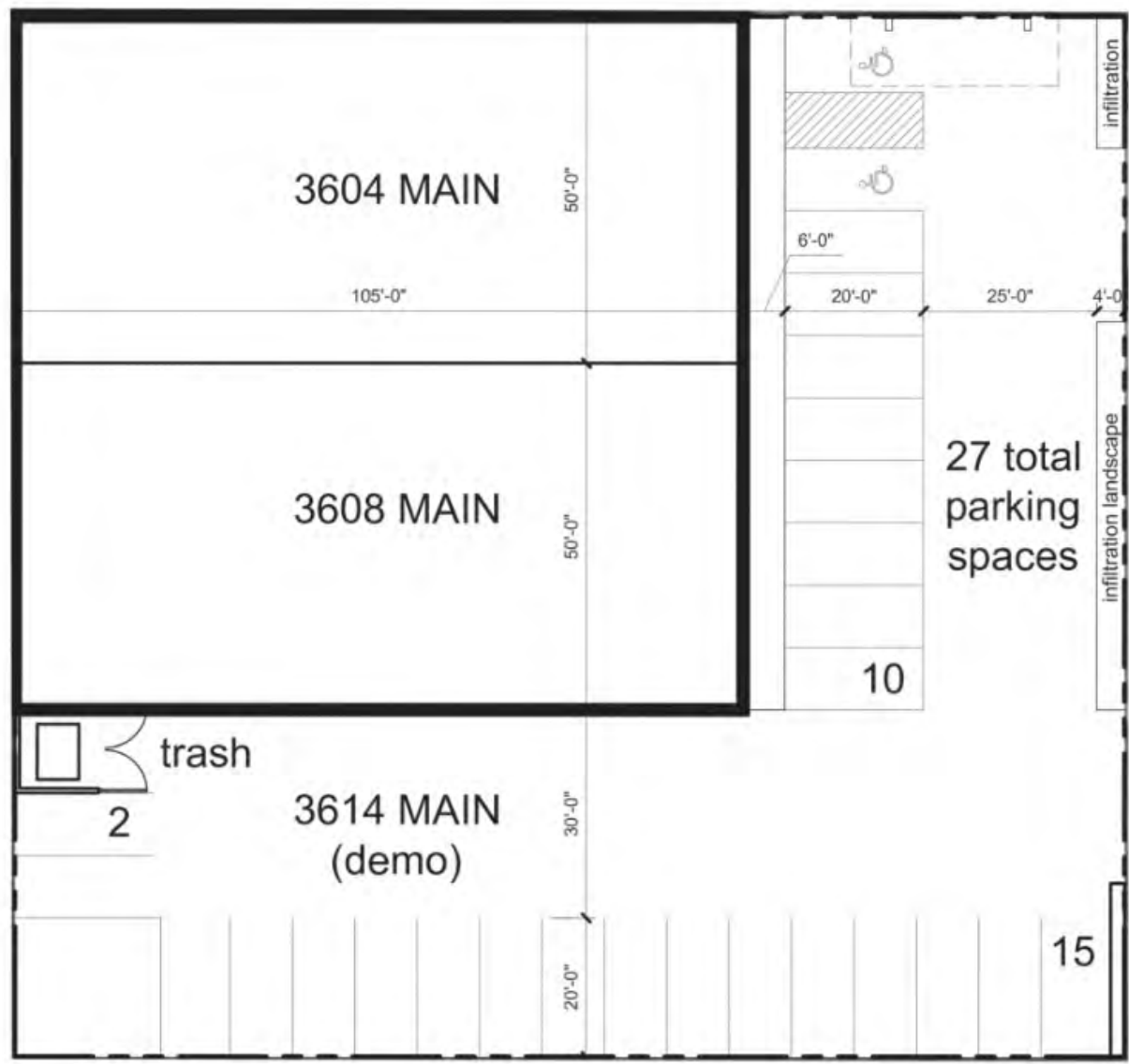




Main Street Property For Lease

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