



# TEXAS TOM'S INVESTMENT SALE

6250 N. Oak Trafficway, Kansas City, Missouri




**SALE PRICE: \$1,110,000 | COMBINED CAP RATE 7.58%**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,726	81,636	175,823
Avg. Household Income	\$57,774	\$76,202	\$78,874

- Great quick service location
- Large lot - 1.15 acres
- 3,824 SF building
- New five year lease term
- NNN lease
- Experienced operator

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

For More Information Contact: *Exclusive Agents*  
CARSON ST. CLAIR | 816.412.7306 | [cstclair@blockandco.com](mailto:cstclair@blockandco.com)  
JAY FRIEDMAN | 816.412.7334 | [jfriedman@blockandco.com](mailto:jfriedman@blockandco.com)



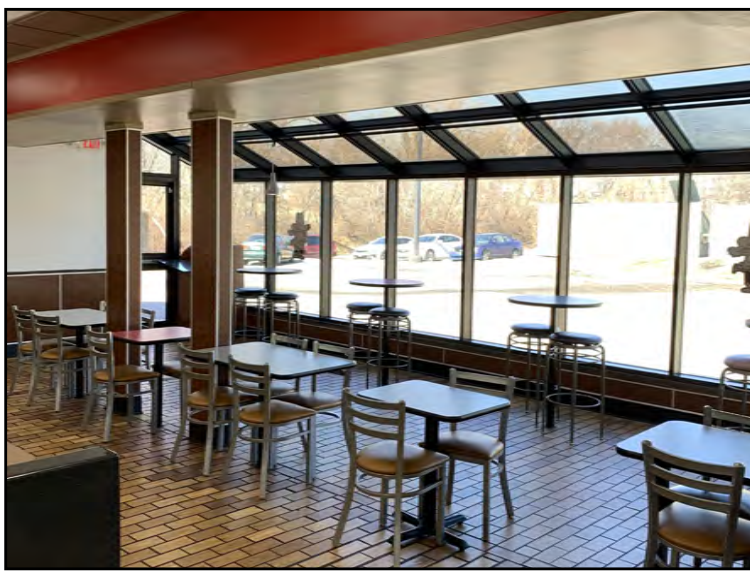
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## PHOTOS





