



39TH & BELL RETAIL CENTER

1714-1726 W. 39th Street, Kansas City, Missouri



RETAIL/RESTAURANT SPACE FOR LEASE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,680	102,506	274,461
Avg. Household Income	\$69,825	\$90,256	\$81,554

- Located in the 39th Street Restaurant Corridor
- 2,839 SF end cap space available
- Rare off street parking and great visibility
- Walking distance to KU Medical Center
- High pedestrian traffic area
- Join other national and local restaurants and retail



CLICK HERE TO VIEW MORE LISTING INFORMATION

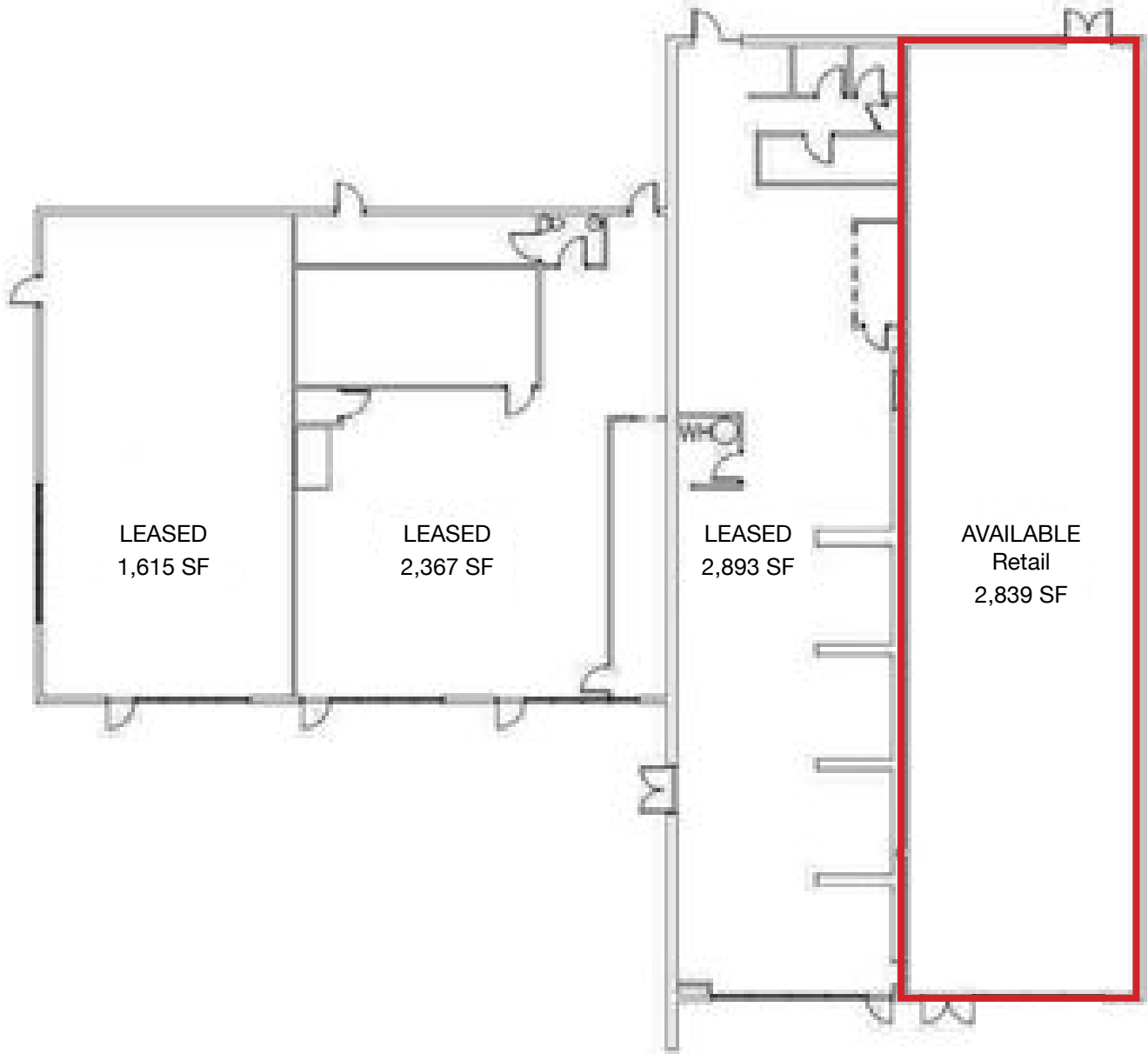
For More Information Contact:

