



WESTPORT RETAIL SPACE FOR LEASE

827 Westport Road, Kansas City, Missouri



LEASE RATE: \$2,500/MO GROSS | 1,500 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	22,474	112,945	275,189
Avg. Household Income	\$102,318	\$112,806	\$99,445

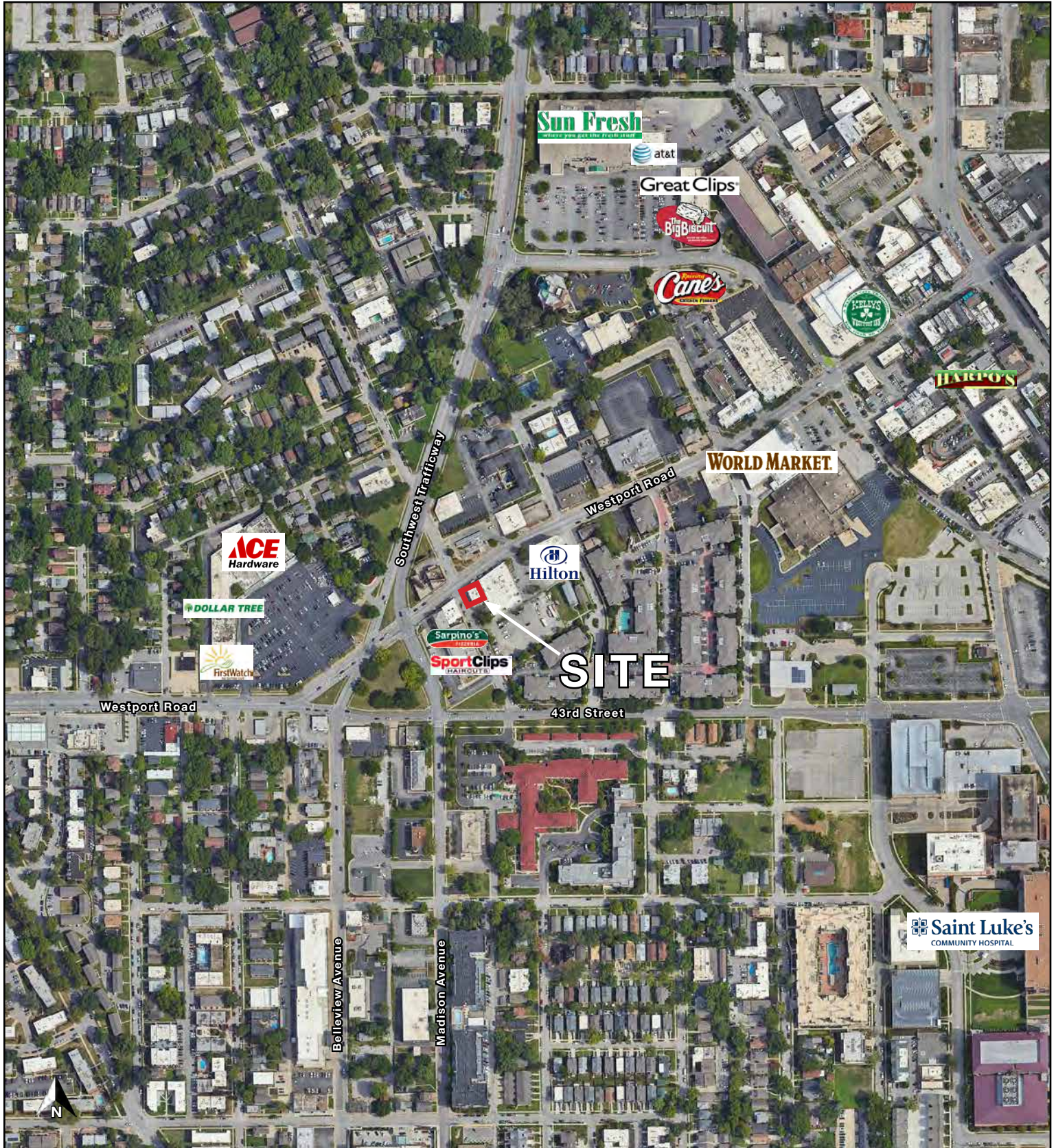
- End cap space for lease
- Highly visible Westport location next to Westport Flea Market
- Equipment in place for coffee and tea

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

For More Information Contact: *Exclusive Agent*
MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com



