



# PRIME PAD SITE AVAILABLE

Located at 47th Street & Troost Avenue

1102 E. 47th St. & 4632 Forest Ave., Kansas City, MO



## CORNER LOT - JUST EAST OF THE PLAZA | 1.09 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	18,100	122,953	261,827
Avg. Household Income	\$92,288	\$106,590	\$103,442

- Prime corner at signalized intersection of 47th Street/Emanuel Cleaver II Boulevard and Troost Avenue
- 47,338 SF lot, ideal for full-service restaurants/QSR or retail
- Ground lease / build-to-suit opportunity
- Located on bus line one mile from the Country Club Plaza, Westport, UMKC, and Rockhurst College
- Former drive thru location with multiple curb cuts and ample parking
- Surrounding tenants include: McDonald's, Taco Bell, KFC, Gates Bar-B-Q, and Planet Fitness
- Utility connections on site

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

■ For  
For More Information Contact:  
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## DRONE PHOTOS





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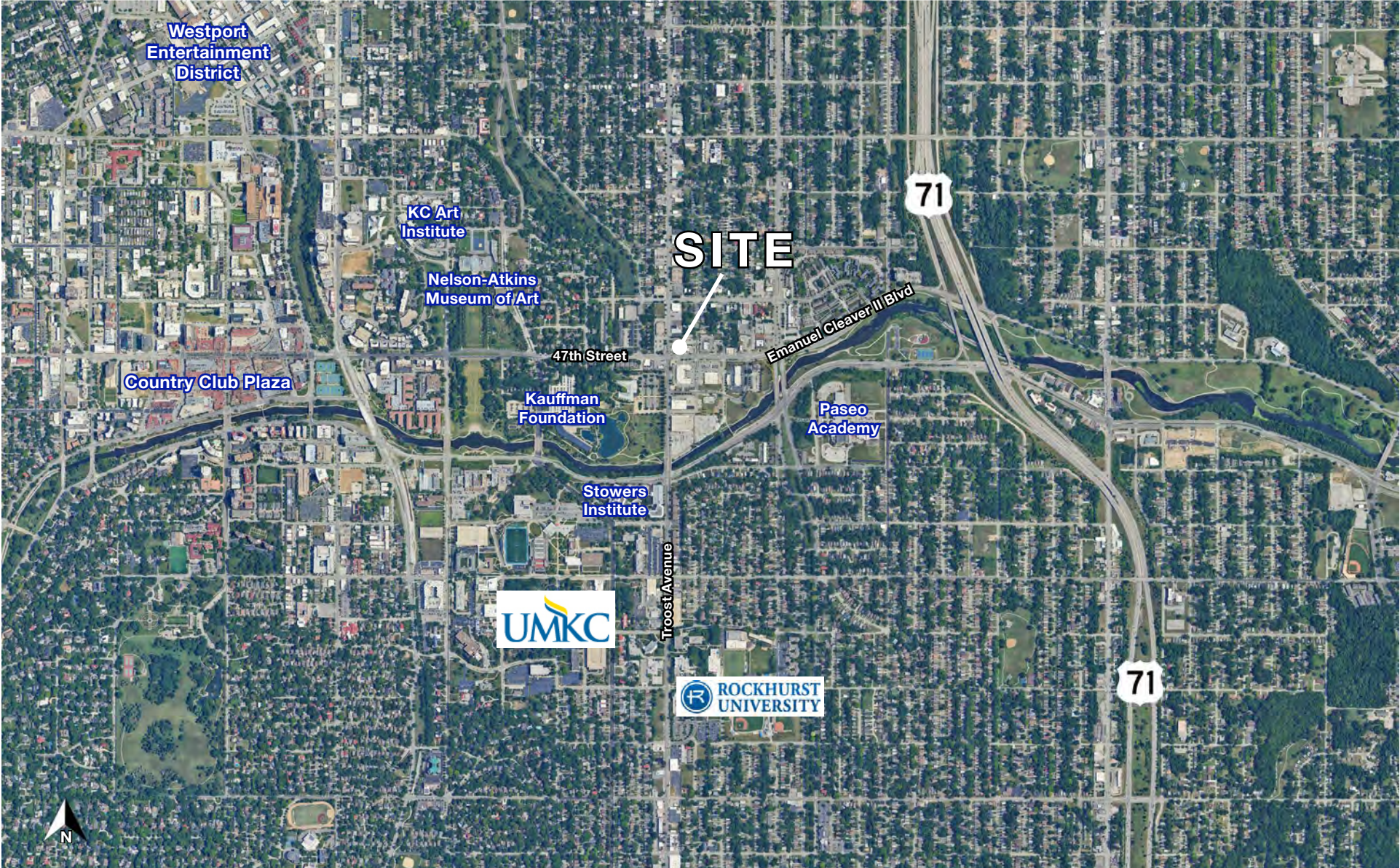




