



MIXED USE VALUE ADD OPPORTUNITY

8132-8140 Leavenworth Road Kansas City, Kansas



SALE PRICE: \$990,000 | LEASE RATE: \$12/SF NET

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,223	31,138	64,742
Avg. Household Income	\$89,114	\$76,969	\$89,896

- 6,600 SF retail strip with a 4,200 SF warehouse on 9.1 AC
- Retail zoned C-1, warehouse zoned CP-3, and vacant land zoned R-1
- Conceptual plan for 114 unit multifamily development on vacant 7.5 acres
- Two miles from the 435 Logistics Center which is home to the new Amazon Distribution Center, Marvin Windows, and Marshalltown Tools facilities
- Five minute drive to Wyandotte County Lake



CLICK HERE TO VIEW MORE LISTING INFORMATION

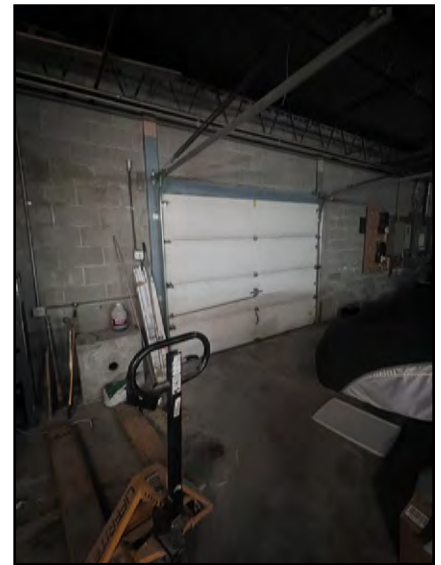
For More Information Contact:

PAUL MASSALI | 816.412.7404 | pmassali@blockandco.com

GRANT SUMMERS | 816.412.7307 | gsummers@blockandco.com

Exclusive Agents

PHOTOS



AERIAL





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DRONE PHOTOS

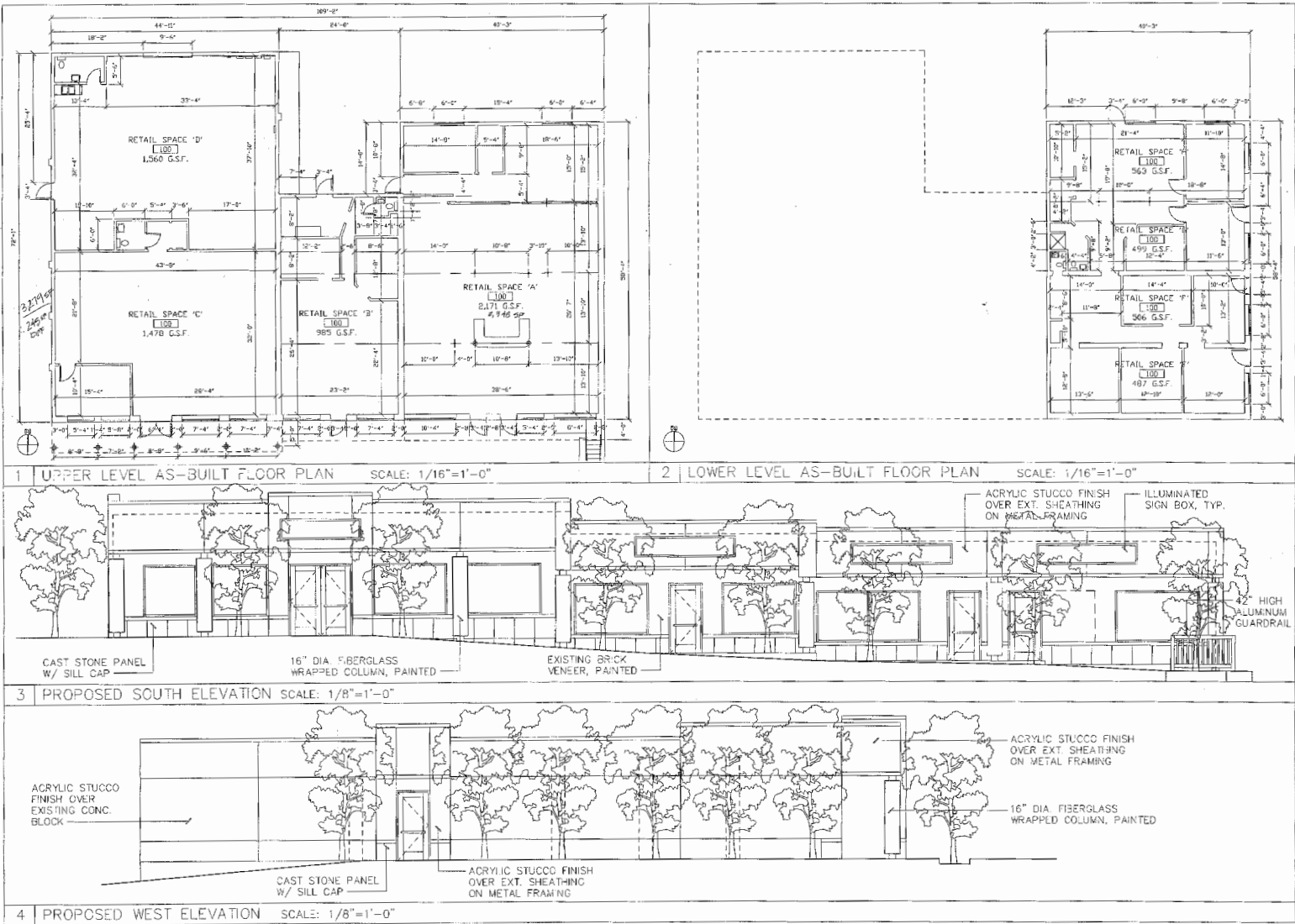




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PROPOSED RETAIL PLANS



TIML ARKTEK
A LIMITED LIABILITY COS.