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DRONE PHOTO

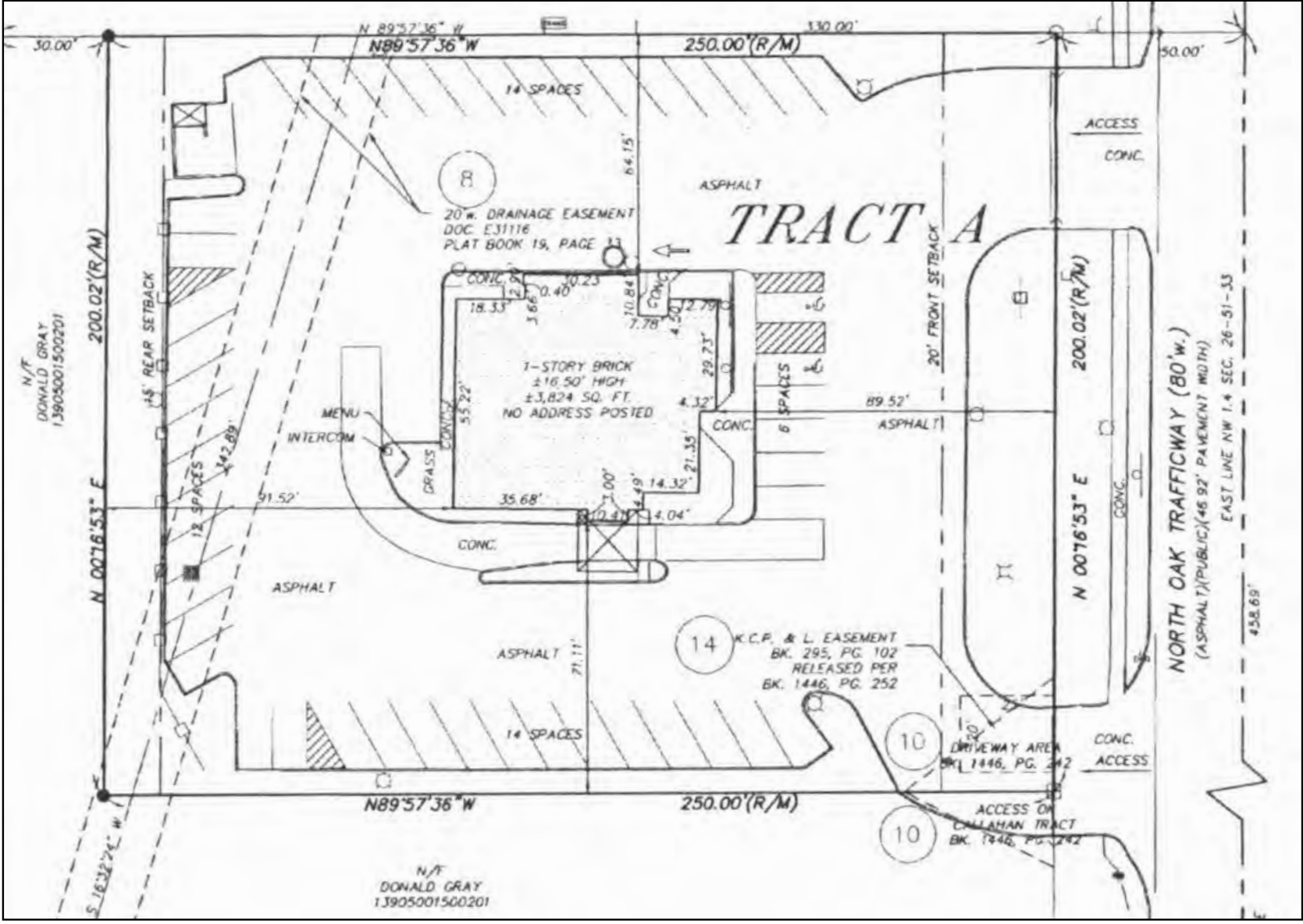