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Exclusive Agent

SITE PLAN



9,714 SF Total



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AERIAL

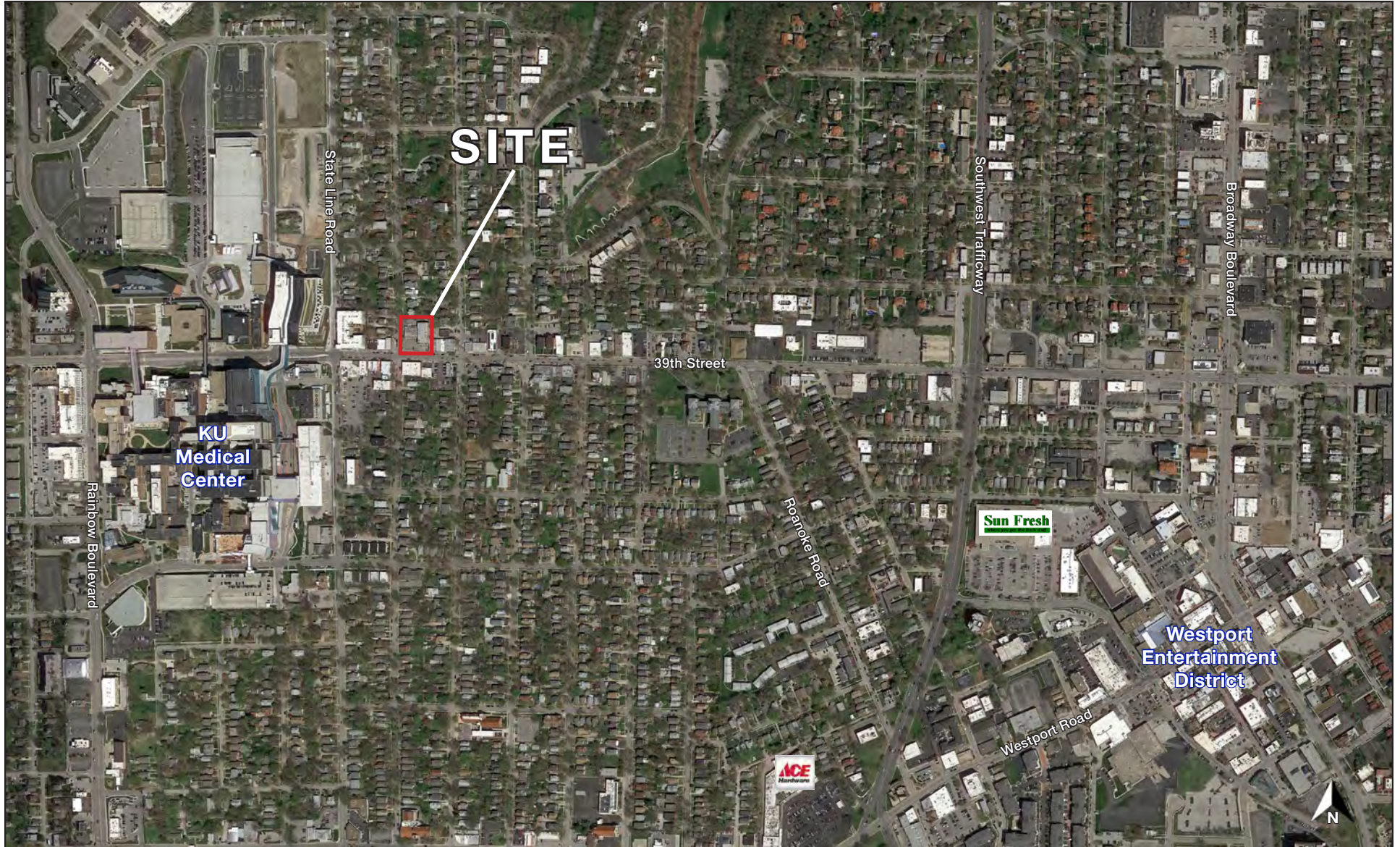




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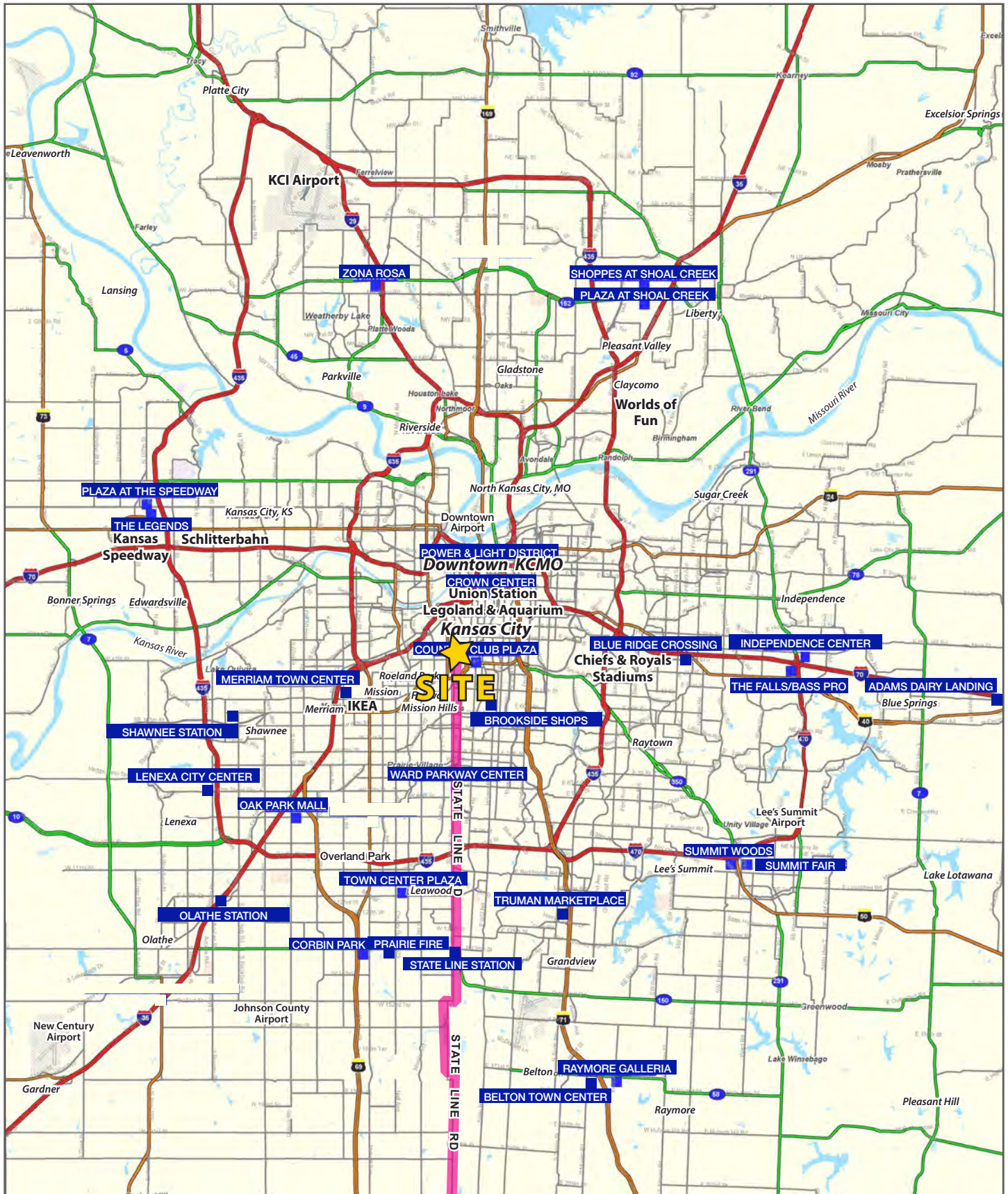
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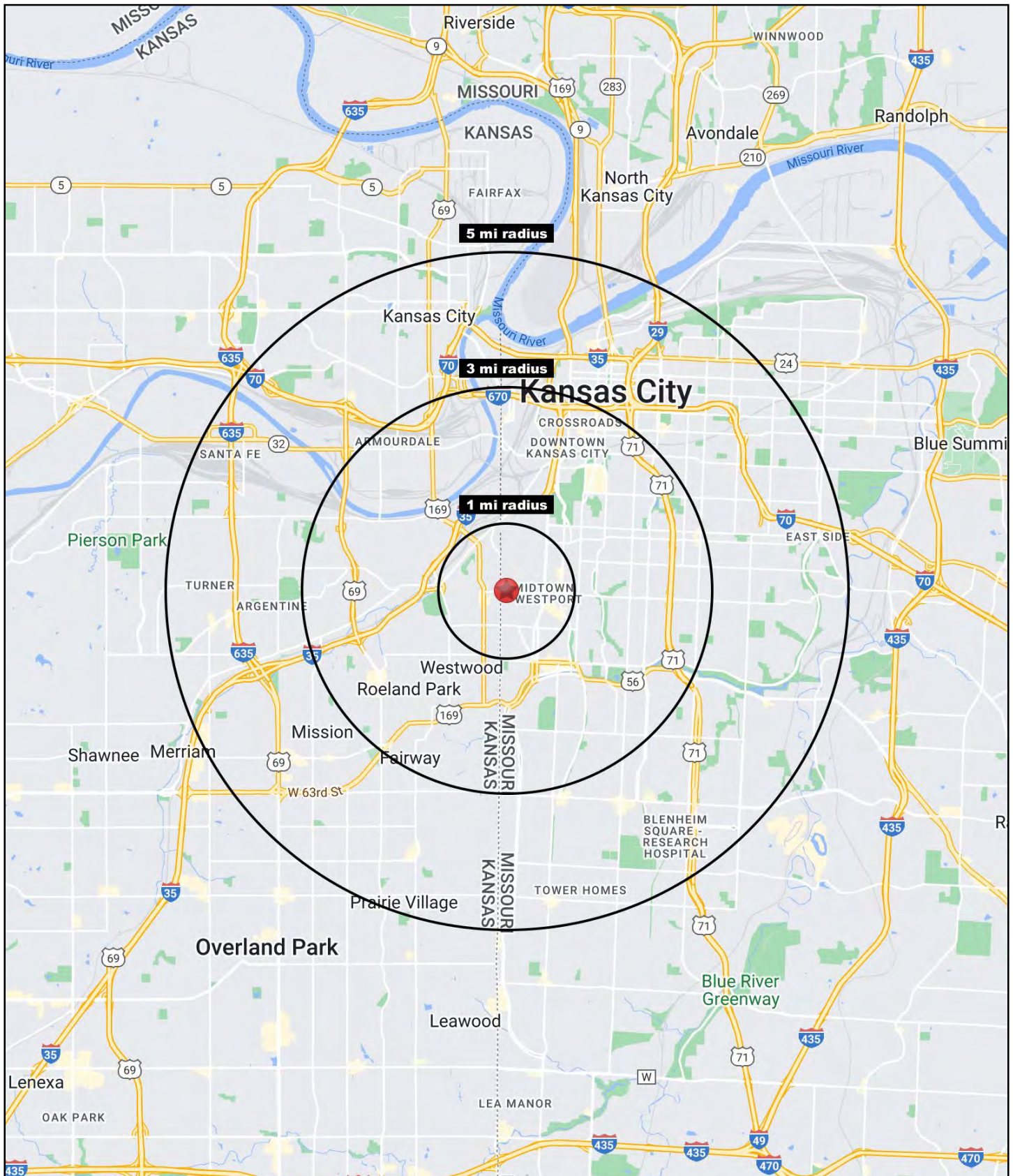
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1714-1726 W. 39th Street Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	17,680	102,506	274,461
2026 Projected Population	17,968	105,337	279,897
2020 Census Population	17,871	101,364	273,921
2010 Census Population	16,961	94,851	259,616
Projected Annual Growth 2021 to 2026	0.3%	0.6%	0.4%
Historical Annual Growth 2010 to 2021	0.4%	0.7%	0.5%
