



# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas



## LEASE RATE: \$19/SF NNN | 1,180 SF - 2,360 SF

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,920	67,799	179,258
Avg. Household Income	\$64,198	\$67,800	\$76,743

- Landlord is willing to sell existing nail salon equipment for \$20,000
- Hair and nail salon spaces available for lease
- Available as a continuous space or individual units
- Freestanding corner building
- Great visibility from Central Avenue

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

For More Information Contact: *Exclusive Agent*  
GRANT SUMMERS | 816.412.7307 | [gsummers@blockandco.com](mailto:gsummers@blockandco.com)

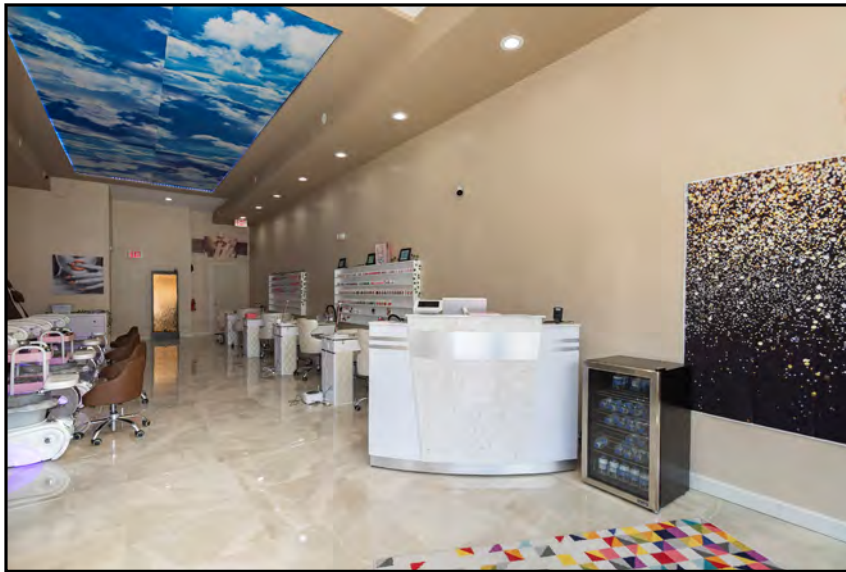




# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas

## PHOTOS

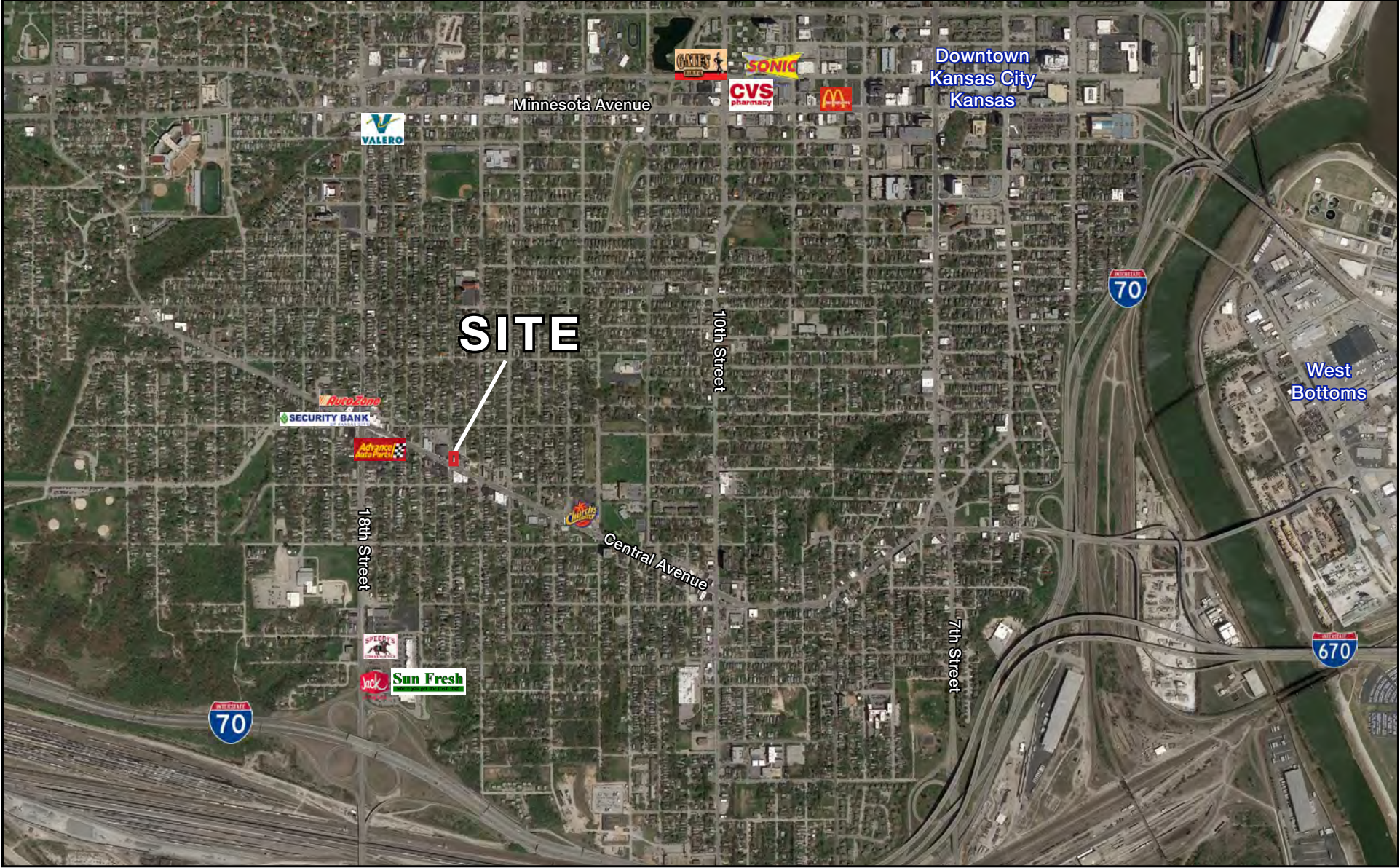




# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas

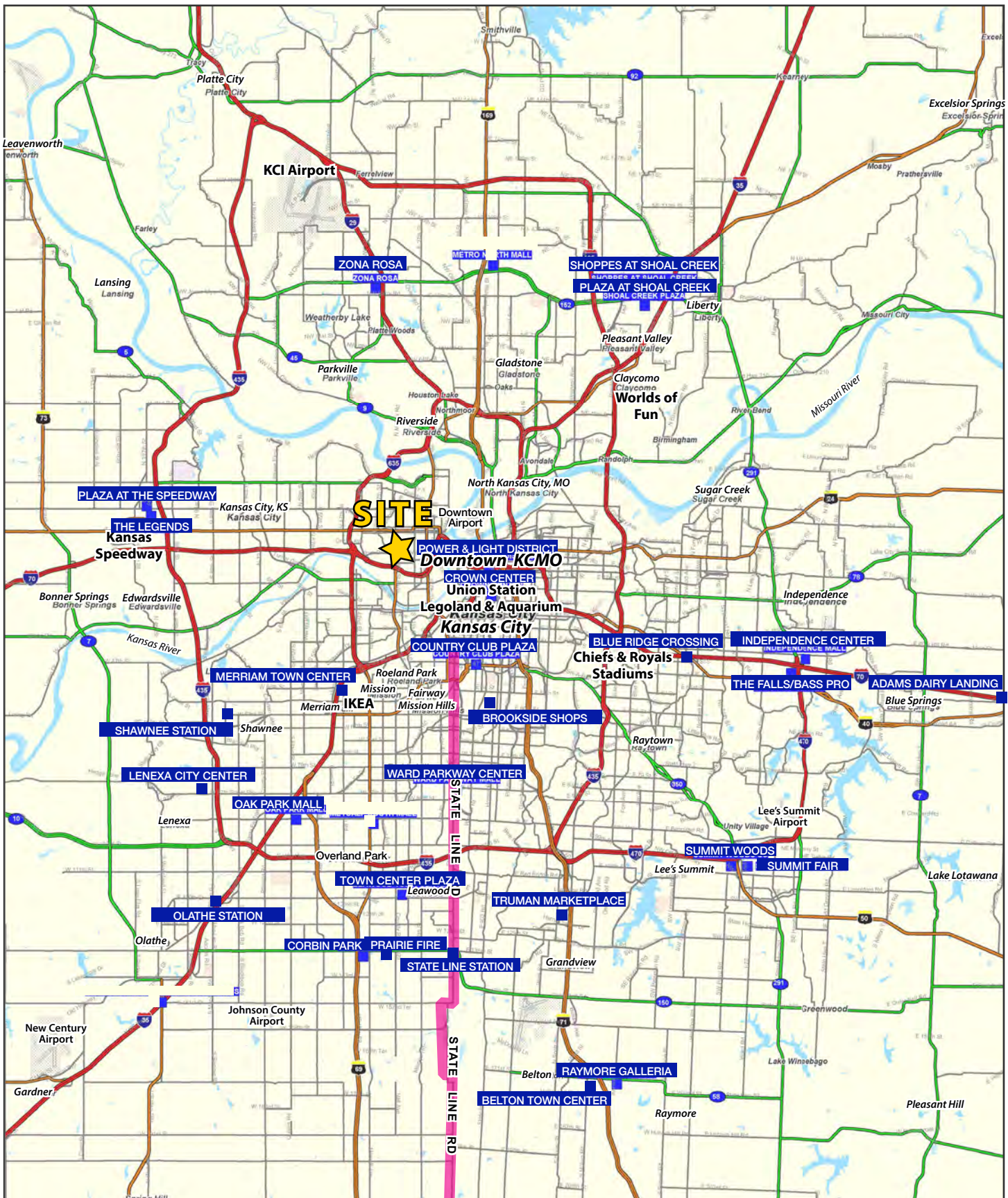
AERIAL





# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas

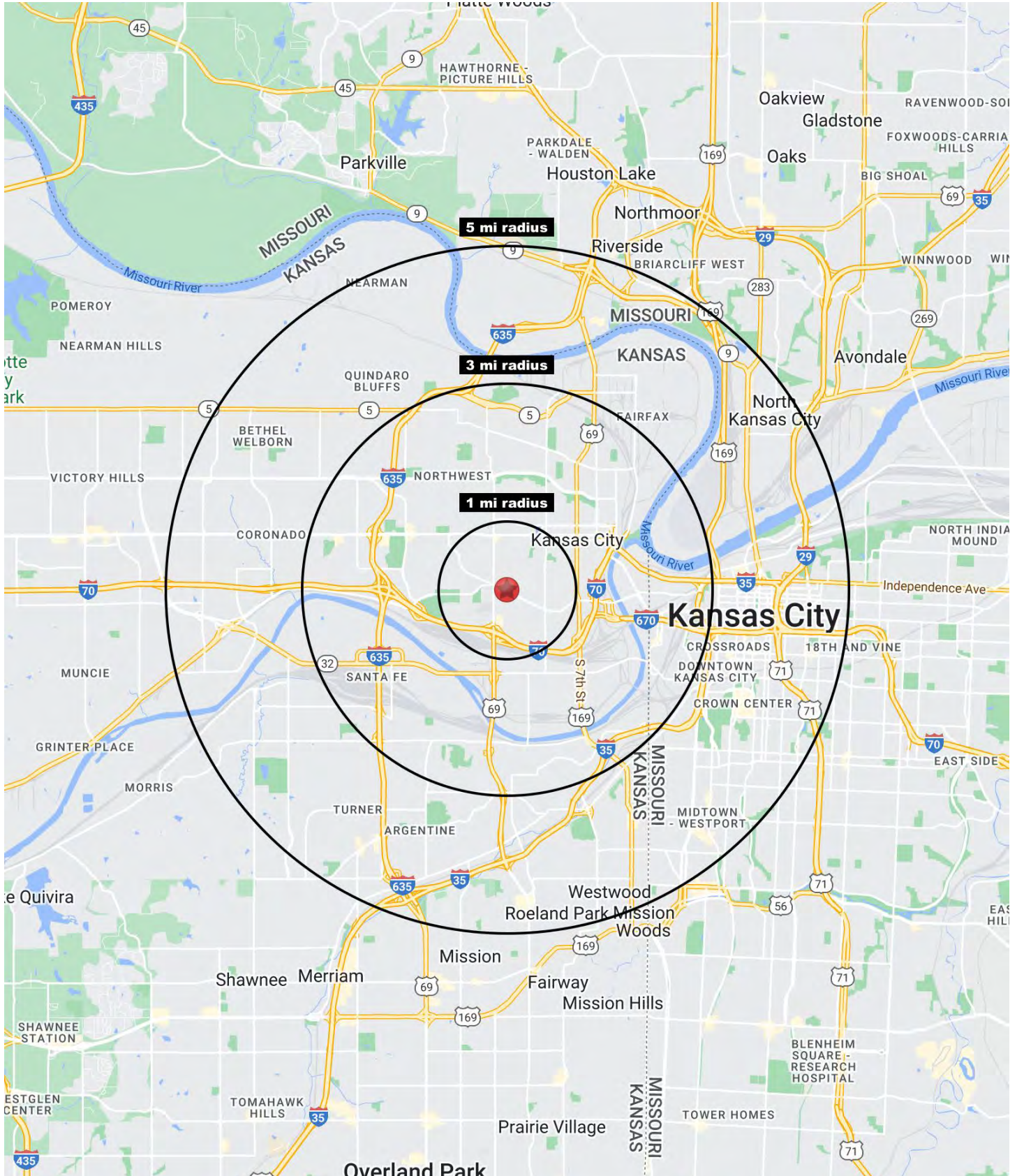


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas





# HAIR AND NAIL SALON AVAILABLE

1422 Central Avenue, Kansas City, Kansas

1422 Central Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	17,920	67,799	179,258
2028 Projected Population	16,811	64,896	176,965
2020 Census Population	18,414	68,267	177,201
2010 Census Population	18,140	65,755	162,525
Projected Annual Growth 2023 to 2028	-1.2%	-0.9%	-0.3%
Historical Annual Growth 2010 to 2023	-	0.2%	0.8%
2023 Median Age	30.6	32.5	33.6