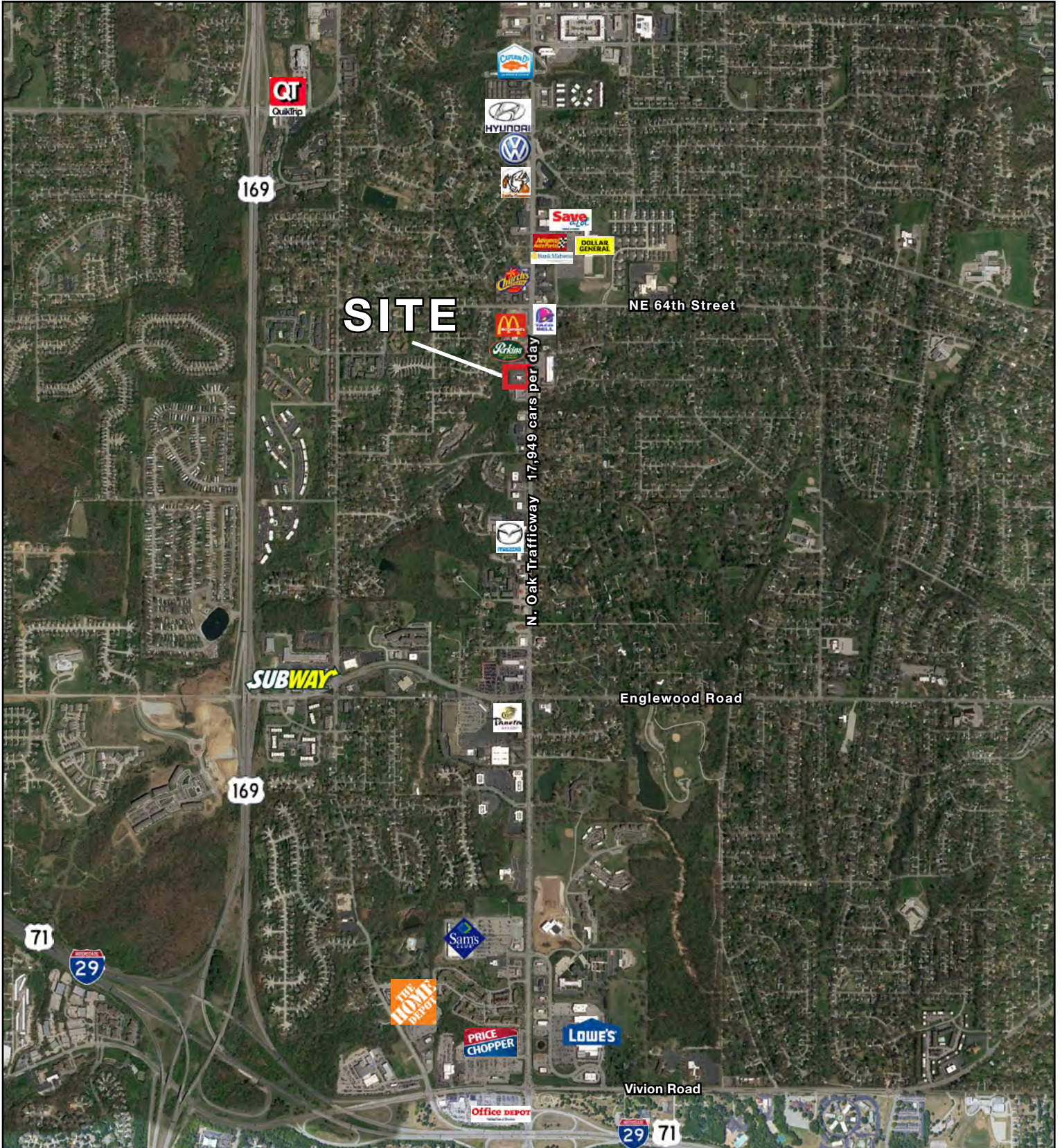
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## SITE PLAN



