



COMMERCIAL/RETAIL BUILDING FOR LEASE

9409 Blue Ridge Boulevard, Kansas City, MO 64138



LEASE RATE: \$3,600/MONTH NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,959	51,936	143,239
Avg. Household Income	\$62,793	\$61,932	\$68,742

- Free Standing 2,400 SF Building
- Drive-Thru Window
- Lot Size - 29,692 +/- sq. ft. (0.68 +/- acre)
- 35 Cars Striped Parking with Additional Parking Unmarked Parking
- Adaptable to many Commercial/Retail Concepts
- Just East of I-435 and Bannister Rd. Interchange
- Near Oracle, Cerner Innovation Campus Development
- Great Visibility and Easy Access



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BOB WALLEN | 816.412.7371 | bwallen@blockandco.com

Exclusive Agent



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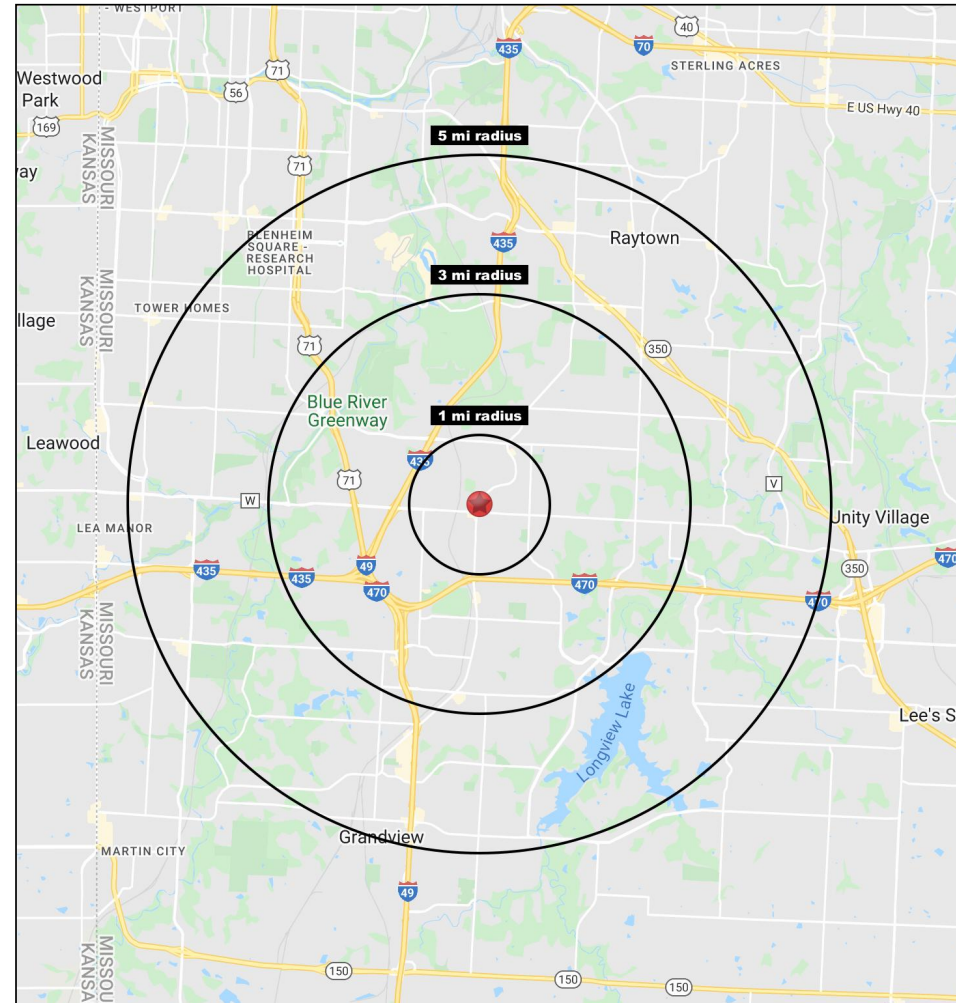
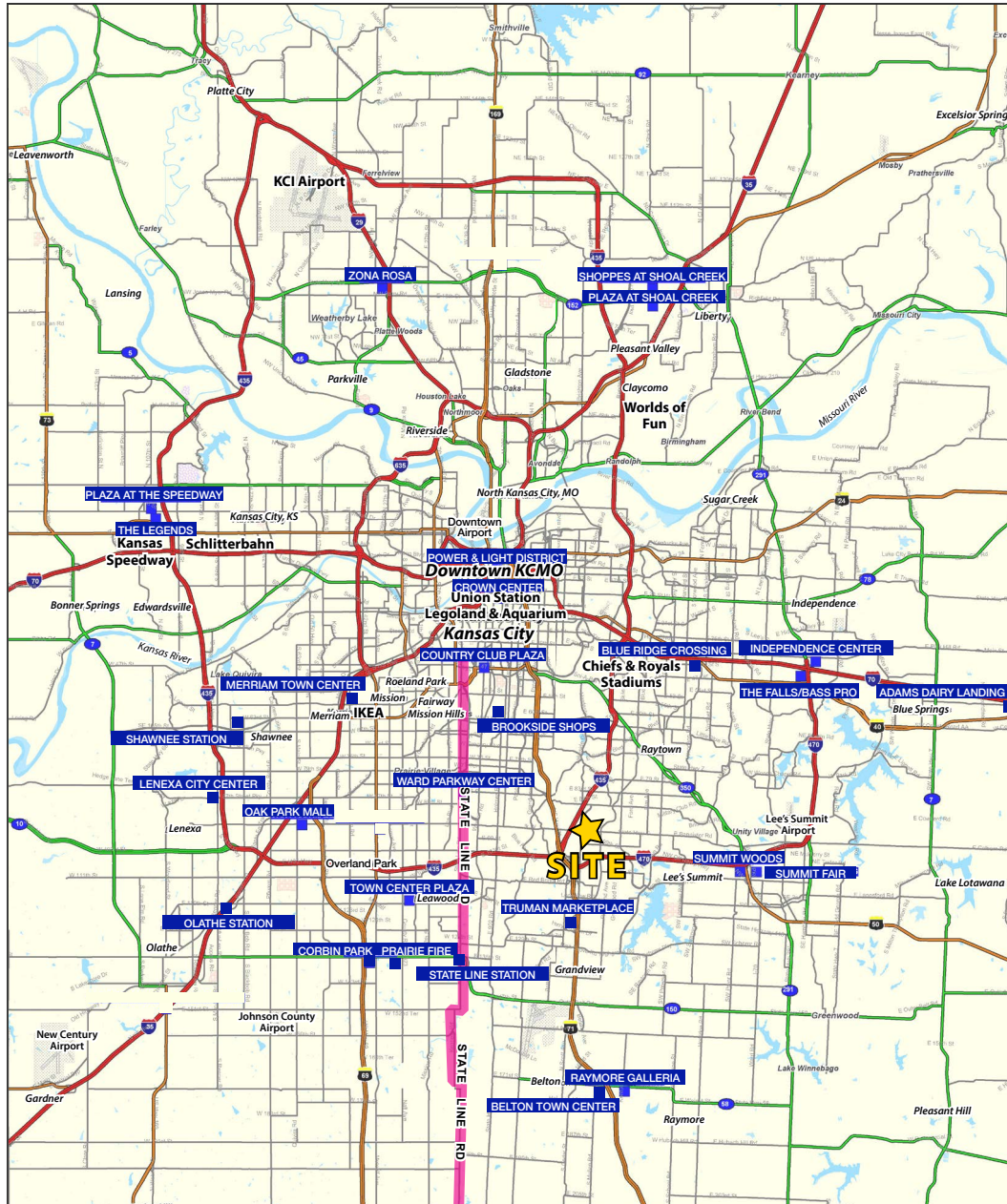
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9409 Blue Ridge Blvd Kansas City, MO 64138	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,959	51,936	143,239
2026 Projected Population	9,948	51,919	144,524
2020 Census Population	9,943	51,807	142,265
2010 Census Population	9,759	50,557	137,538
Projected Annual Growth 2021 to 2026	-	-	0.2%
Historical Annual Growth 2010 to 2021	0.2%	0.2%	0.4%
2021 Median Age	34.1	34.9	36.7
Households			
2021 Estimated Households	3,984	20,619	59,419
2026 Projected Households	4,043	20,969	60,777
