

8050 Wornall Road, Kansas City, Missouri



# Lease Rate \$11/SF NN | Contact Agent For Sale Details

#### **DEMOGRAPHICS**

	1 mile	3 miles	5 miles
Estimated Population	13,250	91,469	234,167
Ava Household Income	\$106 595	\$146 549	\$128 011

- 8,132 SF freestanding building on hard corner
- 2,400 SF warehouse area with 8' drive in door
- 19,500 SF lot zoned C-2
- Private parking with 18 spaces
- Curb cuts on Wornall Road and on 81st Street
- Energy efficient building with solar panels in place



For More Information Contact: Exclusive Agents
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com
DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com





8050 Wornall Road, Kansas City, Missouri

#### **PHOTOS**

















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#### **PHOTOS**









8050 Wornall Road, Kansas City, Missouri

#### **AERIAL**

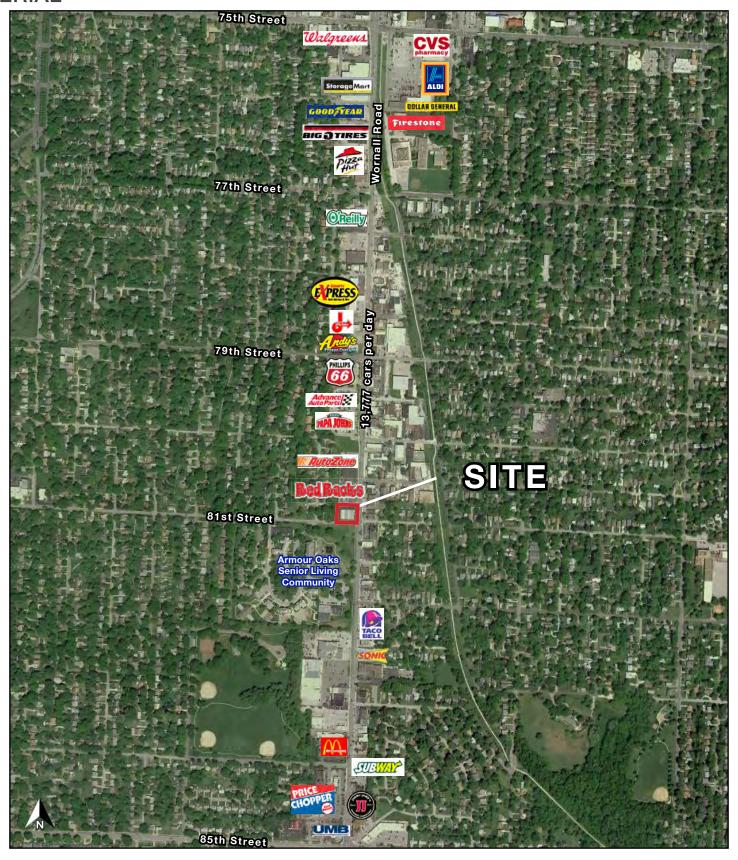






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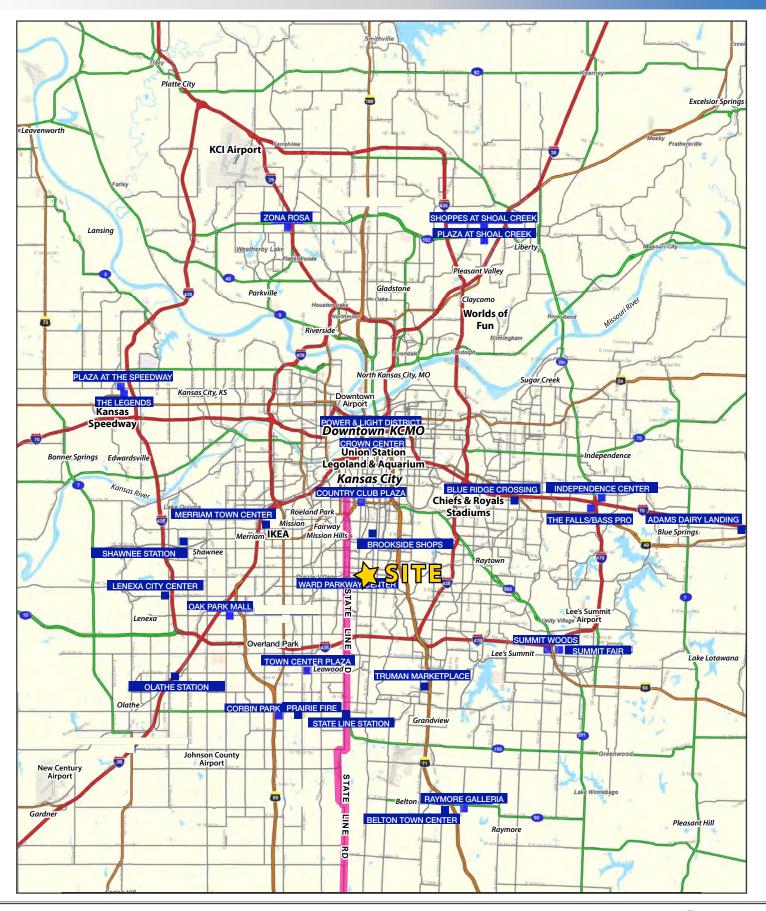
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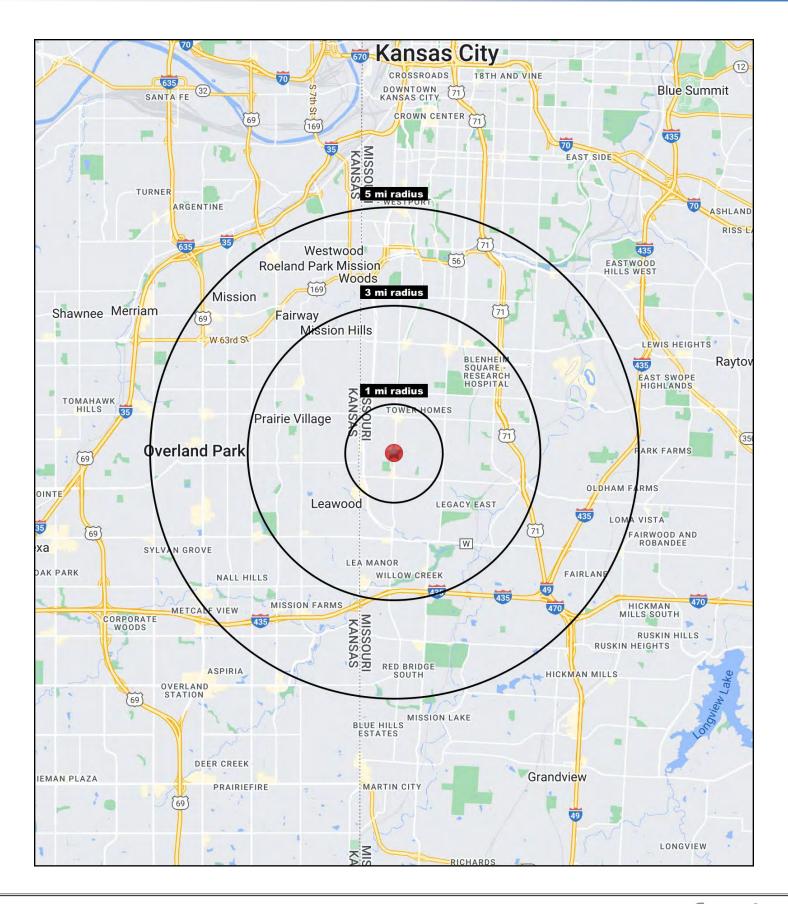
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## 8050 Wornall Road, Kansas City, Missouri