2021 Median Age	34.8	34.9	35.2
Households			
2021 Estimated Households	9,522	48,475	121,068
2026 Projected Households	9,716	50,590	126,107
2020 Census Households	9,628	47,709	120,853
2010 Census Households	9,311	44,246	112,015
Projected Annual Growth 2021 to 2026	0.4%	0.9%	0.8%
Historical Annual Growth 2010 to 2021	0.2%	0.9%	0.7%
Race and Ethnicity			
2021 Estimated White	61.2%	53.6%	47.1%
2021 Estimated Black or African American	12.3%	21.3%	27.6%
2021 Estimated Asian or Pacific Islander	4.8%	5.5%	4.2%
2021 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2021 Estimated Other Races	20.7%	18.8%	20.4%
2021 Estimated Hispanic	23.1%	19.8%	21.0%
Income			
2021 Estimated Average Household Income	\$69,825	\$90,256	\$81,554
2021 Estimated Median Household Income	\$54,887	\$66,122	\$62,059
2021 Estimated Per Capita Income	\$37,931	\$42,963	\$36,275
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.7%	5.2%
2021 Estimated Some High School (Grade Level 9 to 11)	3.6%	5.9%	7.7%
2021 Estimated High School Graduate	16.2%	19.8%	23.9%
2021 Estimated Some College	16.1%	16.4%	18.3%
2021 Estimated Associates Degree Only	5.6%	5.4%	5.8%
2021 Estimated Bachelors Degree Only	34.6%	28.1%	23.4%
2021 Estimated Graduate Degree	21.4%	20.7%	15.8%
Business			
2021 Estimated Total Businesses	1,234	6,934	14,050
2021 Estimated Total Employees	16,234	114,094	222,712
2021 Estimated Employee Population per Business	13.2	16.5	15.9
2021 Estimated Residential Population per Business	14.3	14.8	19.5

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