



# STATE AVENUE SHOPPING CENTER Getting Renovated! Space For Lease

4835-4953 State Avenue, Kansas City, Kansas



CONCEPTUAL RENDERING

## 105,262 SQUARE FOOT SHOPPING CENTER

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,823	57,834	124,227
Avg. Household Income	\$84,863	\$64,321	\$68,002

- 7,000 - 20,000 SF available
- 20,000 end cap space for lease with a retail pad site out front
- Easy highway access, just off I-635
- Big renovations happening now
- Pad site also available for ground lease - call for pricing

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

For More Information Contact:

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Exclusive Agents



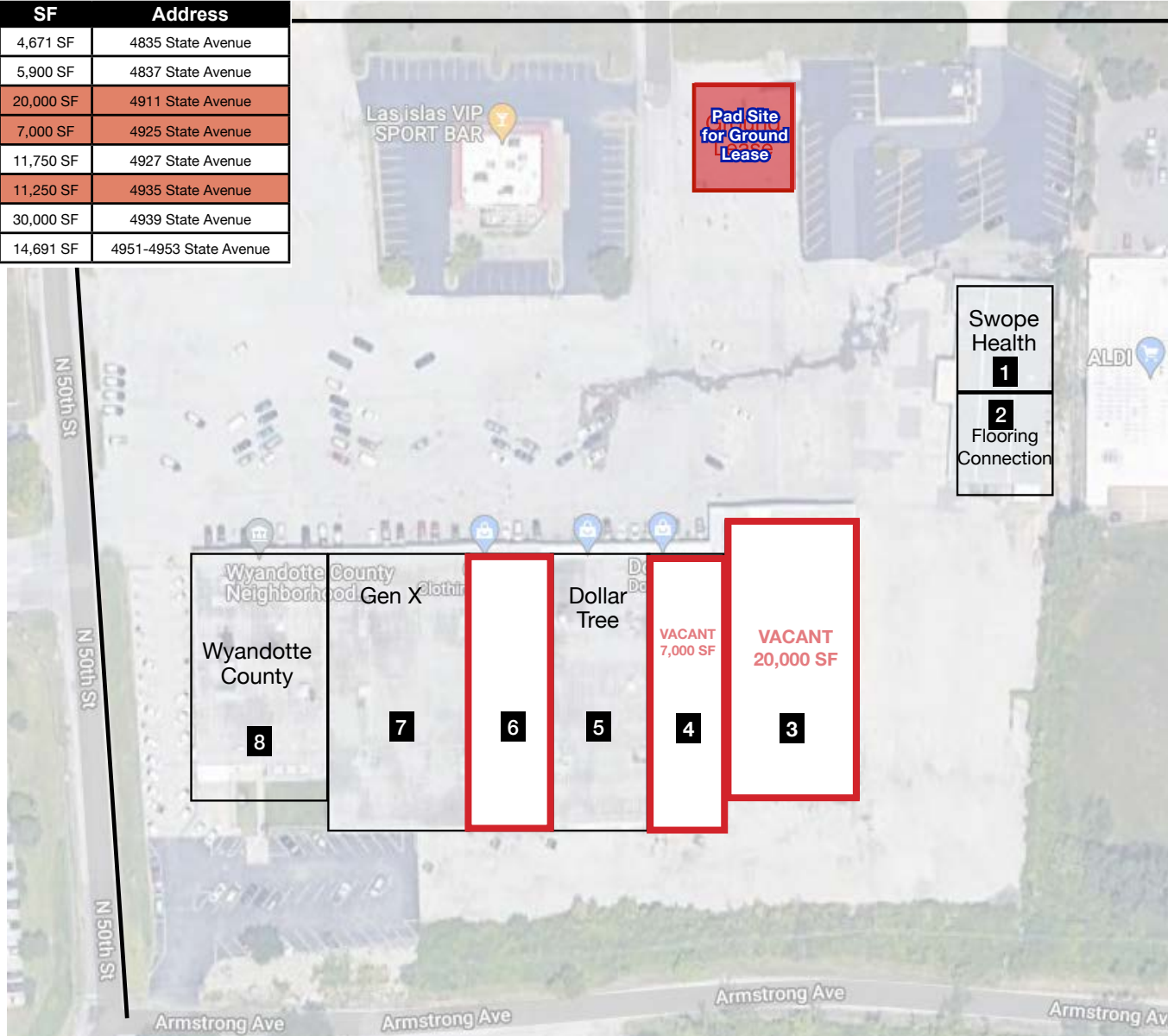


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## SITE PLAN

#	Name	SF	Address
1	Swope Health	4,671 SF	4835 State Avenue
2	Floor Connections	5,900 SF	4837 State Avenue
3	AVAILABLE	20,000 SF	4911 State Avenue
4	AVAILABLE	7,000 SF	4925 State Avenue
5	Dollar Tree	11,750 SF	4927 State Avenue
6	AVAILABLE	11,250 SF	4935 State Avenue
7	GenX	30,000 SF	4939 State Avenue
8	Unified Govt of Wyandotte County	14,691 SF	4951-4953 State Avenue