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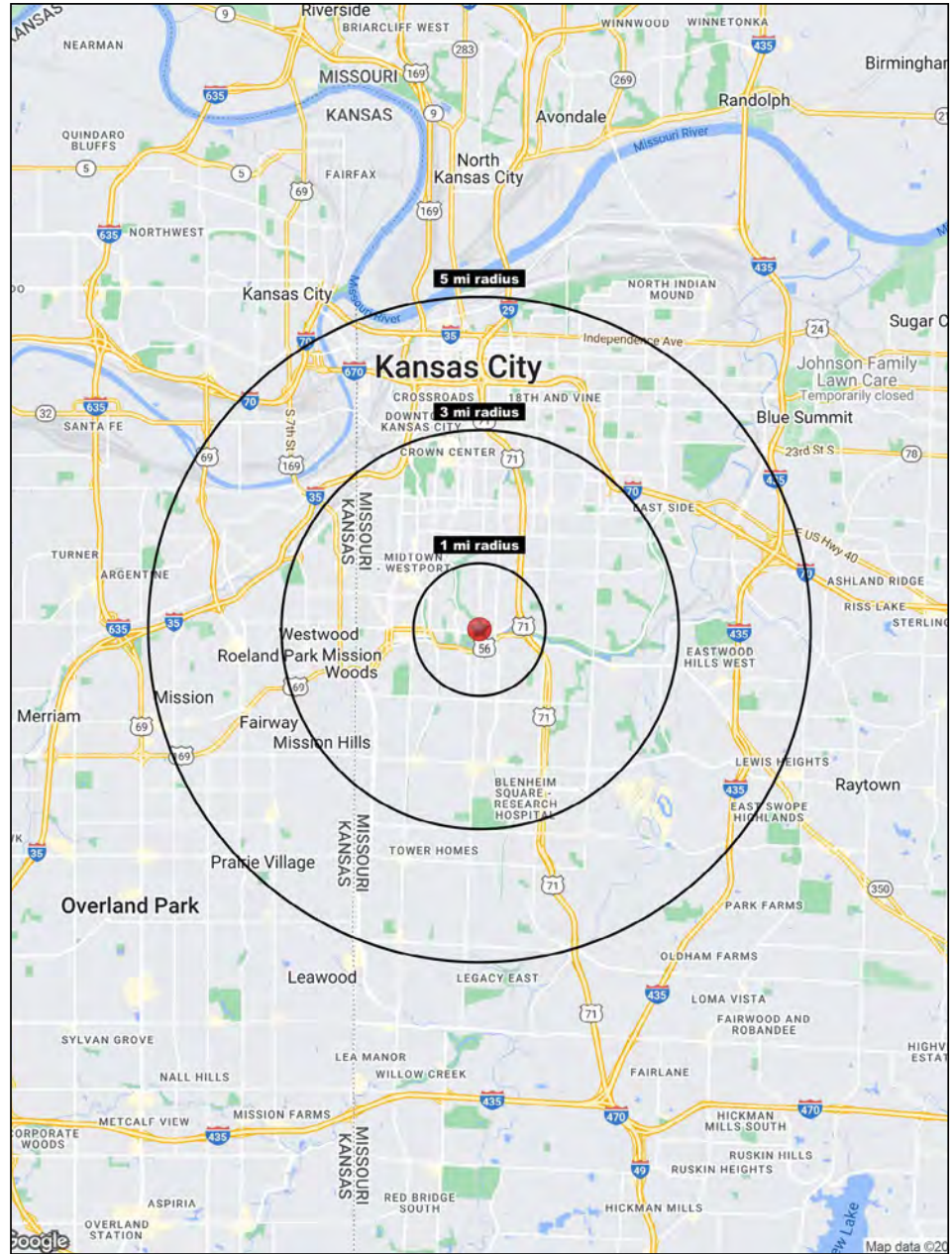
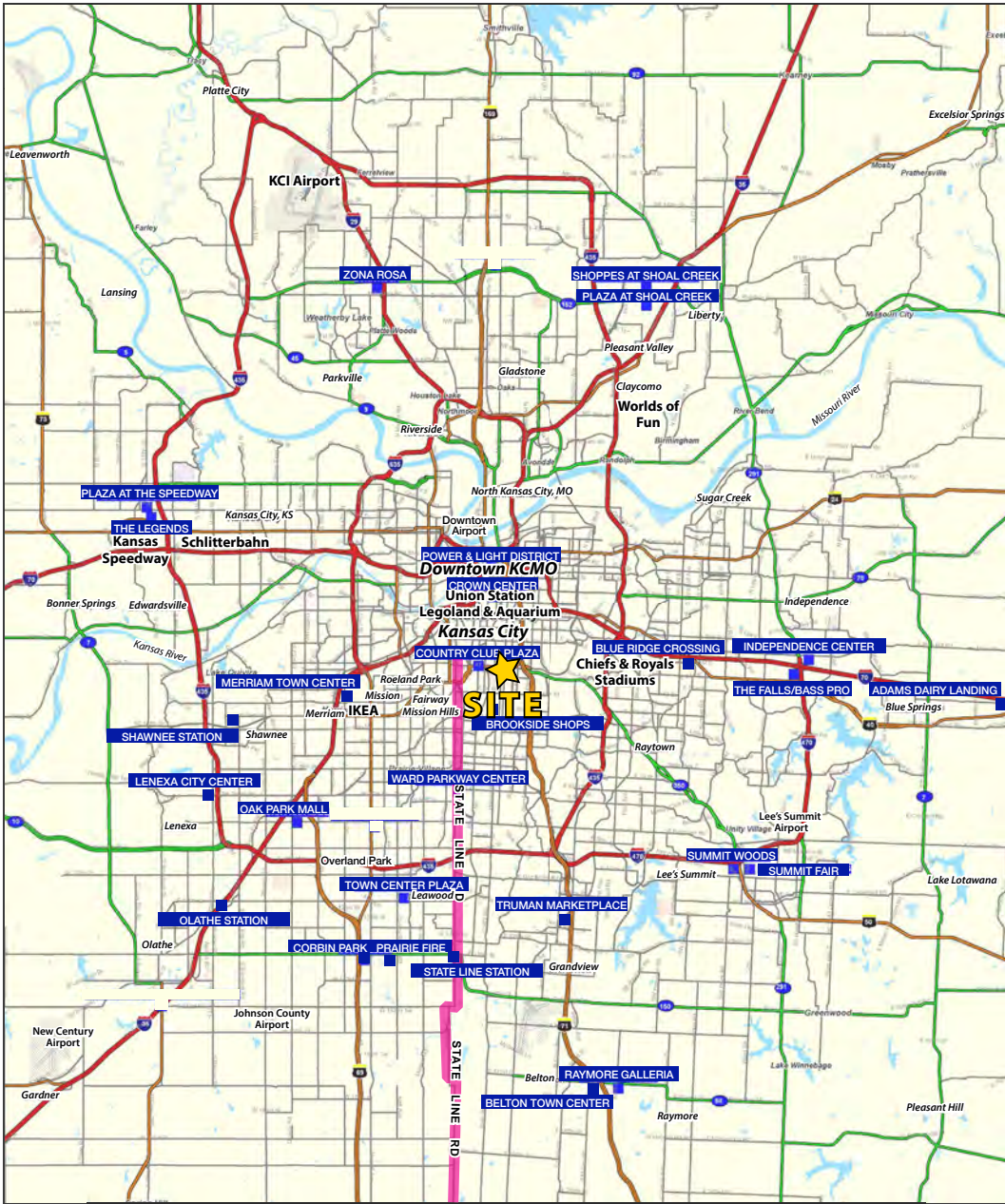
AERIAL





