



OFFICE / FLEX / SHOP

7521 Nebraska Avenue, Kansas City, Kansas



SALE PRICE: \$525,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,501	39,906	73,646
Avg. Household Income	\$63,963	\$73,631	\$78,639

- 4,200 SF building on .64 acre lot
- Great location for contractor, services, auto service shop, tire & wheels, or quick lube location
- Fenced yard



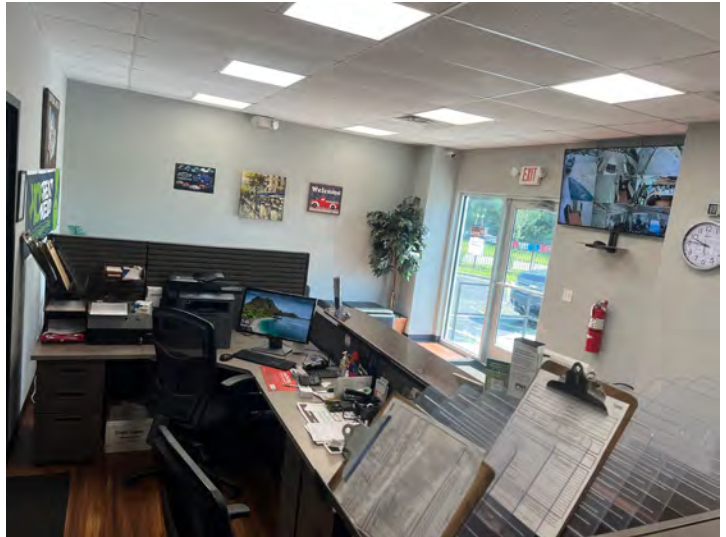
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For More Information Contact:

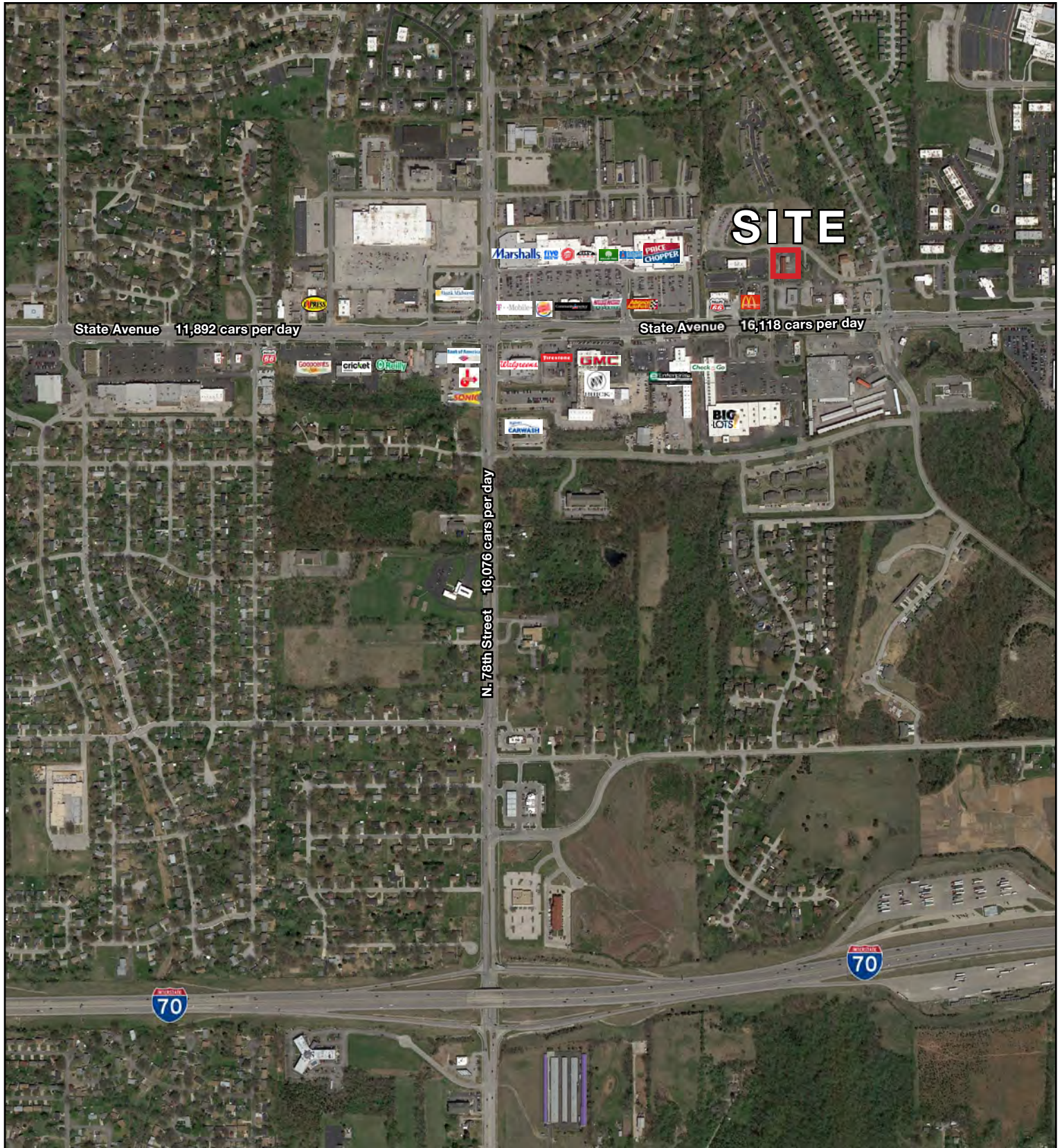
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

