



INDEPENDENCE AVENUE RETAIL WITH LOT

3215-3221 Independence Avenue, Kansas City, MO



LEASE RATE \$2,400/MONTH | 2,044 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	19,403	89,163	196,107
Avg. Household Income	\$57,448	\$66,554	\$73,329

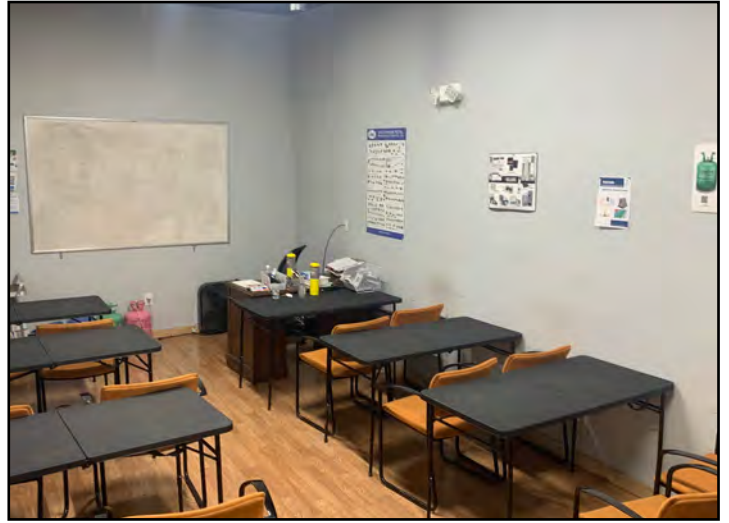
- Newly finished build out
- Property can be purchased for \$350,000
- High traffic on Independence Avenue
- Building and lot available for lease
- Zoned B3-2 on a 0.39 acre lot

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

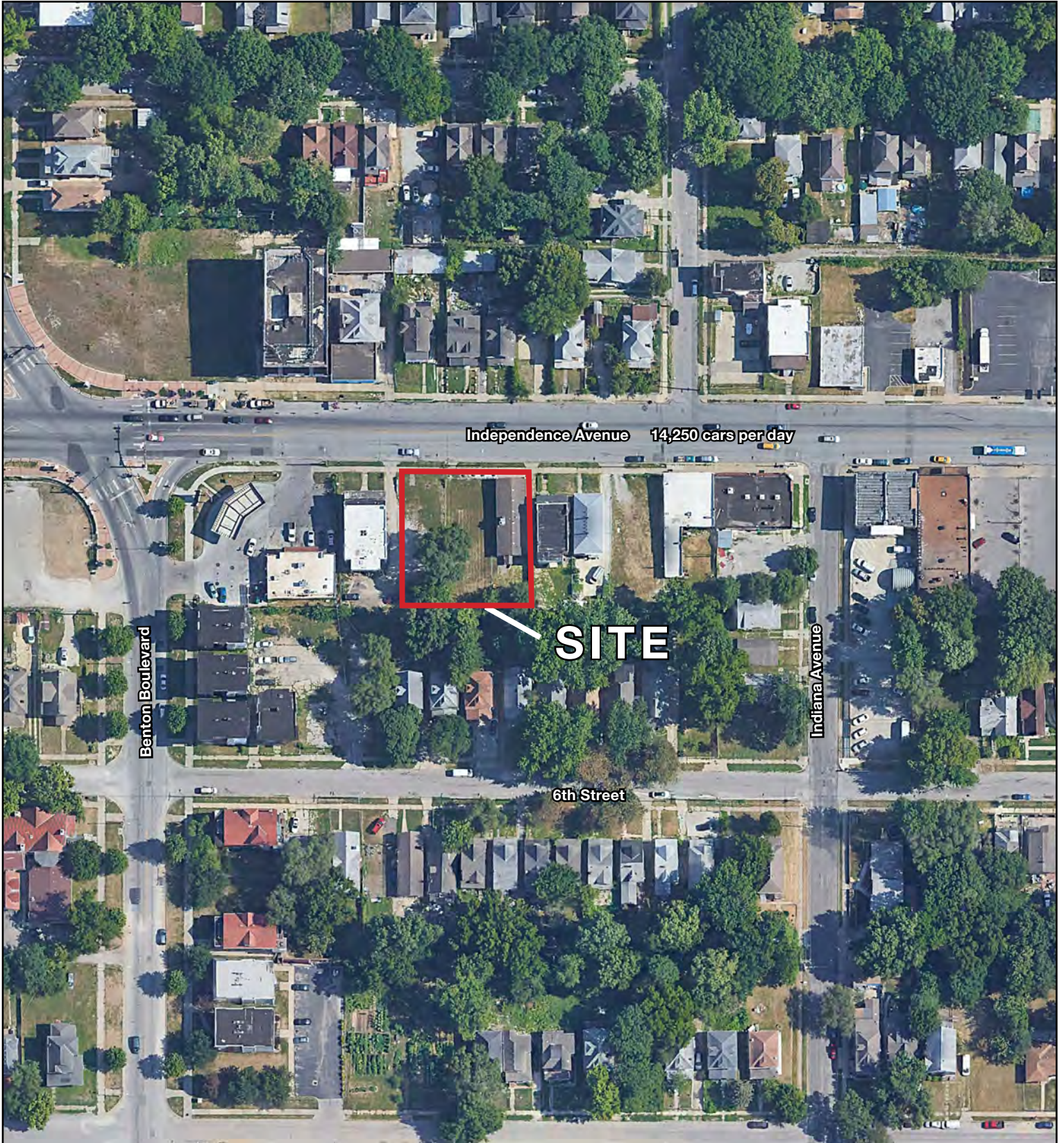
For More Information Contact: *Exclusive Agent*
WILL SANDERS | 816.412.7311 | wsanders@blockandco.com