AERIAL



WESTPORT RETAIL SPACE FOR LEASE

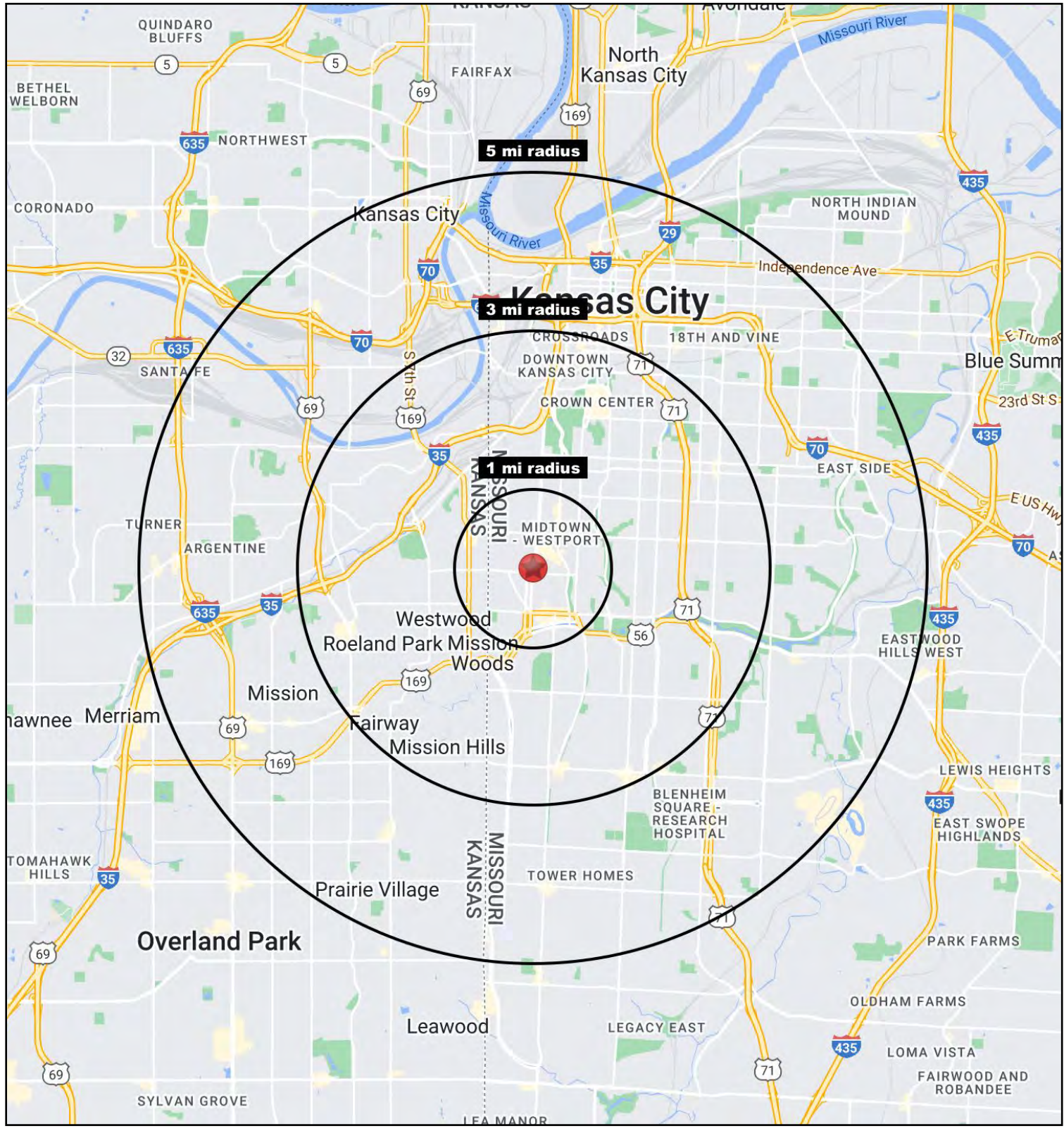
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827 Westport Rd Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,474	112,945	275,189
2028 Projected Population	22,836	114,874	279,271
2020 Census Population	22,422	112,574	274,514
2010 Census Population	21,105	105,819	259,102
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
2023 Median Age	35.8	35.9	35.6
Households			
2023 Estimated Households	13,533	53,675	123,752
2028 Projected Households	13,550	54,072	124,590
2020 Census Households	13,328	52,911	122,109
2010 Census Households	12,704	49,376	112,983
Projected Annual Growth 2023 to 2028	-	0.1%	0.1%
Historical Annual Growth 2010 to 2023	0.5%	0.7%	0.7%
Race and Ethnicity			
2023 Estimated White	77.4%	60.6%	55.2%
2023 Estimated Black or African American	10.7%	23.9%	26.4%
2023 Estimated Asian or Pacific Islander	3.7%	4.2%	3.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2023 Estimated Other Races	7.8%	10.8%	14.4%
2023 Estimated Hispanic	8.3%	11.7%	16.3%
Income			
2023 Estimated Average Household Income	\$102,318	\$112,806	\$99,445
2023 Estimated Median Household Income	\$70,886	\$80,190	\$74,008
2023 Estimated Per Capita Income	\$62,035	\$53,868	\$45,037
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.6%	4.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	4.6%	6.2%
2023 Estimated High School Graduate	14.3%	20.1%	23.1%
2023 Estimated Some College	12.4%	16.6%	18.0%
2023 Estimated Associates Degree Only	5.8%	5.5%	5.9%
2023 Estimated Bachelors Degree Only	36.3%	29.3%	25.2%
2023 Estimated Graduate Degree	26.8%	21.3%	17.2%
Business			
2023 Estimated Total Businesses	2,687	7,604	15,827
2023 Estimated Total Employees	31,440	97,340	197,713
2023 Estimated Employee Population per Business	11.7	12.8	12.5
2023 Estimated Residential Population per Business	8.4	14.9	17.4

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