



AUTO SERVICES SHOP | TOW LOT

7521 Nebraska Avenue, Kansas City, Kansas




Sale Price: \$650,000 | Lease Rate: \$4,500/MO NNN

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,316	38,474	72,557
Avg. Household Income	\$70,962	\$69,944	\$77,634

- **PLEASE DO NOT DISTURB CURRENT TENANT**
- 4,200 SF building on .64 acre lot
- For Sale or Lease
- Auto service shop, tire & wheels, quick lube
- Tow lot

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

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

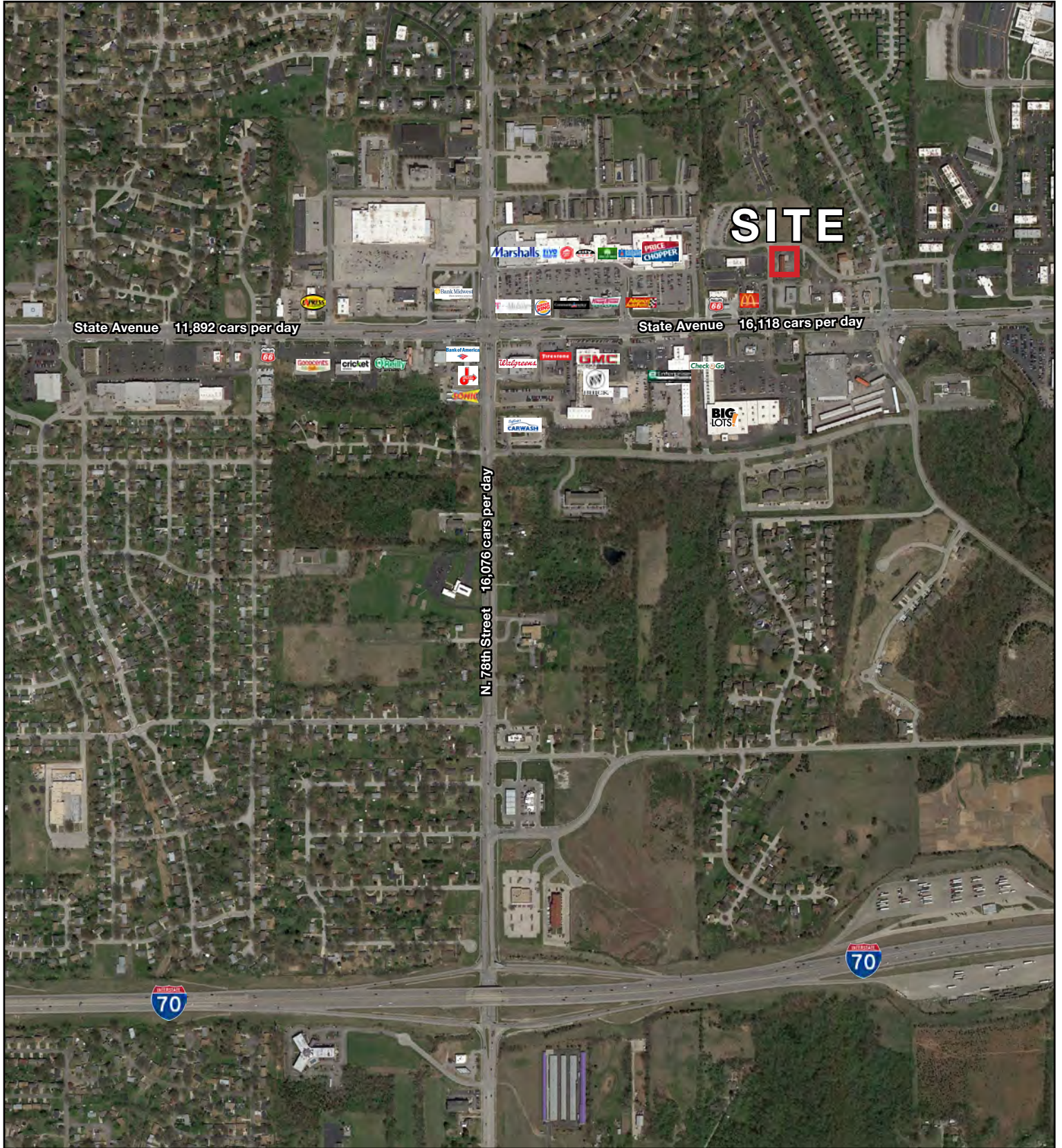


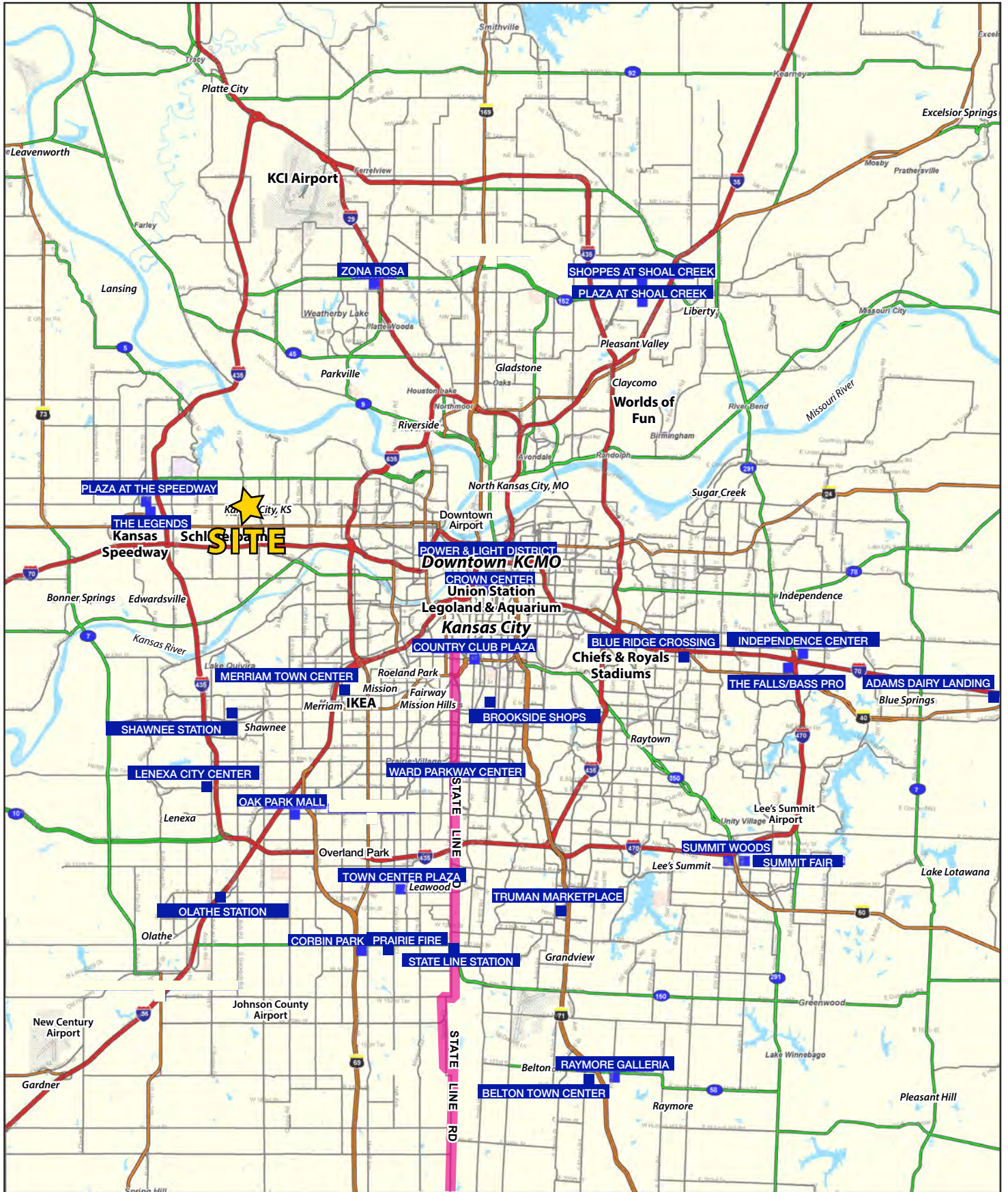
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PHOTOS