PHOTOS



AERIAL

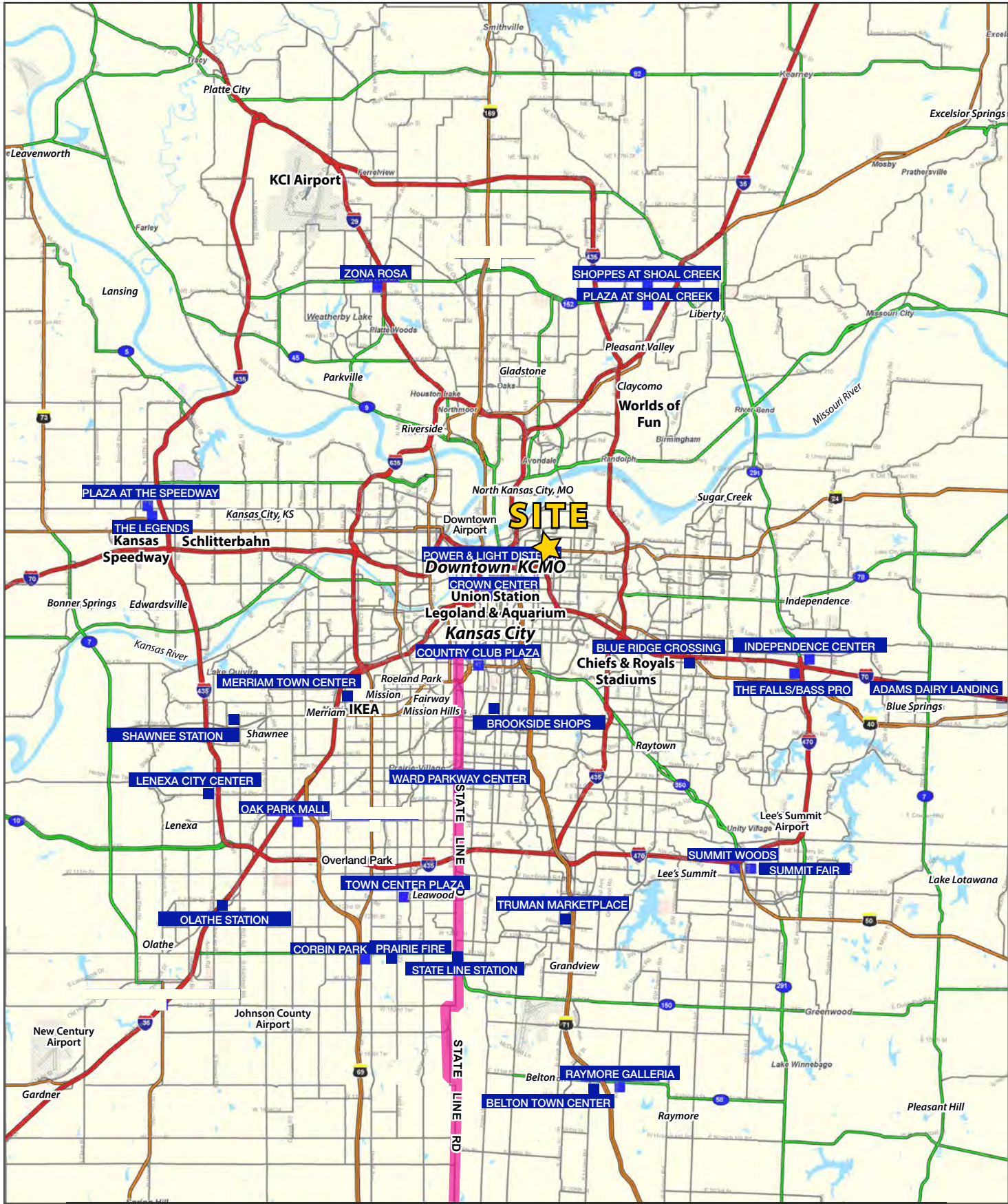


AERIAL



INDEPENDENCE AVENUE RETAIL WITH LOT