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1102 E. 47th Street Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	18,100	122,953	261,827
2028 Projected Population	17,858	122,356	259,522
2020 Census Population	17,437	118,824	255,246
2010 Census Population	16,270	112,285	243,126
Projected Annual Growth 2023 to 2028	-0.3%	-	-0.2%
Historical Annual Growth 2010 to 2023	0.9%	0.7%	0.6%
2023 Median Age	33.0	37.2	36.2
<b>Households</b>			
2023 Estimated Households	8,391	56,965	118,283
2028 Projected Households	8,087	56,081	116,591
2020 Census Households	8,242	55,377	115,940
2010 Census Households	7,726	51,925	107,519
Projected Annual Growth 2023 to 2028	-0.7%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	47.8%	47.5%	50.8%
2023 Estimated Black or African American	33.2%	39.8%	32.6%
2023 Estimated Asian or Pacific Islander	12.5%	4.0%	3.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2023 Estimated Other Races	6.3%	8.4%	12.6%
2023 Estimated Hispanic	6.1%	8.4%	13.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$92,288	\$106,590	\$103,442
2023 Estimated Median Household Income	\$67,581	\$77,055	\$75,849
2023 Estimated Per Capita Income	\$43,381	\$49,635	\$46,986
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.3%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.5%	6.0%
2023 Estimated High School Graduate	22.5%	23.6%	23.3%
2023 Estimated Some College	16.0%	17.9%	18.0%
2023 Estimated Associates Degree Only	5.4%	5.6%	6.1%
2023 Estimated Bachelors Degree Only	27.6%	25.9%	25.6%
2023 Estimated Graduate Degree	23.0%	19.0%	17.4%
<b>Business</b>			
2023 Estimated Total Businesses	912	6,970	15,047
2023 Estimated Total Employees	18,341	89,504	184,009
2023 Estimated Employee Population per Business	20.1	12.8	12.2
2023 Estimated Residential Population per Business	19.8	17.6	17.4

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