



# RETAIL/OFFICE SPACE FOR LEASE

534-618 E. 99th Street, Kansas City, Missouri



## LEASE RATE: \$12-\$24/SF GROSS | 800-10,500 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,397	63,813	192,429
Avg. Household Income	\$90,585	\$131,006	\$132,204

- Multi tenant strip center at Holmes Road & 99th Street
- 10,500 SF space with loading dock available at \$12/SF gross
- Easy access to I-435
- 800 & 1,000 SF office and retail spaces available at \$24/SF gross

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

For More Information Contact: *Exclusive Agent*  
**GARRETT COHOON** | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)



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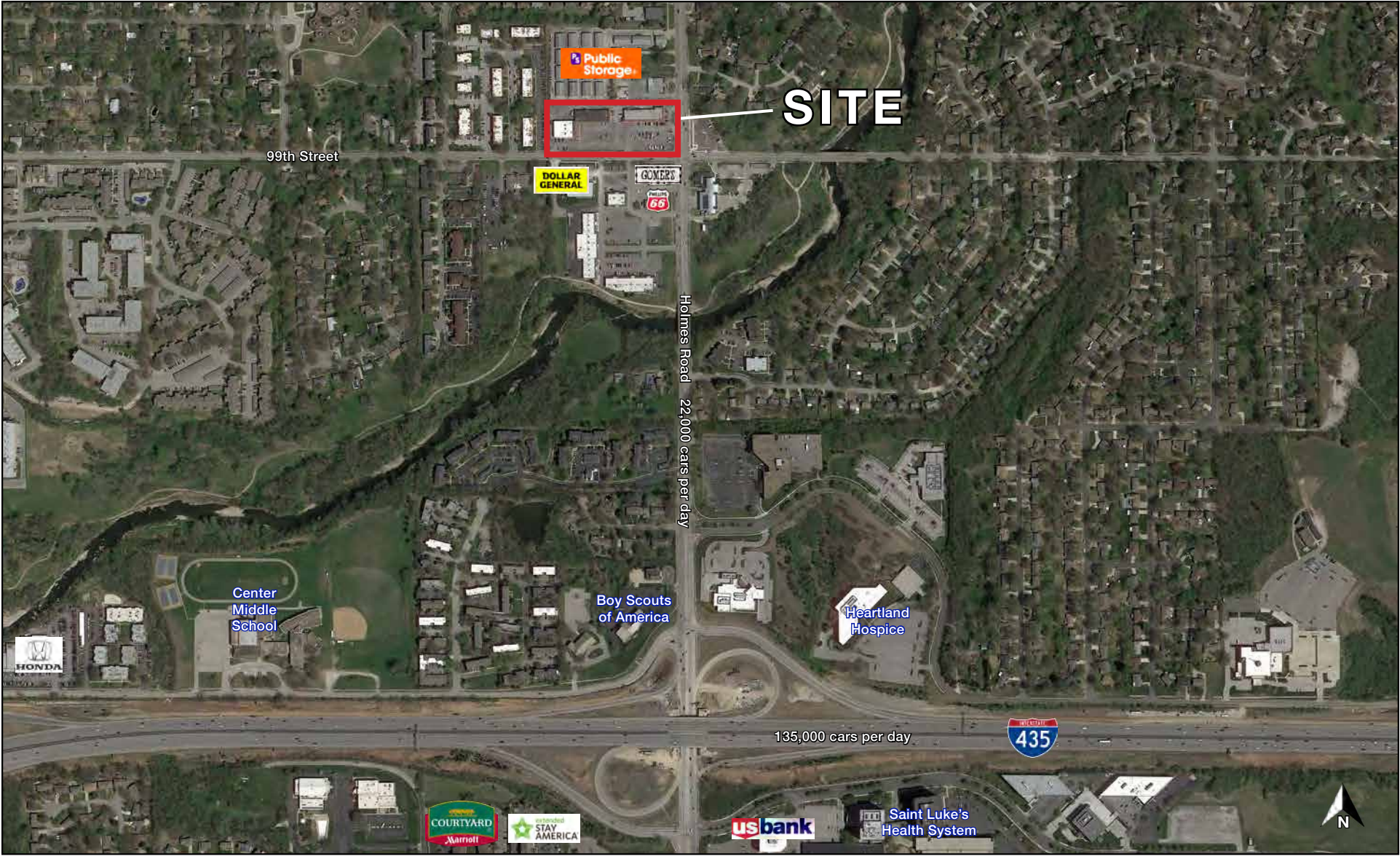




# RETAIL/OFFICE SPACE FOR LEASE

534-618 E. 99th Street, Kansas City, Missouri

AERIAL



### SURVEY

### TOPOGRAPHIC SURVEY

**DESCRIPTION:** Lot 1, HOLMESWOOD SHOPPING CENTER, a subdivision in Kansas City, Jackson County, Missouri.

Containing 142,560 square feet, or 3.272 acres, more or less.