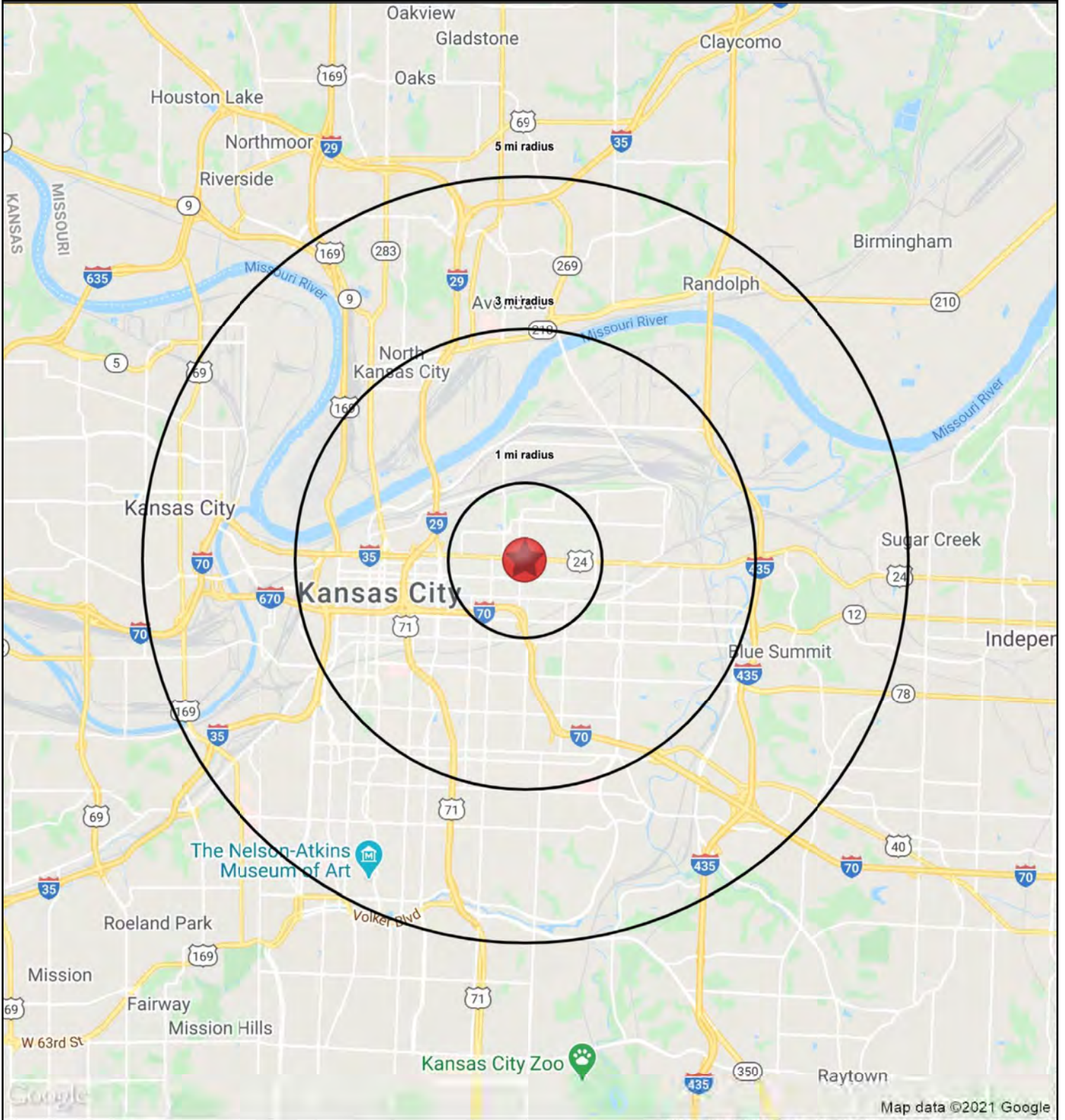
3215-3221 Independence Avenue, Kansas City, MO