ARCHITECTURE
INTERIORS
PLANNING
MANAGEMENT

2025 MAIN STREET, #71
KANSAS CITY, MISSOURI
TEL: 816.881.4300
FAX: 816.881.4300

Project

8132 LEAVENWORTH ROAD, KANSAS CITY, MO
COMMERCIAL DEVELOPMENT
FLOOR PLANS AND ELEVATIONS

DESIGN BY: CTM

DESIGNED BY: CTM

APPROVED BY: CTM

DATE

AS-BUILT FLOOR PLANS

AS-BUILT FLOOR PLAN
AND PROPOSED
ELEVATIONS

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1.0

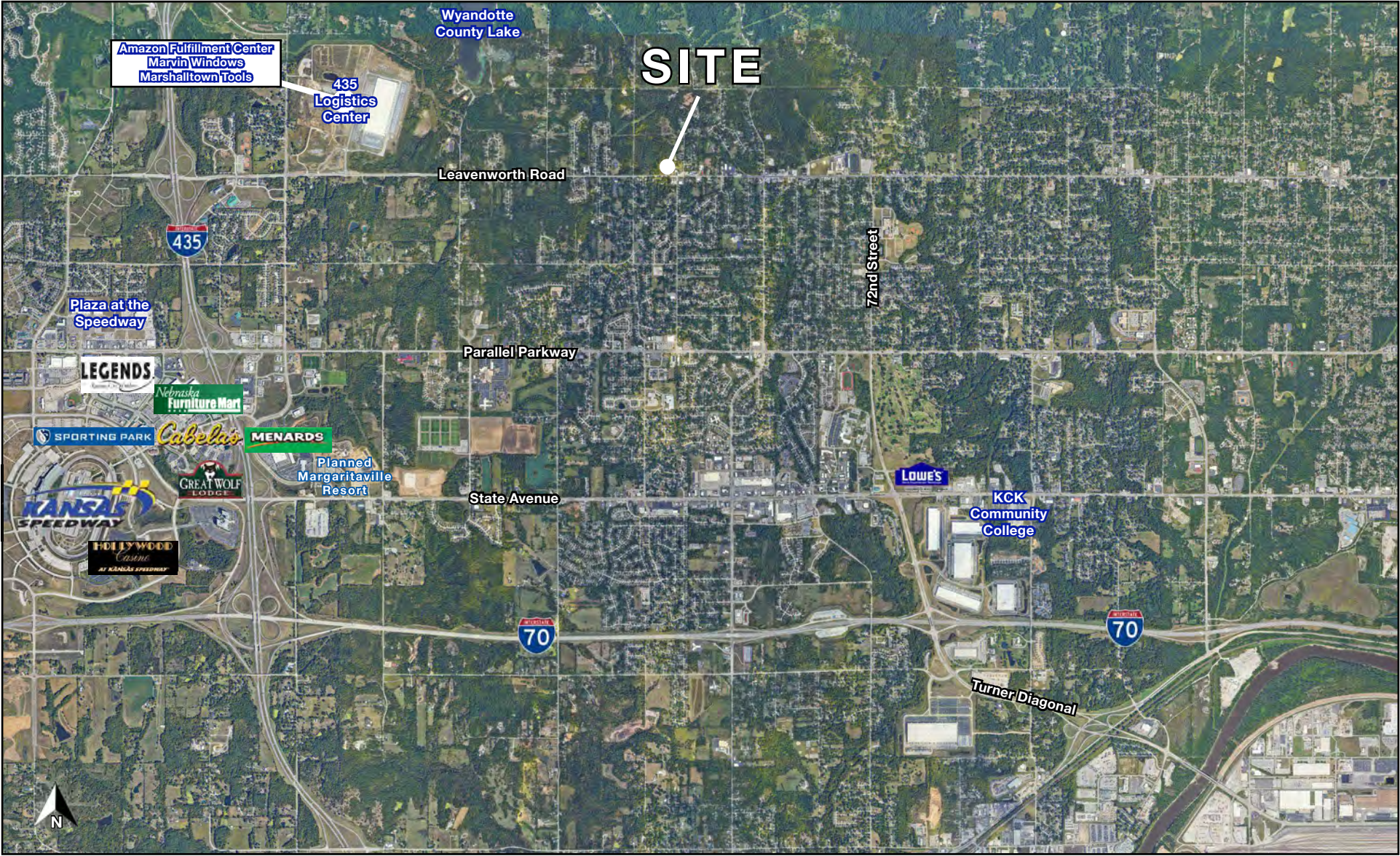




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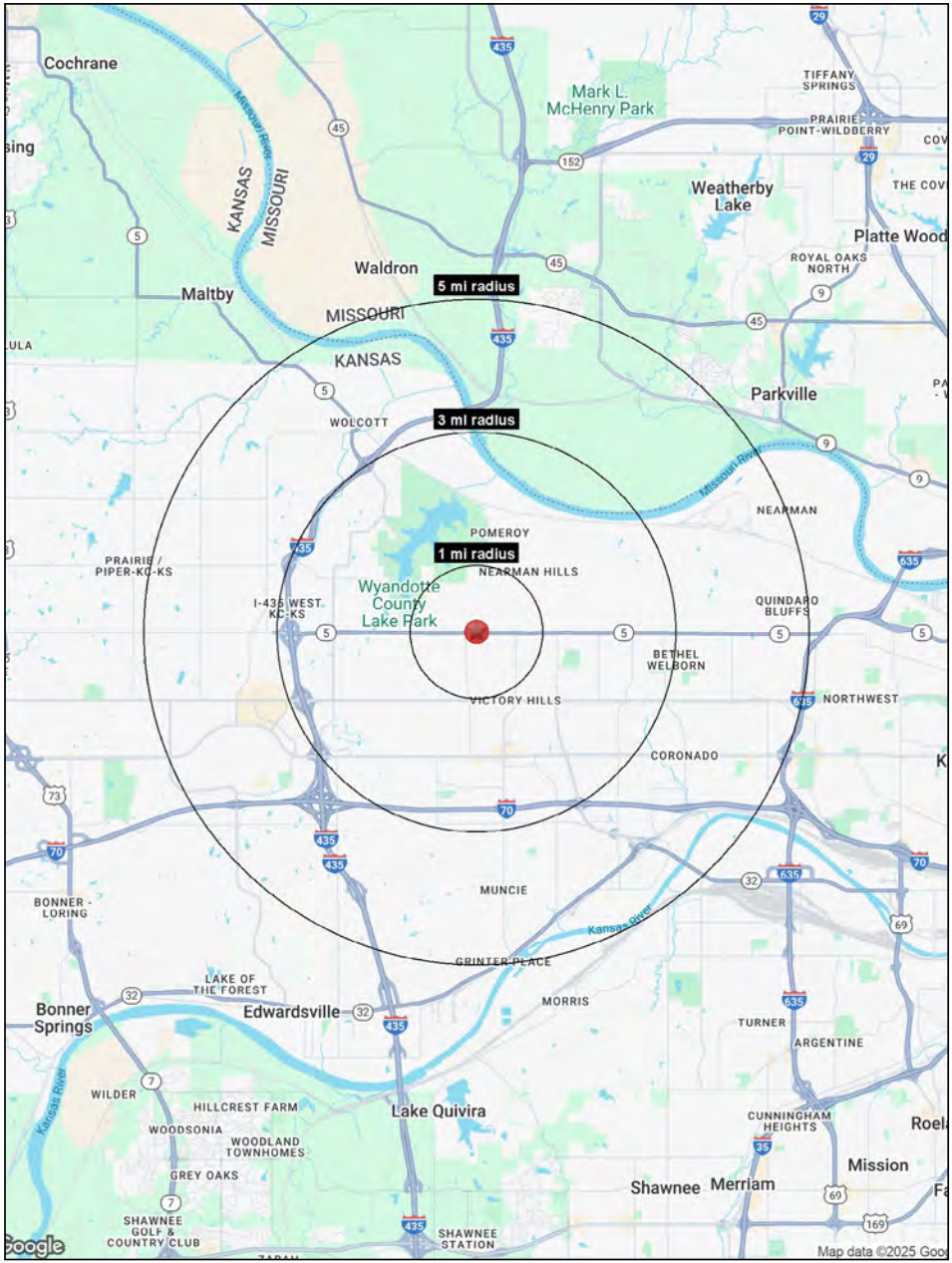
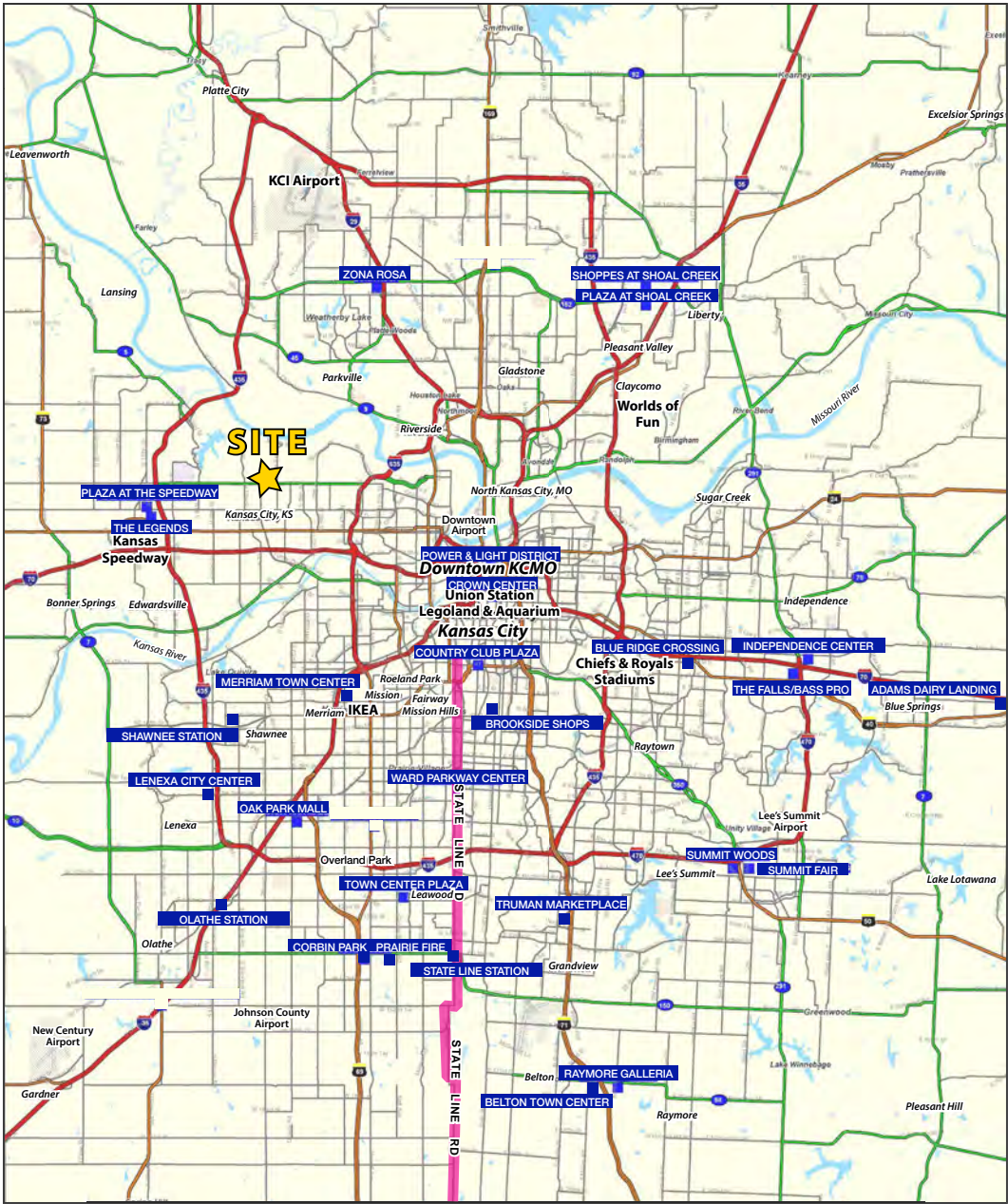
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8132-8138 Leavenworth Road Kansas City, KS 66109	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,223	31,138	64,742
2029 Projected Population	5,026	31,160	65,577
2020 Census Population	5,598	30,844	64,642