<b>Households</b>			
2023 Estimated Households	5,307	23,330	79,049
2028 Projected Households	5,030	22,551	79,118
2020 Census Households	5,545	23,716	76,424
2010 Census Households	5,503	23,038	68,034
Projected Annual Growth 2023 to 2028	-1.0%	-0.7%	-
Historical Annual Growth 2010 to 2023	-0.3%	-	1.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	33.5%	33.5%	47.6%
2023 Estimated Black or African American	10.8%	23.8%	22.8%
2023 Estimated Asian or Pacific Islander	7.8%	5.9%	5.3%
2023 Estimated American Indian or Native Alaskan	1.4%	1.2%	0.9%
2023 Estimated Other Races	46.5%	35.7%	23.4%
2023 Estimated Hispanic	57.8%	44.2%	28.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$64,198	\$67,800	\$76,743
2023 Estimated Median Household Income	\$44,645	\$46,664	\$60,320
2023 Estimated Per Capita Income	\$19,218	\$23,711	\$34,211
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	18.4%	15.0%	7.9%
2023 Estimated Some High School (Grade Level 9 to 11)	12.4%	10.4%	7.7%
2023 Estimated High School Graduate	31.4%	31.8%	26.1%
2023 Estimated Some College	18.9%	18.9%	18.7%
2023 Estimated Associates Degree Only	6.5%	7.2%	7.0%
2023 Estimated Bachelors Degree Only	7.9%	11.2%	20.6%
2023 Estimated Graduate Degree	4.6%	5.5%	12.0%
<b>Business</b>			
2023 Estimated Total Businesses	316	2,161	11,480
2023 Estimated Total Employees	2,774	31,772	172,610
2023 Estimated Employee Population per Business	8.8	14.7	15.0
2023 Estimated Residential Population per Business	56.7	31.4	15.6

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