Readings are based on the HOLMESWOOD SHOPPING CENTER subdivision plat filed in Plat Book 37 of Page 32.

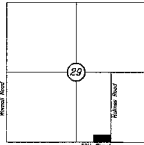
Building dimensions and dimensions to buildings are plus or minus 0.2 feet. All improvements are based on what was visible on the day the field survey was performed.

Recheck: 10-12-2017. Enc: 007.08 (MND 05)

Adjust to Kansas City, MO datum: -22.22' (M.C., M.D datum)

#### LEGEND

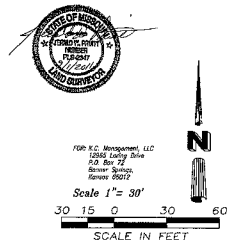
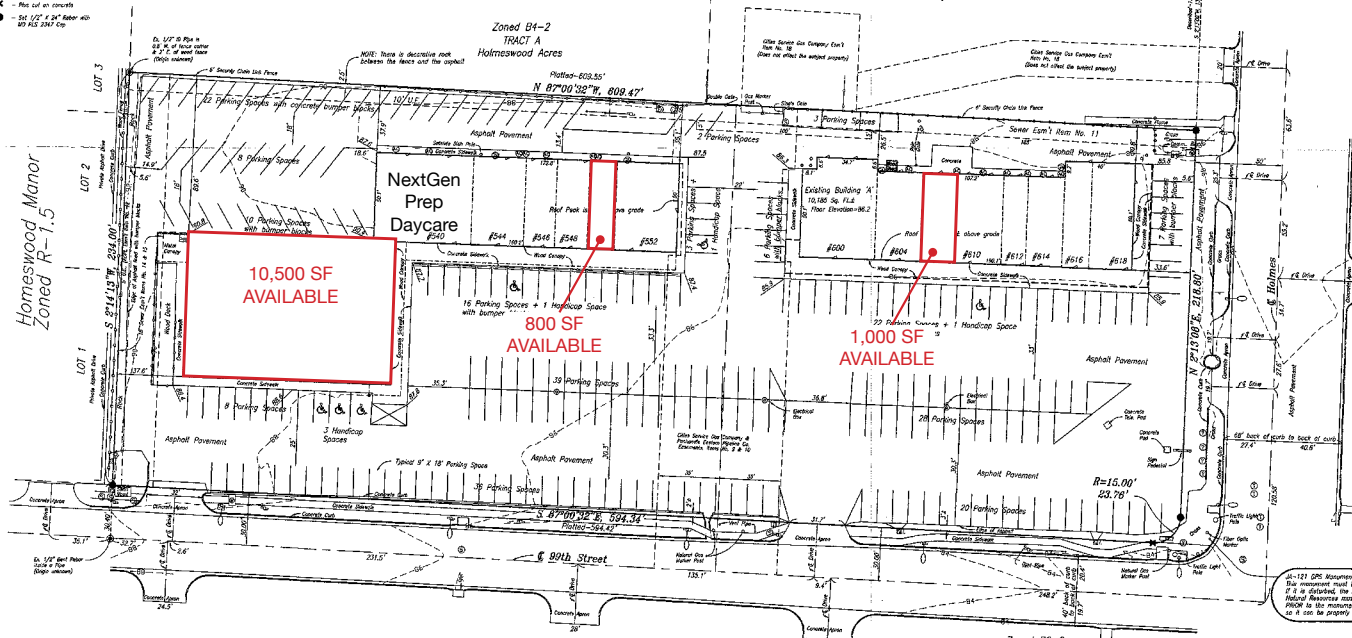
- Light Pole with cross base
- Sign
- Street Light
- Guard Post
- Water Meter
- Gas Meter
- Utility Pole
- Day Anchor
- Gate Post
- Telephone Pole
- Storm Sewer (Strategic) Manhole
- Telephone Manhole
- Unknown Manhole
- Air Conditioner Area
- 1st of an eave
- 1st of 1st floor level
- 1st of 2nd floor level



LOCATION MAP  
Scale 1" = 200'