2010 Census Population	5,365	29,347	57,336
Projected Annual Growth 2024 to 2029	-0.8%	-	0.3%
Historical Annual Growth 2010 to 2024	-0.2%	0.4%	0.9%
2024 Median Age	37.8	36.4	35.8
Households			
2024 Estimated Households	1,977	11,965	24,464
2029 Projected Households	1,902	12,056	24,964
2020 Census Households	2,170	12,081	24,251
2010 Census Households	2,099	11,522	21,743
Projected Annual Growth 2024 to 2029	-0.8%	0.2%	0.4%
Historical Annual Growth 2010 to 2024	-0.4%	0.3%	0.9%
Race and Ethnicity			
2024 Estimated White	47.8%	42.2%	48.0%
2024 Estimated Black or African American	25.4%	29.6%	25.3%
2024 Estimated Asian or Pacific Islander	10.6%	10.4%	7.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2024 Estimated Other Races	15.3%	17.1%	18.1%
2024 Estimated Hispanic	19.6%	21.3%	22.8%
Income			
2024 Estimated Average Household Income	\$89,114	\$76,969	\$89,896
2024 Estimated Median Household Income	\$67,067	\$61,287	\$71,405
2024 Estimated Per Capita Income	\$33,804	\$29,738	\$34,078
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	7.0%	6.1%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.9%	8.4%
2024 Estimated High School Graduate	32.0%	29.8%	28.3%
2024 Estimated Some College	21.6%	24.1%	22.5%
2024 Estimated Associates Degree Only	10.3%	10.3%	9.4%
2024 Estimated Bachelors Degree Only	13.3%	12.4%	15.1%
2024 Estimated Graduate Degree	6.7%	9.3%	9.9%
Business			
2024 Estimated Total Businesses	93	664	1,443
2024 Estimated Total Employees	1,016	9,930	20,390
2024 Estimated Employee Population per Business	10.9	15.0	14.1
2024 Estimated Residential Population per Business	56.0	46.9	44.9

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