



RETAIL/FLEX BUILDING FOR LEASE OR SALE

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
Avg. 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



CLICK HERE TO VIEW MORE LISTING INFORMATION

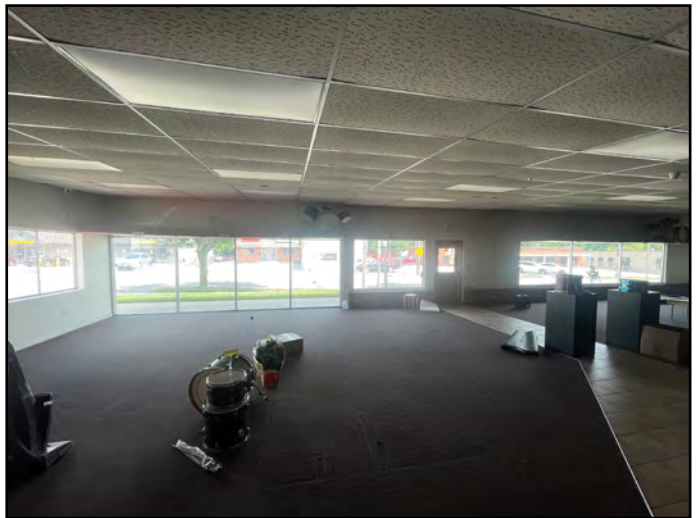




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PHOTOS



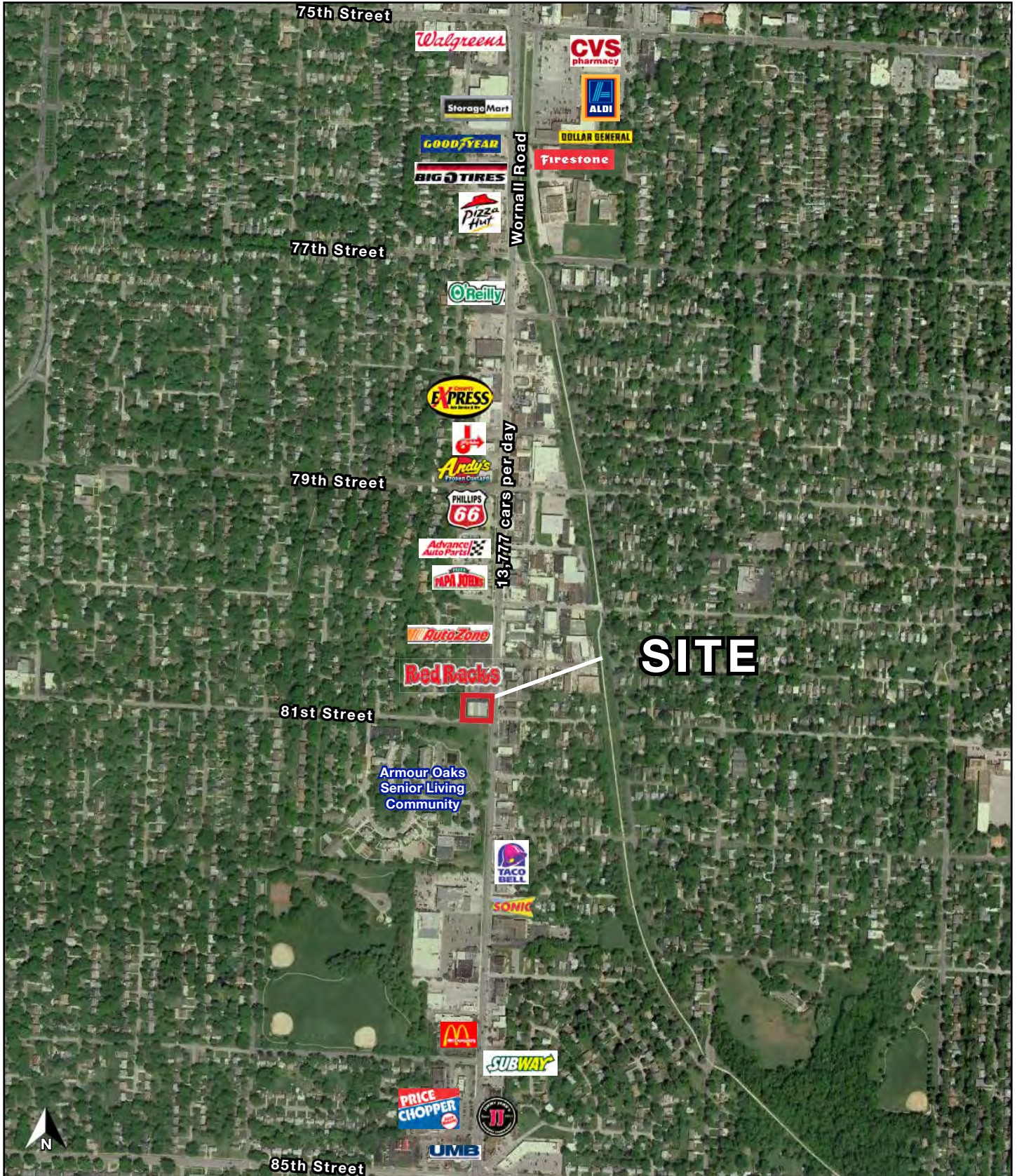
PHOTOS



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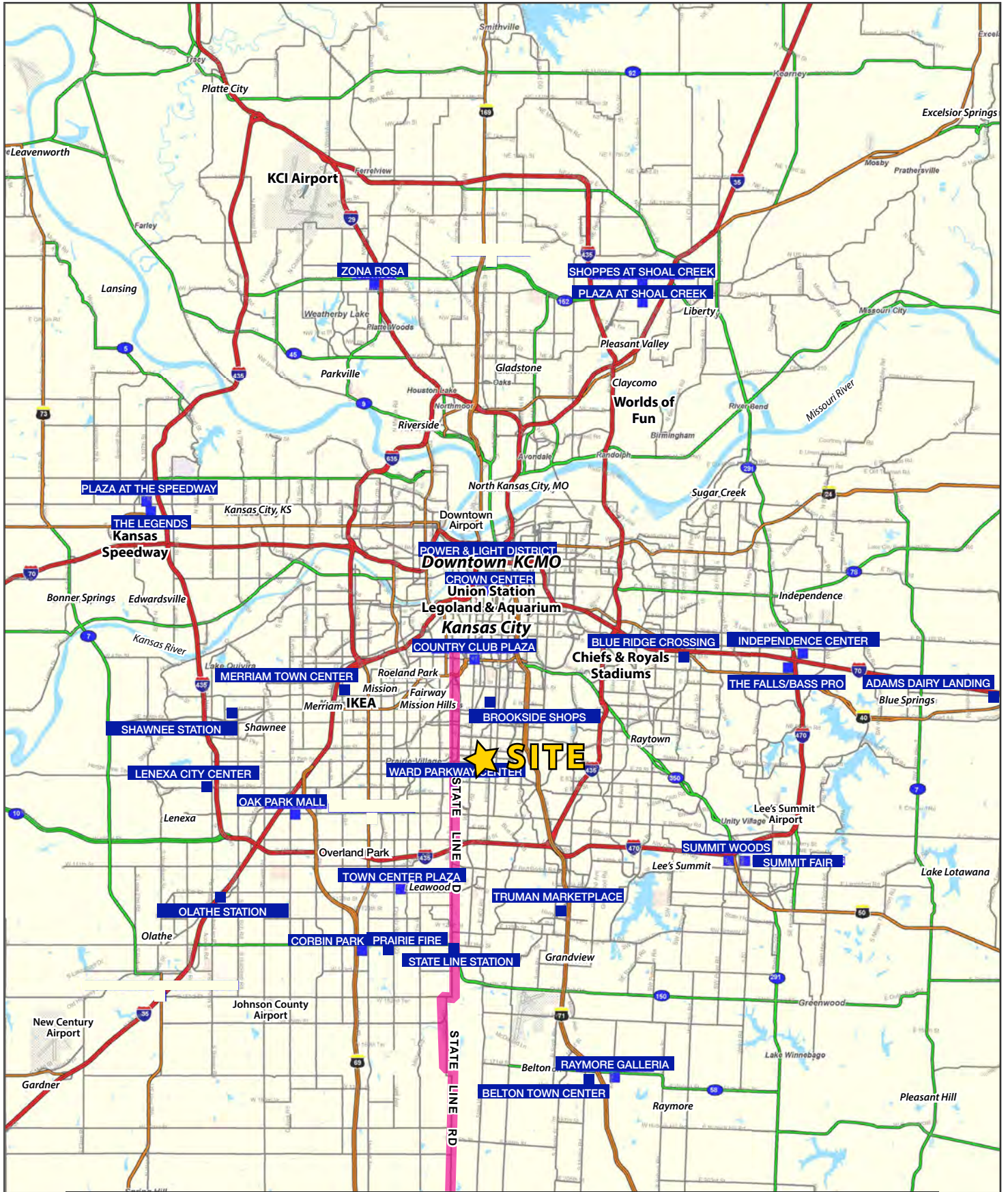
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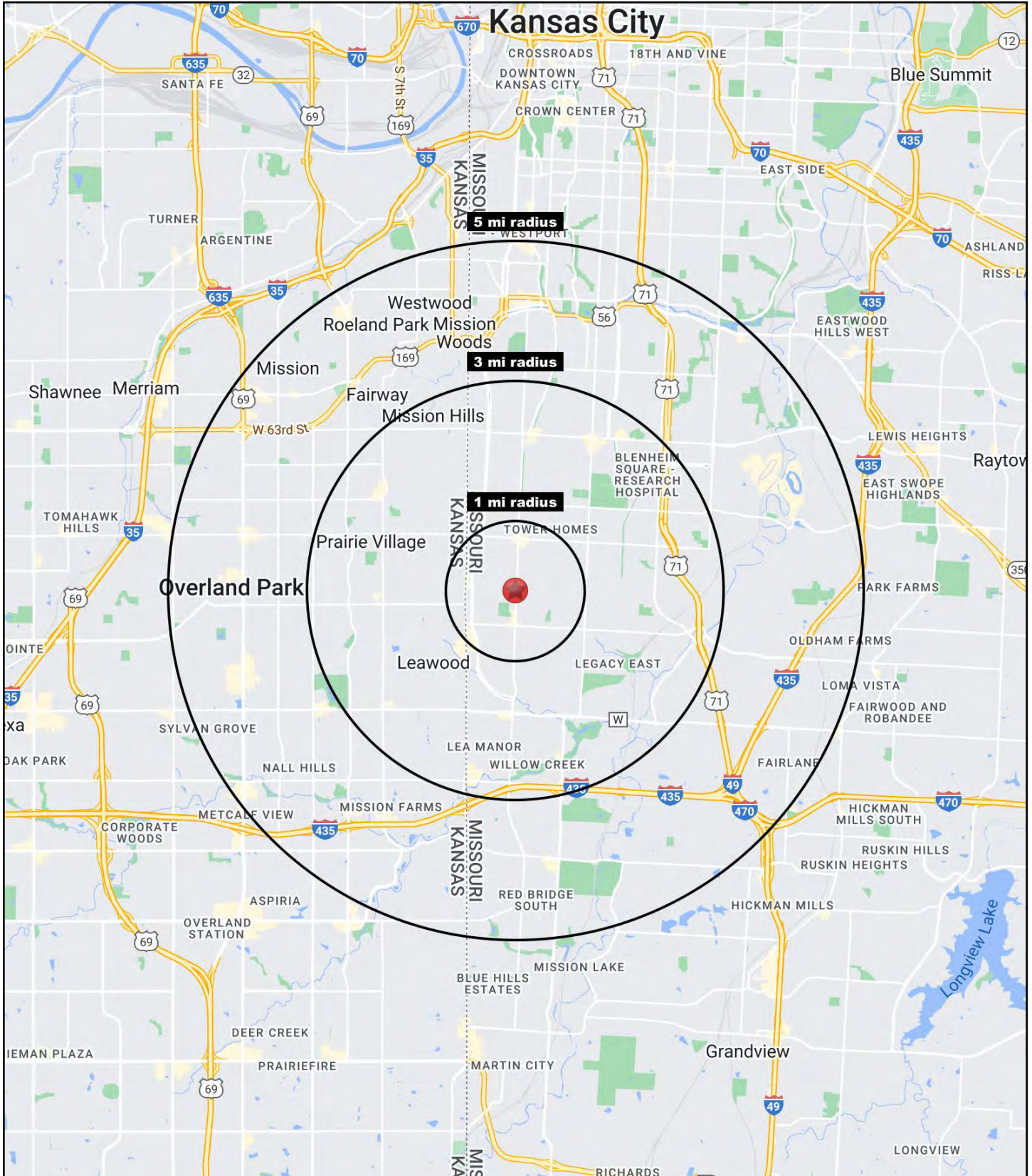
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8050 Wornall Road Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	13,250	91,469	234,167
2028 Projected Population	13,215	92,481	236,603
2020 Census Population	13,252	91,077	233,131