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AERIAL





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## DRONE IMAGERY





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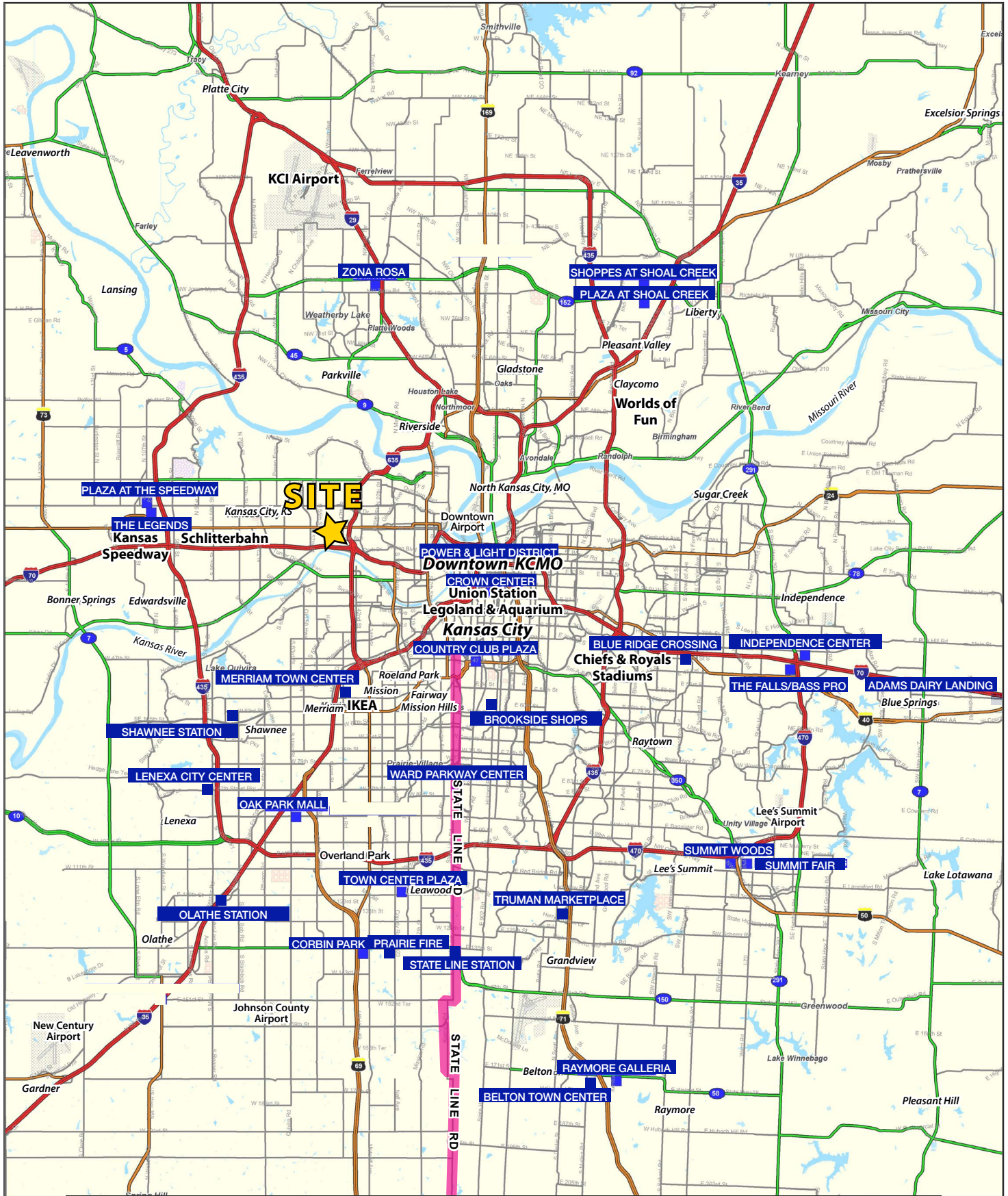
## DRONE IMAGERY