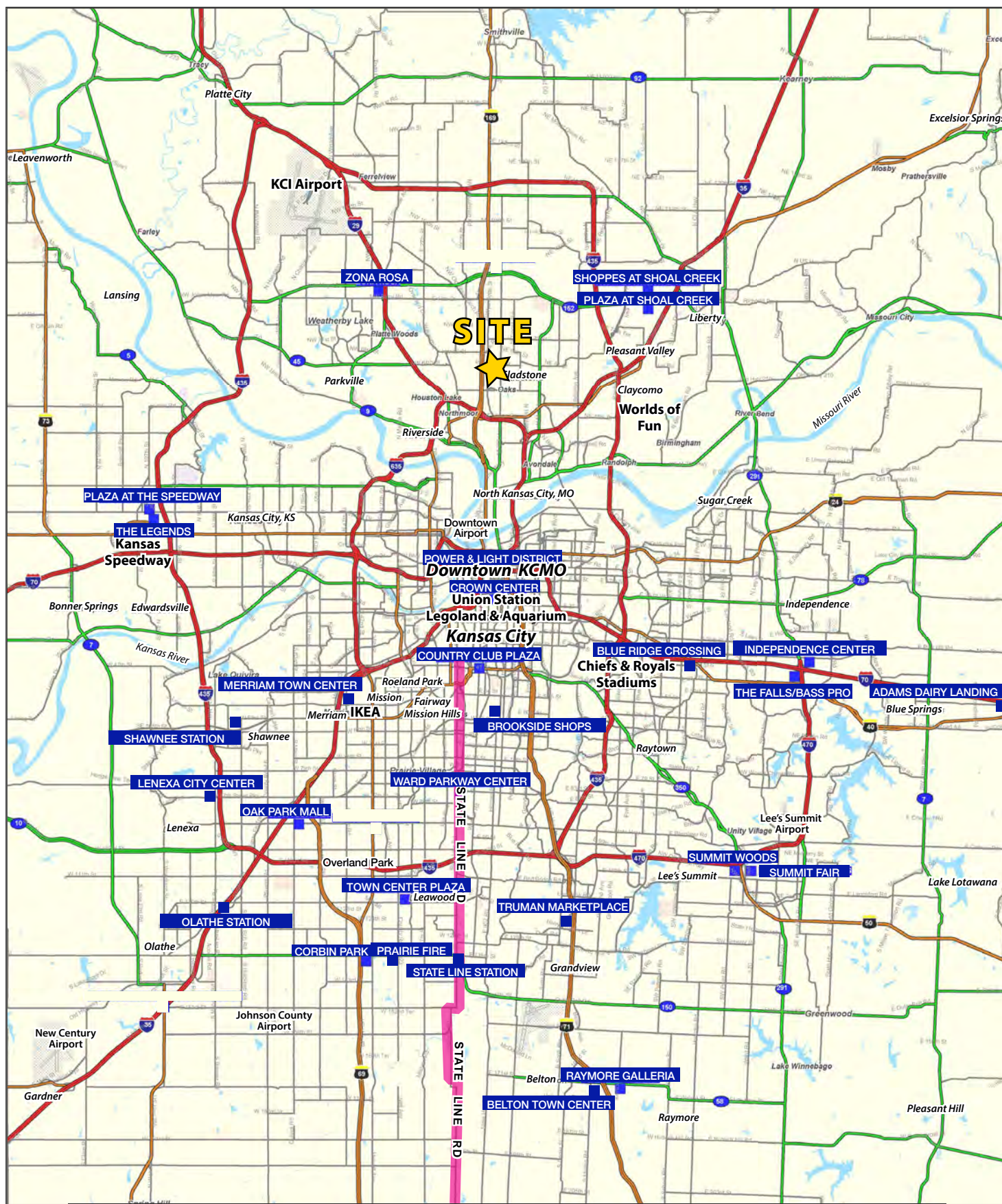
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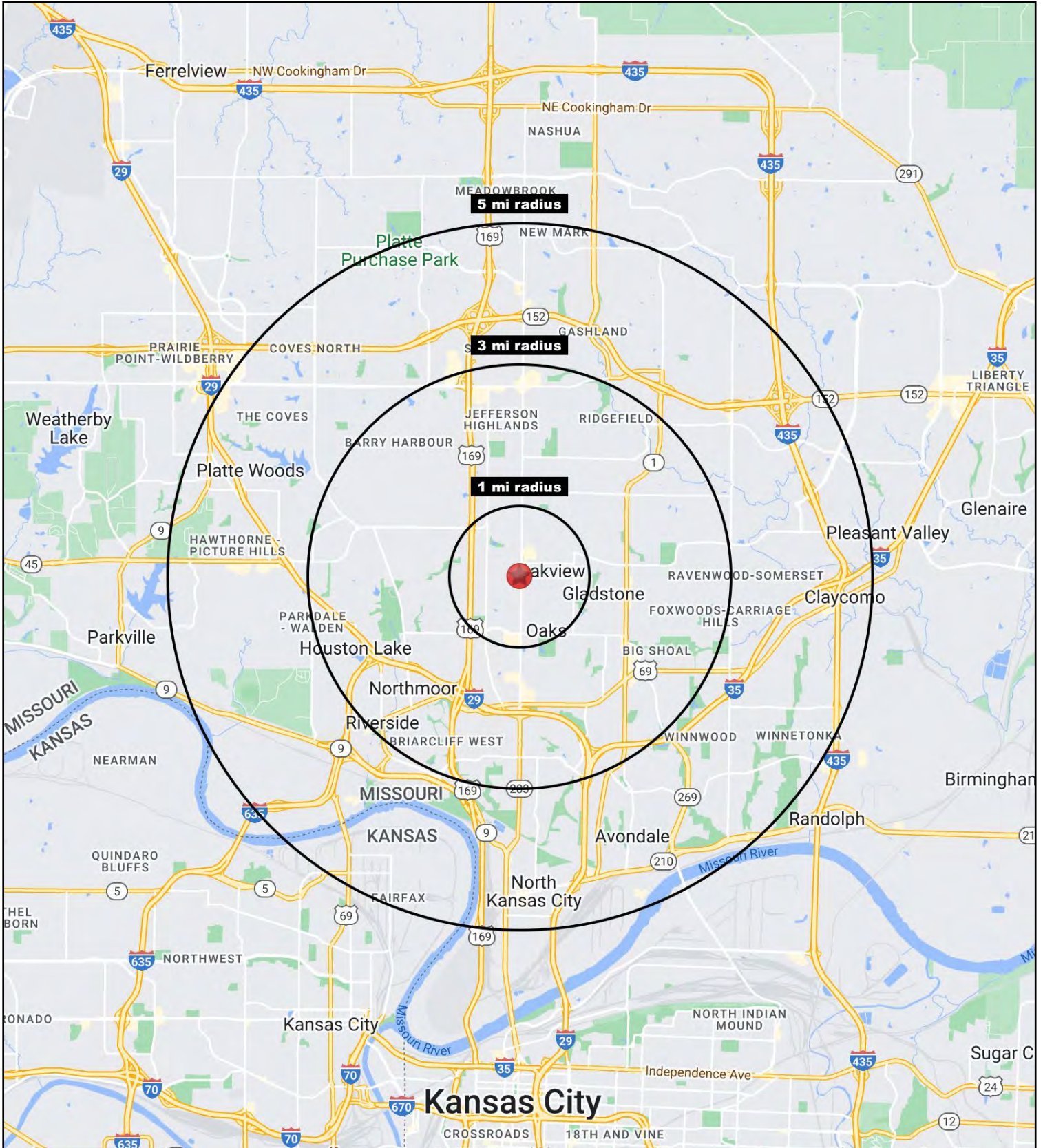