INDEPENDENCE AVENUE RETAIL WITH LOT

3215-3221 Independence Avenue, Kansas City, MO





INDEPENDENCE AVENUE RETAIL WITH LOT

3215-3221 Independence Avenue, Kansas City, MO

3215-3221 Independence Ave Kansas City, MO 64124	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,403	89,163	196,107
2028 Projected Population	19,382	90,401	198,082
2020 Census Population	18,162	83,216	186,659
2010 Census Population	18,763	76,393	174,332
Projected Annual Growth 2023 to 2028	-	0.3%	0.2%
Historical Annual Growth 2010 to 2023	0.3%	1.3%	1.0%
2023 Median Age	32.0	33.1	35.0
Households			
2023 Estimated Households	6,616	38,255	85,988
2028 Projected Households	6,516	39,048	86,854
2020 Census Households	6,419	35,795	81,910
2010 Census Households	6,541	29,975	73,908
Projected Annual Growth 2023 to 2028	-0.3%	0.4%	0.2%
Historical Annual Growth 2010 to 2023	-	2.1%	1.3%
Race and Ethnicity			
2023 Estimated White	35.0%	37.8%	45.4%
2023 Estimated Black or African American	26.4%	34.1%	31.4%
2023 Estimated Asian or Pacific Islander	7.8%	4.8%	4.0%
2023 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2023 Estimated Other Races	29.8%	22.5%	18.5%
2023 Estimated Hispanic	35.8%	26.6%	21.5%
Income			
2023 Estimated Average Household Income	\$57,448	\$66,554	\$73,329
2023 Estimated Median Household Income	\$45,765	\$57,843	\$57,661
2023 Estimated Per Capita Income	\$19,742	\$28,961	\$32,536
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	9.9%	7.6%	6.1%
2023 Estimated Some High School (Grade Level 9 to 11)	11.2%	9.9%	8.8%
2023 Estimated High School Graduate	31.3%	27.9%	29.0%
2023 Estimated Some College	19.8%	18.9%	18.9%
2023 Estimated Associates Degree Only	6.5%	6.6%	6.9%
2023 Estimated Bachelors Degree Only	12.6%	17.9%	19.1%
2023 Estimated Graduate Degree	8.6%	11.1%	11.1%
Business			
2023 Estimated Total Businesses	483	6,477	12,347
2023 Estimated Total Employees	4,344	97,064	184,238
2023 Estimated Employee Population per Business	9.0	15.0	14.9
2023 Estimated Residential Population per Business	40.1	13.8	15.9

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