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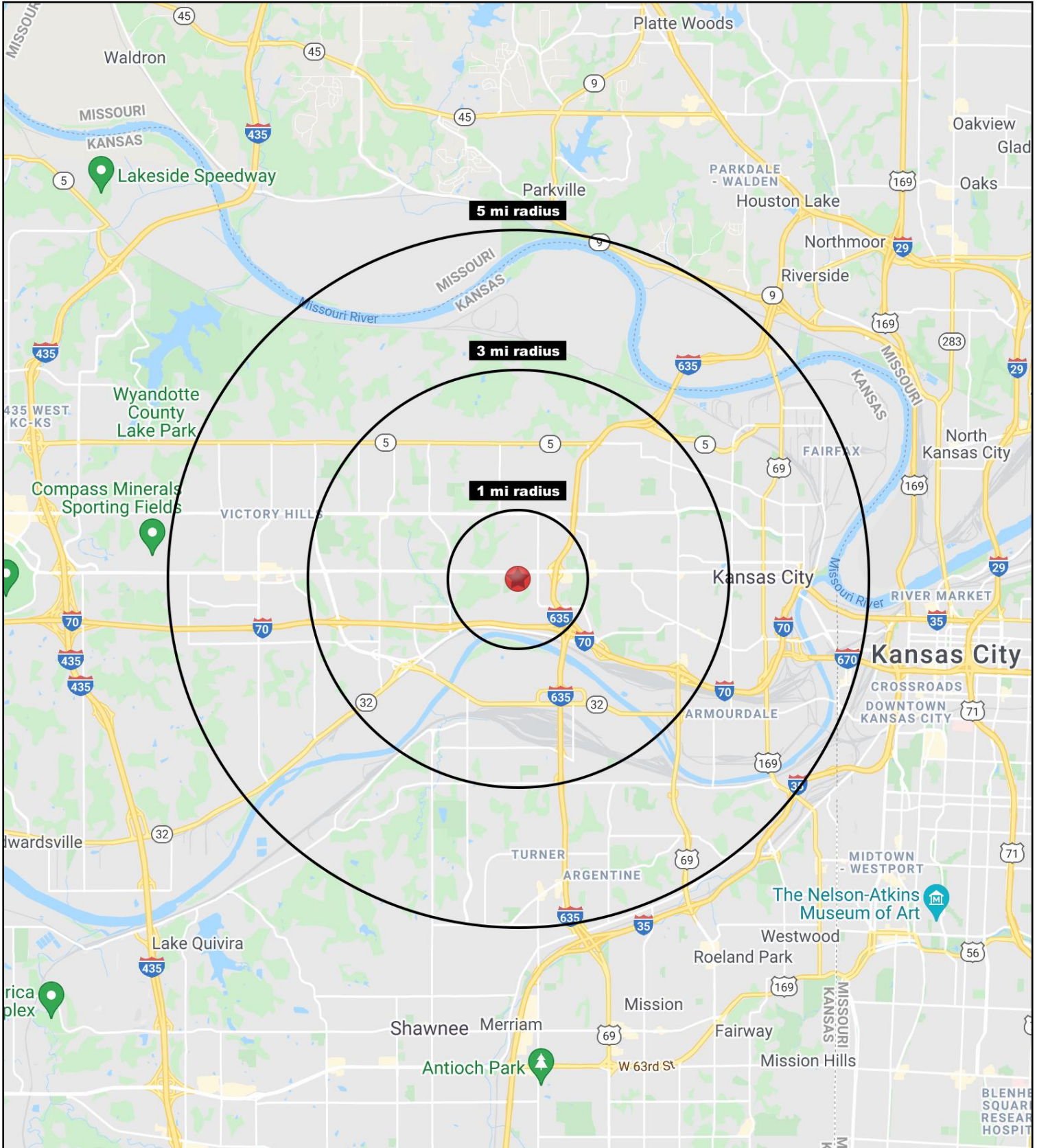
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4835 State Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,823	57,834	124,227
2028 Projected Population	3,839	58,800	126,576
2020 Census Population	3,879	58,403	125,491
2010 Census Population	3,672	57,071	121,338
Projected Annual Growth 2023 to 2028	-	0.3%	0.4%
Historical Annual Growth 2010 to 2023	0.3%	0.1%	0.2%
2023 Median Age	30.4	32.5	33.3
<b>Households</b>			
2023 Estimated Households	1,297	20,537	45,122
2028 Projected Households	1,288	20,618	45,364
2020 Census Households	1,300	20,501	45,004
2010 Census Households	1,230	20,081	44,004
Projected Annual Growth 2023 to 2028	-0.1%	-	0.1%
Historical Annual Growth 2010 to 2023	0.4%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	34.4%	34.3%	39.3%
2023 Estimated Black or African American	22.6%	26.4%	24.1%
2023 Estimated Asian or Pacific Islander	7.6%	7.0%	6.6%
2023 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2023 Estimated Other Races	34.4%	31.2%	29.0%
2023 Estimated Hispanic	41.0%	38.0%	35.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$84,863	\$64,621	\$68,002
2023 Estimated Median Household Income	\$51,519	\$46,954	\$49,126
2023 Estimated Per Capita Income	\$28,783	\$23,005	\$24,938
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	16.2%	12.7%	11.2%
2023 Estimated Some High School (Grade Level 9 to 11)	11.4%	11.1%	10.5%
2023 Estimated High School Graduate	29.9%	32.6%	33.8%
2023 Estimated Some College	18.9%	22.1%	20.9%
2023 Estimated Associates Degree Only	9.9%	8.1%	7.8%
2023 Estimated Bachelors Degree Only	9.6%	9.2%	10.9%
2023 Estimated Graduate Degree	4.0%	4.1%	4.9%
<b>Business</b>			
2023 Estimated Total Businesses	117	1,075	3,331
2023 Estimated Total Employees	2,075	17,348	52,430
2023 Estimated Employee Population per Business	17.8	16.1	15.7
2023 Estimated Residential Population per Business	32.8	53.8	37.3