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6250 N. Oak Trafficway Kansas City, MO 64118	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	11,726	81,636	175,823
2027 Projected Population	11,920	84,514	185,809
2020 Census Population	11,661	80,548	172,417
2010 Census Population	10,582	73,541	150,288
Projected Annual Growth 2022 to 2027	0.3%	0.7%	1.1%
Historical Annual Growth 2010 to 2022	0.9%	0.9%	1.4%
2022 Median Age	37.5	39.4	38.1
<b>Households</b>			
2022 Estimated Households	5,190	35,024	74,573
2027 Projected Households	5,374	36,948	80,457
2020 Census Households	5,125	34,316	72,519
2010 Census Households	4,647	31,582	63,671
Projected Annual Growth 2022 to 2027	0.7%	1.1%	1.6%
Historical Annual Growth 2010 to 2022	1.0%	0.9%	1.4%
<b>Race and Ethnicity</b>			
2022 Estimated White	76.2%	75.1%	75.4%
2022 Estimated Black or African American	10.5%	11.2%	11.3%
2022 Estimated Asian or Pacific Islander	2.9%	4.3%	4.1%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2022 Estimated Other Races	9.9%	9.1%	8.8%
2022 Estimated Hispanic	10.1%	9.1%	8.8%
<b>Income</b>			
2022 Estimated Average Household Income	\$57,774	\$76,202	\$78,874
2022 Estimated Median Household Income	\$56,538	\$68,238	\$72,878
2022 Estimated Per Capita Income	\$25,576	\$32,736	\$33,500
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.6%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.5%	4.5%
2022 Estimated High School Graduate	30.3%	28.3%	26.7%
2022 Estimated Some College	25.1%	22.7%	22.6%
2022 Estimated Associates Degree Only	9.1%	8.9%	8.7%
2022 Estimated Bachelors Degree Only	18.5%	21.0%	22.7%
2022 Estimated Graduate Degree	9.2%	11.9%	12.6%
<b>Business</b>			
2022 Estimated Total Businesses	411	2,144	4,962
2022 Estimated Total Employees	3,151	20,608	59,498
2022 Estimated Employee Population per Business	7.7	9.6	12.0
2022 Estimated Residential Population per Business	28.5	38.1	35.4

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