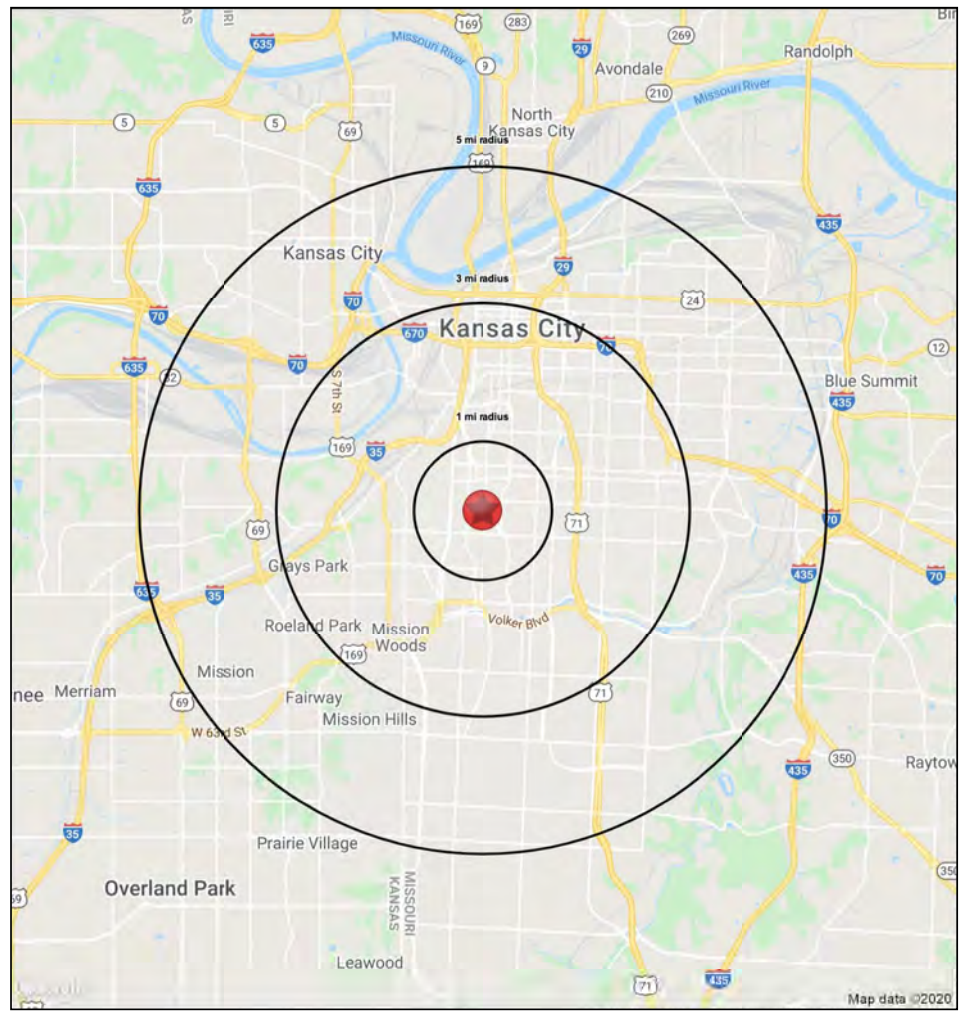
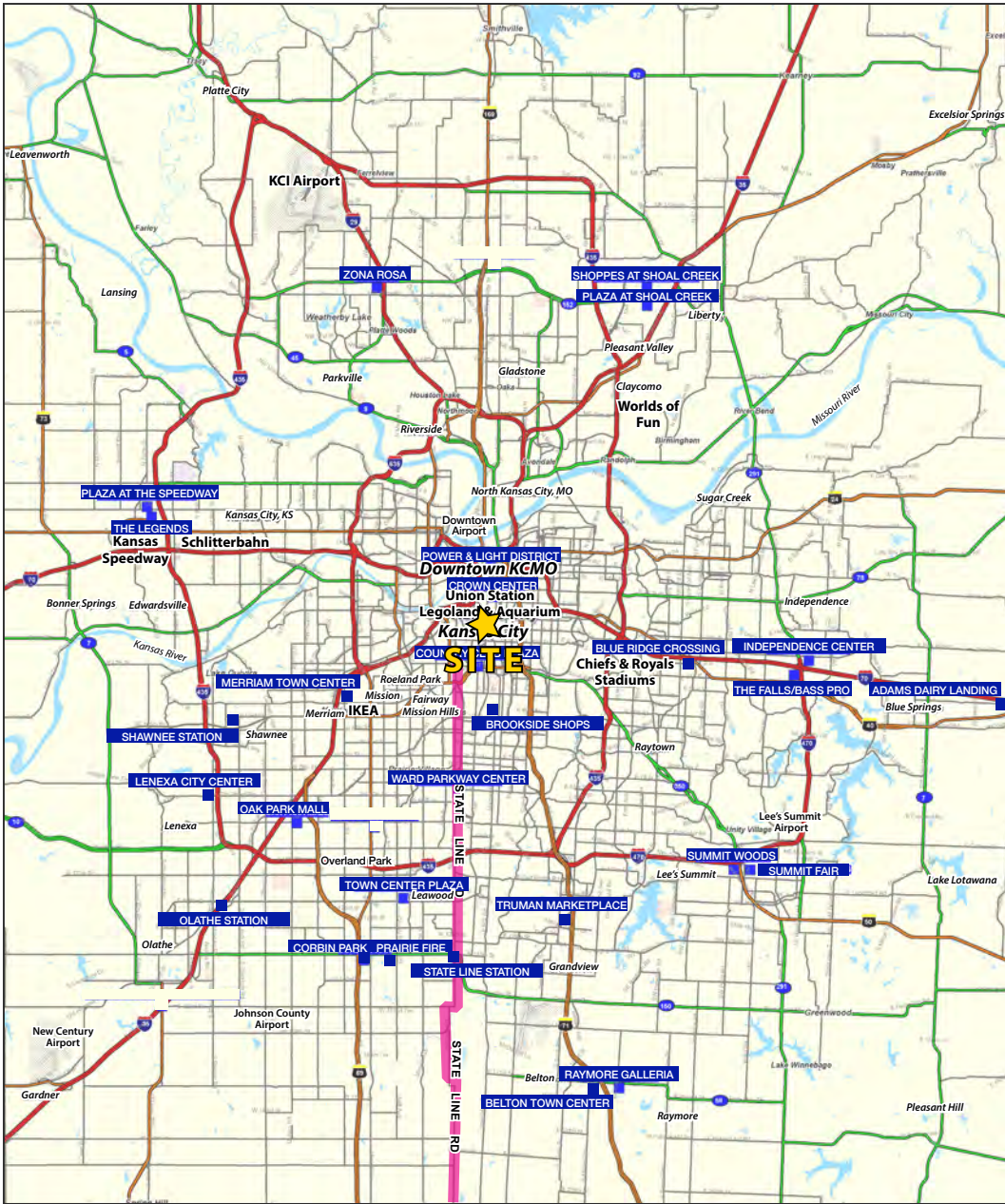
PLAN





Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com



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Main Street Property For Lease

3604-3614 Main Street, Kansas City, Missouri

3604 Main Street

Kansas City, MO 64111

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	21,055	116,612	269,870
	2025 Projected Population	21,861	122,600	283,753
	2010 Census Population	18,395	105,149	253,797
	2000 Census Population	20,395	116,616	275,889
	Projected Annual Growth 2020 to 2025	0.8%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	0.2%	-	-0.1%
	2020 Median Age	34.2	34.9	34.6
HOUSEHOLDS	2020 Estimated Households	12,444	59,291	122,468
	2025 Projected Households	12,516	60,860	126,582
	2010 Census Households	10,162	49,529	107,965
	2000 Census Households	10,856	53,458	115,677
	Projected Annual Growth 2020 to 2025	0.1%	0.5%	0.7%
	Historical Annual Growth 2000 to 2020	0.7%	0.5%	0.3%
RACE AND ETHNICITY	2020 Estimated White	62.2%	47.6%	49.3%
	2020 Estimated Black or African American	23.6%	39.4%	32.7%
	2020 Estimated Asian or Pacific Islander	2.5%	3.2%	3.8%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.6%
	2020 Estimated Other Races	11.0%	9.2%	13.6%
	2020 Estimated Hispanic	14.1%	12.2%	20.1%
INCOME	2020 Estimated Average Household Income	\$57,806	\$73,445	\$75,036
	2020 Estimated Median Household Income	\$50,387	\$54,541	\$55,742
	2020 Estimated Per Capita Income	\$34,352	\$37,635	\$34,273
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.2%	6.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	7.5%	8.9%
	2020 Estimated High School Graduate	16.8%	22.2%	24.1%
	2020 Estimated Some College	19.2%	19.9%	19.1%
	2020 Estimated Associates Degree Only	5.9%	5.8%	5.9%
	2020 Estimated Bachelors Degree Only	28.6%	23.8%	21.0%
	2020 Estimated Graduate Degree	21.7%	17.5%	14.8%
BUSINESS	2020 Estimated Total Businesses	2,295	10,544	16,808
	2020 Estimated Total Employees	31,400	185,829	263,501
	2020 Estimated Employee Population per Business	13.7	17.6	15.7
	2020 Estimated Residential Population per Business	9.2	11.1	16.1