2020 Census Households	3,982	20,607	59,136
2010 Census Households	3,891	19,931	56,564
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.5%
Historical Annual Growth 2010 to 2021	0.2%	0.3%	0.5%
Race and Ethnicity			
2021 Estimated White	28.5%	37.3%	43.5%
2021 Estimated Black or African American	53.9%	46.5%	41.4%
2021 Estimated Asian or Pacific Islander	3.0%	2.2%	2.1%
2021 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2021 Estimated Other Races	14.1%	13.4%	12.4%
2021 Estimated Hispanic	8.9%	8.4%	7.7%
Income			
2021 Estimated Average Household Income	\$62,793	\$61,932	\$68,742
2021 Estimated Median Household Income	\$45,324	\$48,669	\$55,284
2021 Estimated Per Capita Income	\$25,207	\$24,650	\$28,587
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.4%	2.2%
2021 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.8%	6.2%
2021 Estimated High School Graduate	32.6%	33.8%	30.9%
2021 Estimated Some College	22.7%	26.8%	25.2%
2021 Estimated Associates Degree Only	10.8%	8.5%	7.6%
2021 Estimated Bachelors Degree Only	17.8%	15.9%	18.2%
2021 Estimated Graduate Degree	4.4%	6.9%	9.7%
Business			
2021 Estimated Total Businesses	173	935	3,900
2021 Estimated Total Employees	1,457	10,831	48,922
2021 Estimated Employee Population per Business	8.4	11.6	12.5
2021 Estimated Residential Population per Business	57.6	55.6	36.7

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