PHOTOS



AERIAL





AUTO SERVICES SHOP | TOW LOT

7521 Nebraska Avenue, Kansas City, Kansas

7521 Nebraska Avenue Kansas City, KS 66112	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,501	39,906	73,646
2029 Projected Population	8,645	39,775	73,420
2020 Census Population	7,550	39,090	73,461
2010 Census Population	7,161	37,090	67,797
Projected Annual Growth 2024 to 2029	0.3%	-	-
Historical Annual Growth 2010 to 2024	1.3%	0.5%	0.6%
2024 Median Age	33.7	35.6	35.0
Households			
2024 Estimated Households	3,433	15,422	27,670
2029 Projected Households	3,576	15,494	27,790
2020 Census Households	3,184	15,366	27,613
2010 Census Households	3,043	14,625	25,657
Projected Annual Growth 2024 to 2029	0.8%	-	-
Historical Annual Growth 2010 to 2024	0.9%	0.4%	0.6%
Race and Ethnicity			
2024 Estimated White	33.8%	42.9%	43.8%
2024 Estimated Black or African American	36.9%	29.3%	25.4%
2024 Estimated Asian or Pacific Islander	12.5%	9.1%	7.8%
2024 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.9%
2024 Estimated Other Races	16.3%	17.9%	22.2%
2024 Estimated Hispanic	19.8%	22.8%	27.5%
Income			
2024 Estimated Average Household Income	\$63,963	\$73,631	\$78,639
2024 Estimated Median Household Income	\$48,465	\$57,343	\$63,004
2024 Estimated Per Capita Income	\$26,029	\$28,589	\$29,645
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.6%	6.6%	8.1%
2024 Estimated Some High School (Grade Level 9 to 11)	9.6%	10.1%	10.1%
2024 Estimated High School Graduate	26.1%	30.5%	30.5%
2024 Estimated Some College	26.6%	23.3%	22.5%
2024 Estimated Associates Degree Only	8.1%	9.9%	9.0%
2024 Estimated Bachelors Degree Only	14.1%	11.9%	12.8%
2024 Estimated Graduate Degree	10.0%	7.6%	7.1%
Business			
2024 Estimated Total Businesses	234	845	1,685
2024 Estimated Total Employees	2,665	12,976	27,900
2024 Estimated Employee Population per Business	11.4	15.3	16.6
2024 Estimated Residential Population per Business	36.3	47.2	43.7

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