2010 Census Population	12,931	88,287	223,965
Projected Annual Growth 2023 to 2028	-	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.4%
2023 Median Age	37.3	40.6	40.1
Households			
2023 Estimated Households	7,013	41,471	107,978
2028 Projected Households	6,918	41,789	109,214
2020 Census Households	6,950	40,859	106,266
2010 Census Households	6,673	39,548	101,571
Projected Annual Growth 2023 to 2028	-0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	75.4%	71.7%	70.2%
2023 Estimated Black or African American	15.2%	20.4%	19.1%
2023 Estimated Asian or Pacific Islander	1.6%	1.6%	3.1%
2023 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2023 Estimated Other Races	7.5%	6.0%	7.4%
2023 Estimated Hispanic	6.6%	5.1%	7.0%
Income			
2023 Estimated Average Household Income	\$106,595	\$146,549	\$128,011
2023 Estimated Median Household Income	\$79,503	\$103,325	\$93,474
2023 Estimated Per Capita Income	\$56,512	\$66,520	\$59,174
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.3%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.0%	3.2%
2023 Estimated High School Graduate	17.1%	15.1%	17.0%
2023 Estimated Some College	17.6%	17.3%	18.6%
2023 Estimated Associates Degree Only	7.5%	5.5%	5.8%
2023 Estimated Bachelors Degree Only	36.2%	33.1%	31.6%
2023 Estimated Graduate Degree	17.9%	24.7%	22.4%
Business			
2023 Estimated Total Businesses	768	4,358	11,957
2023 Estimated Total Employees	5,825	38,581	142,730
2023 Estimated Employee Population per Business	7.6	8.9	11.9
2023 Estimated Residential Population per Business	17.2	21.0	19.6

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