AERIAL

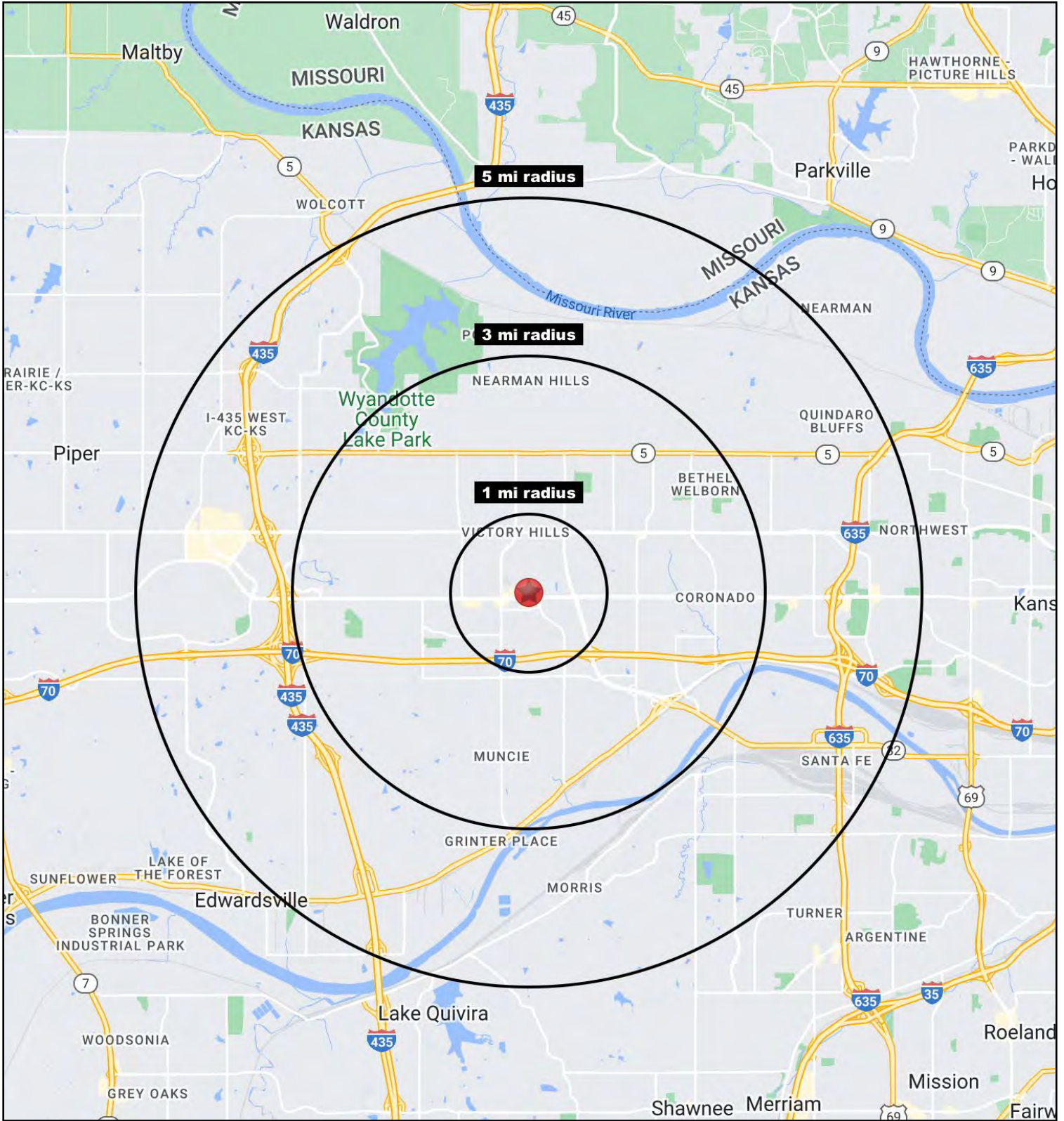






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7521 Nebraska Avenue Kansas City, KS 66112	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,316	38,474	72,557
2028 Projected Population	7,395	38,922	74,030
2020 Census Population	7,550	39,090	73,376
2010 Census Population	7,161	37,090	67,709
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.6%
2023 Median Age	35.5	36.0	35.0
Households			
2023 Estimated Households	3,116	15,300	27,578
2028 Projected Households	3,101	15,274	27,772
2020 Census Households	3,184	15,366	27,582
2010 Census Households	3,043	14,625	25,625
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.6%
Race and Ethnicity			
2023 Estimated White	32.8%	43.3%	44.9%
2023 Estimated Black or African American	38.4%	30.2%	26.1%
2023 Estimated Asian or Pacific Islander	14.3%	9.6%	8.1%
2023 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.8%
2023 Estimated Other Races	14.1%	16.2%	20.1%
2023 Estimated Hispanic	15.4%	18.8%	23.5%
Income			
2023 Estimated Average Household Income	\$70,962	\$69,944	\$77,634
2023 Estimated Median Household Income	\$46,117	\$52,802	\$58,010
2023 Estimated Per Capita Income	\$30,420	\$27,937	\$29,602
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.2%	6.1%	7.6%
2023 Estimated Some High School (Grade Level 9 to 11)	9.7%	9.7%	9.3%
2023 Estimated High School Graduate	26.5%	31.6%	31.6%
2023 Estimated Some College	27.3%	24.0%	22.9%
2023 Estimated Associates Degree Only	7.8%	9.5%	9.0%
2023 Estimated Bachelors Degree Only	13.4%	11.9%	12.9%
2023 Estimated Graduate Degree	10.1%	7.1%	6.8%
Business			
2023 Estimated Total Businesses	235	845	1,682
2023 Estimated Total Employees	2,671	12,972	29,115
2023 Estimated Employee Population per Business	11.3	15.3	17.3
2023 Estimated Residential Population per Business	31.1	45.5	43.1

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