#### NOTES

1. The subject property is zoned R2-3, according to City zoning maps. The property contains 142,560 square feet, or 3.272 acres, more or less. There are no existing or proposed street right-of-ways within the subject property.
2. Gross Foot Print: 10,183 square feet, more or less.
3. Gross Foot Print: 8,081 square feet, more or less.
4. Gross Foot Print: 9,544 square feet, more or less.
5. The building is on 100' high. Roof Peak is 12' above ground elevation.
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**TOPOGRAPHIC SURVEY**  
**LOT 1, HOLMESWOOD SHOPPING CE.**  
 Kansas City, Jackson County, Missouri.  
**PRUITT and DOOLEY SURVEYING, INC.**  
 2812 Elm Ave. 10777 Berkeley, Mo.  
 Raytown, MO 64138 Overland Park, KS 66204  
 816-539-4239 316-539-3022

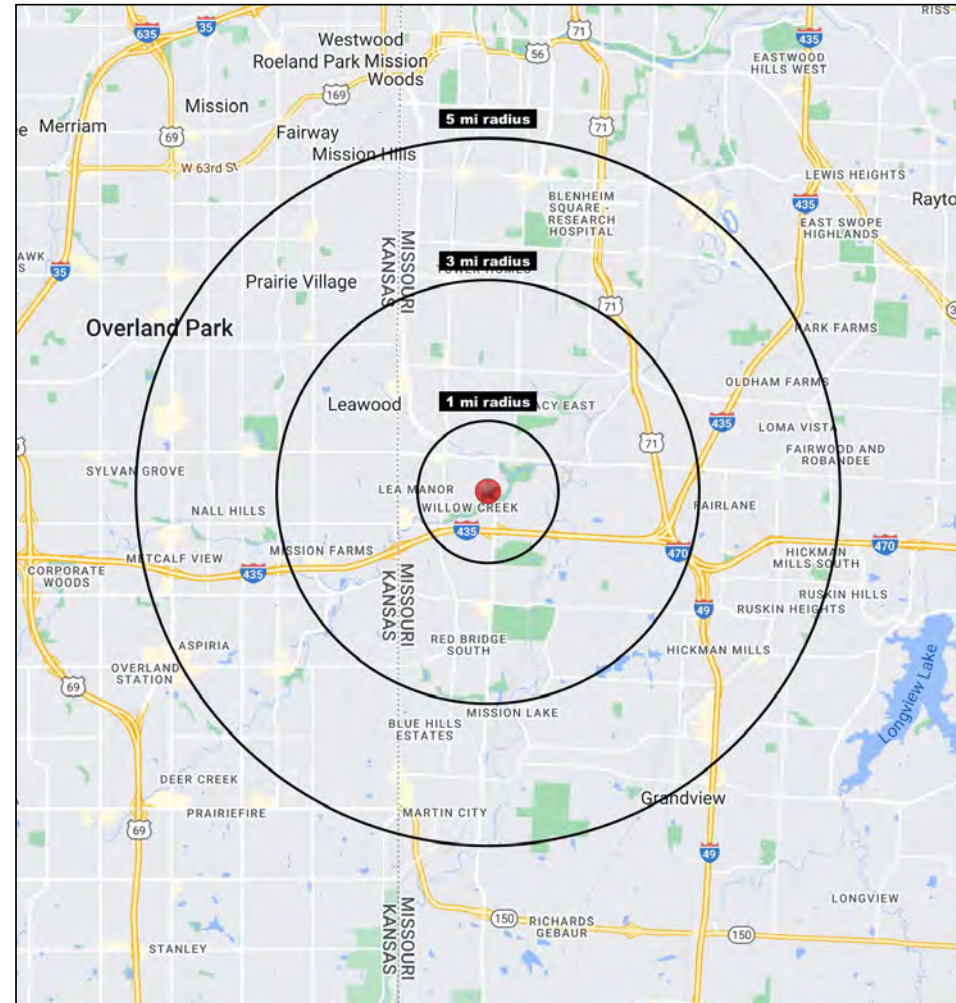
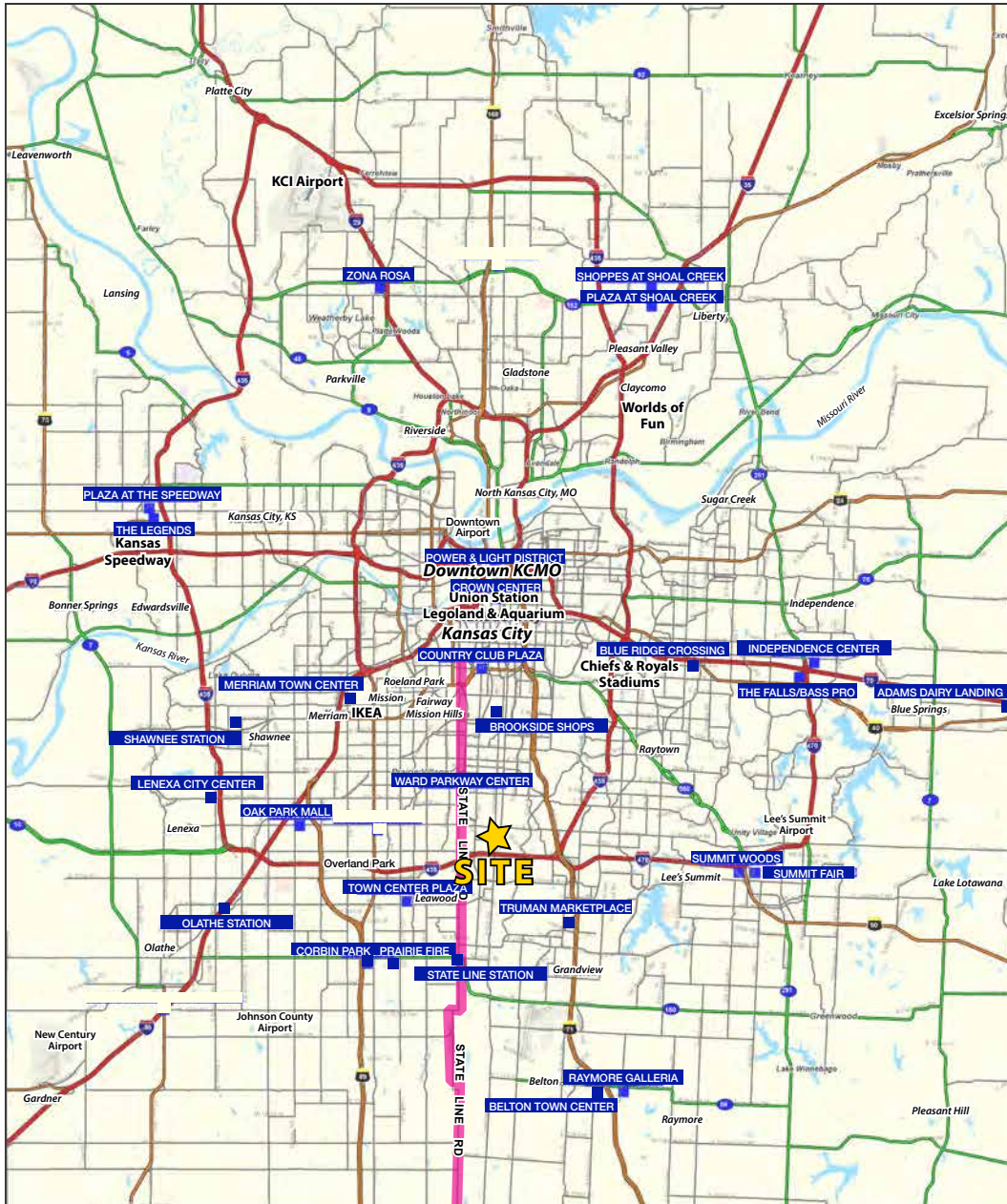