1 mi radius  nsas City, MO 64114  station  3 Estimated Population 3 Estimated Population 3 Estimated Population 5 Census Population 5 Census Population 7 Census Population 7 Census Population 8 Projected Annual Growth 2023 to 2028 8 Corical Annual Growth 2010 to 2023 8 Median Age 8 Projected Households 9 Estimated Households 9 Census Households	15 92,481 52 91,077 31 88,287 - 0.2% % 0.3% .3 40.6 13 41,471 18 41,789 50 40,859	236,603 233,131 223,965 0.2% 0.4% 40.1
3 Estimated Population       13,25         8 Projected Population       13,25         0 Census Population       12,25         0 Census Population       12,95         ected Annual Growth 2023 to 2028       0.2         3 Median Age       37         seholds       37         seholds       7,03         8 Projected Households       6,91         0 Census Households       6,95         0 Census Households       6,67         ected Annual Growth 2023 to 2028       -0.3         orical Annual Growth 2010 to 2023       0.4         e and Ethnicity       3         3 Estimated White       75,4         3 Estimated Black or African American       15,2         3 Estimated Asian or Pacific Islander       1,6         3 Estimated American Indian or Native Alaskan       0,3         3 Estimated Other Races       7,5         3 Estimated Hispanic       6,6         ome       6,6	15 92,481 52 91,077 31 88,287 - 0.2% % 0.3% .3 40.6 13 41,471 18 41,789 50 40,859	236,603 233,131 223,965 0.2% 0.4% 40.1
8 Projected Population       13,21         0 Census Population       12,23         0 Census Population       12,93         ected Annual Growth 2023 to 2028       0.2         23 Median Age       37         ischolds       7,01         8 Projected Households       6,93         0 Census Households       6,95         0 Census Households       6,67         ected Annual Growth 2023 to 2028       -0.3         orical Annual Growth 2010 to 2023       0.4         e and Ethnicity       3         3 Estimated White       75.4         3 Estimated Asian or Pacific Islander       1.6         3 Estimated American Indian or Native Alaskan       0.3         3 Estimated Other Races       7.5         3 Estimated Hispanic       6.6	15 92,481 52 91,077 31 88,287 - 0.2% % 0.3% .3 40.6 13 41,471 18 41,789 50 40,859	236,603 233,131 223,965 0.2% 0.4% 40.1
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3 Median Age       37         iseholds       7,01         8 Projected Households       6,91         0 Census Households       6,95         0 Census Households       6,67         ected Annual Growth 2023 to 2028       -0.3         forical Annual Growth 2010 to 2023       0.4         e and Ethnicity       3         3 Estimated White       75.4         3 Estimated Black or African American       15.2         3 Estimated Asian or Pacific Islander       1.6         3 Estimated Other Races       7.5         3 Estimated Hispanic       6.6         ime       6.6	.3 40.6 13 41,471 18 41,789 50 40,859	107,978
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8 Projected Households 6,91 0 Census Households 6,95 0 Census Households 6,67 ected Annual Growth 2023 to 2028 -0.3 corical Annual Growth 2010 to 2023 0.4 e and Ethnicity 3 Estimated White 75.4 3 Estimated Black or African American 15.2 3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 5 Estimated Hispanic 6.6	18 41,789 50 40,859	
0 Census Households 6,95 0 Census Households 6,67 ected Annual Growth 2023 to 2028 -0.3 corical Annual Growth 2010 to 2023 0.4 e and Ethnicity 3 Estimated White 75.4 3 Estimated Black or African American 15.2 3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6	50 40,859	109,214
0 Census Households 6,67 ected Annual Growth 2023 to 2028 -0.3 corical Annual Growth 2010 to 2023 0.4 e and Ethnicity 3 Estimated White 75.4 3 Estimated Black or African American 15.2 3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6	•	
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e and Ethnicity  3 Estimated White  3 Estimated Black or African American  3 Estimated Asian or Pacific Islander  3 Estimated American Indian or Native Alaskan  3 Estimated Other Races  3 Estimated Hispanic  6.6	35,540	101,571
e and Ethnicity  3 Estimated White 75.4  3 Estimated Black or African American 15.2  3 Estimated Asian or Pacific Islander 1.6  3 Estimated American Indian or Native Alaskan 0.3  3 Estimated Other Races 7.5  3 Estimated Hispanic 6.6	% 0.2%	0.2%
3 Estimated White 75.4 3 Estimated Black or African American 15.2 3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6	% 0.4%	0.5%
3 Estimated Black or African American 15.2 3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6		
3 Estimated Asian or Pacific Islander 1.6 3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6	% 71.7%	70.2%
3 Estimated American Indian or Native Alaskan 0.3 3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6	% 20.4%	19.1%
3 Estimated Other Races 7.5 3 Estimated Hispanic 6.6 one	% 1.6%	3.1%
3 Estimated Hispanic 6.6	% 0.2%	0.3%
ome	% 6.0%	7.4%
	% 5.1%	7.0%
3 Estimated Average Household Income \$106,59	95 \$146,549	\$128,011
3 Estimated Median Household Income \$79,50	)3 \$103,325	\$93,474
3 Estimated Per Capita Income \$56,51	12 \$66,520	\$59,174
cation (Age 25+)		
3 Estimated Elementary (Grade Level 0 to 8) 0.6	% 1.3%	1.5%
3 Estimated Some High School (Grade Level 9 to 11) 3.1	% 3.0%	3.2%
3 Estimated High School Graduate 17.1	% 15.1%	17.0%
3 Estimated Some College 17.6	% 17.3%	18.6%
3 Estimated Associates Degree Only 7.5	% 5.5%	5.8%
3 Estimated Bachelors Degree Only 36.2	% 33.1%	31.6%
3 Estimated Graduate Degree 17.9	% 24.7%	22.4%
iness		
3 Estimated Total Businesses 76	68 4,358	11,957
3 Estimated Total Employees 5,82	25 38,581	142,730
3 Estimated Employee Population per Business 7		11.9
3 Estimated Residential Population per Business 17	.6 8.9	19.6

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