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534-618 E. 99th Street Kansas City, MO 64131	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,397	63,813	192,429
2028 Projected Population	8,515	64,305	194,353
2020 Census Population	8,283	63,410	191,943
2010 Census Population	8,115	61,648	184,949
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.3%	0.3%
2023 Median Age	39.4	41.2	41.5
<b>Households</b>			
2023 Estimated Households	4,387	29,383	85,658
2028 Projected Households	4,382	29,432	86,506
2020 Census Households	4,267	28,891	84,473
2010 Census Households	4,130	27,795	80,529
Projected Annual Growth 2023 to 2028	-	-	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	55.6%	68.3%	68.2%
2023 Estimated Black or African American	33.5%	21.8%	21.9%
2023 Estimated Asian or Pacific Islander	2.1%	2.8%	2.6%
2023 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2023 Estimated Other Races	8.4%	6.9%	7.0%
2023 Estimated Hispanic	7.8%	5.9%	6.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$90,585	\$131,006	\$132,204
2023 Estimated Median Household Income	\$67,678	\$90,410	\$95,072
2023 Estimated Per Capita Income	\$47,371	\$60,423	\$58,974
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.6%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.0%	3.2%
2023 Estimated High School Graduate	20.0%	16.5%	17.4%
2023 Estimated Some College	25.3%	21.1%	19.6%
2023 Estimated Associates Degree Only	7.1%	6.4%	6.0%
2023 Estimated Bachelors Degree Only	30.2%	31.2%	30.5%
2023 Estimated Graduate Degree	13.5%	20.2%	21.8%
<b>Business</b>			
2023 Estimated Total Businesses	326	2,784	9,752
2023 Estimated Total Employees	2,729	31,038	124,393
2023 Estimated Employee Population per Business	8.4	11.2	12.8
2023 Estimated Residential Population per Business	25.7	22.9	19.7

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