



FREESTANDING BUILDING FOR LEASE

4601 Troost Avenue, Kansas City, Missouri



LEASE RATE: \$12/SF | 9,185 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,622	121,919	261,793
Avg. Household Income	\$89,510	\$105,450	\$102,950

- High traffic intersection
- Close to universities
- Near other shopping centers
- Just east of the Country Club Plaza
- Near the Nelson Atkins Museum
- 45 dedicated parking spaces



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

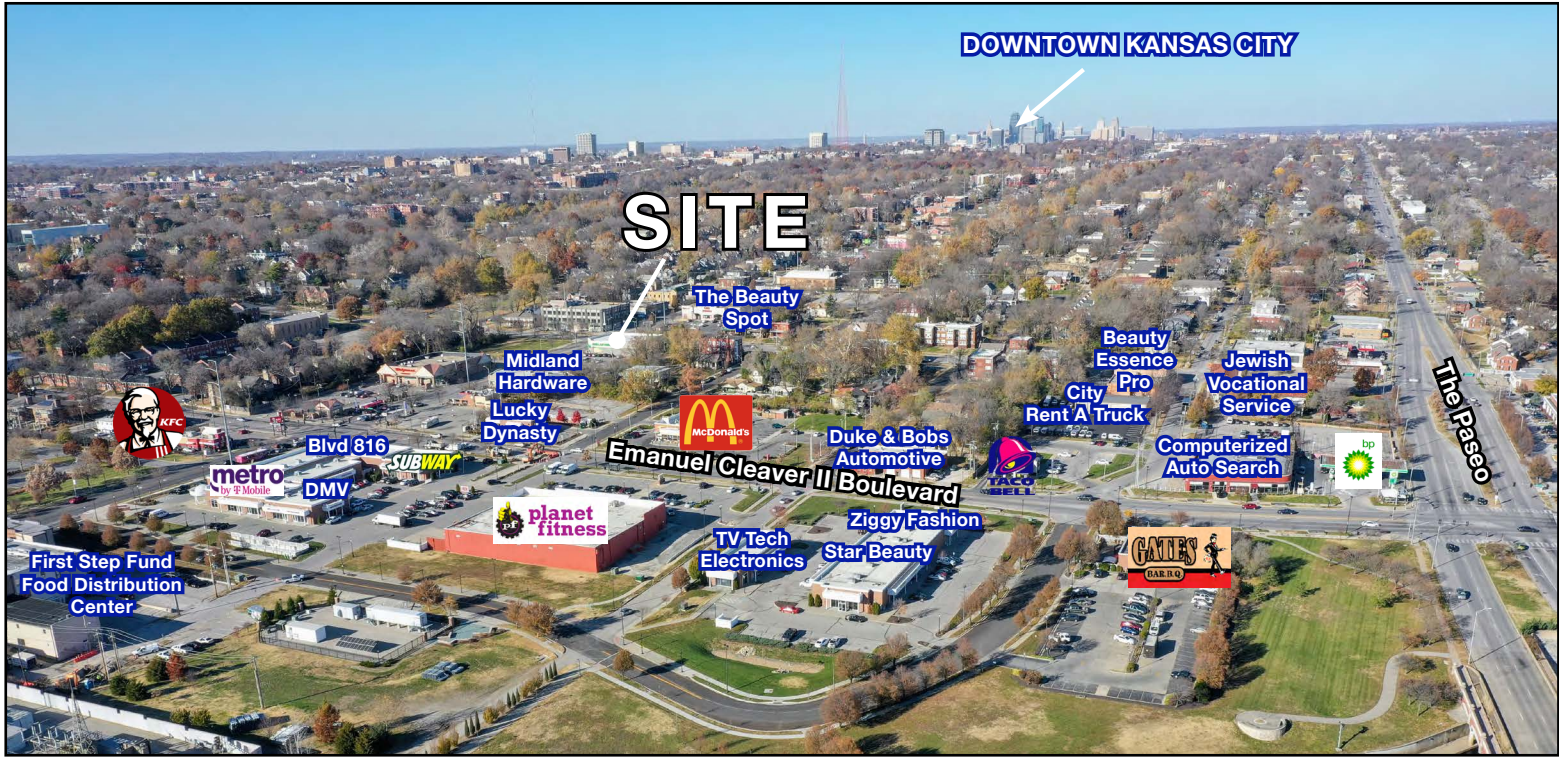
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

BIANCA GATES | 816.412.7323 | bgates@blockandco.com

Exclusive Agents

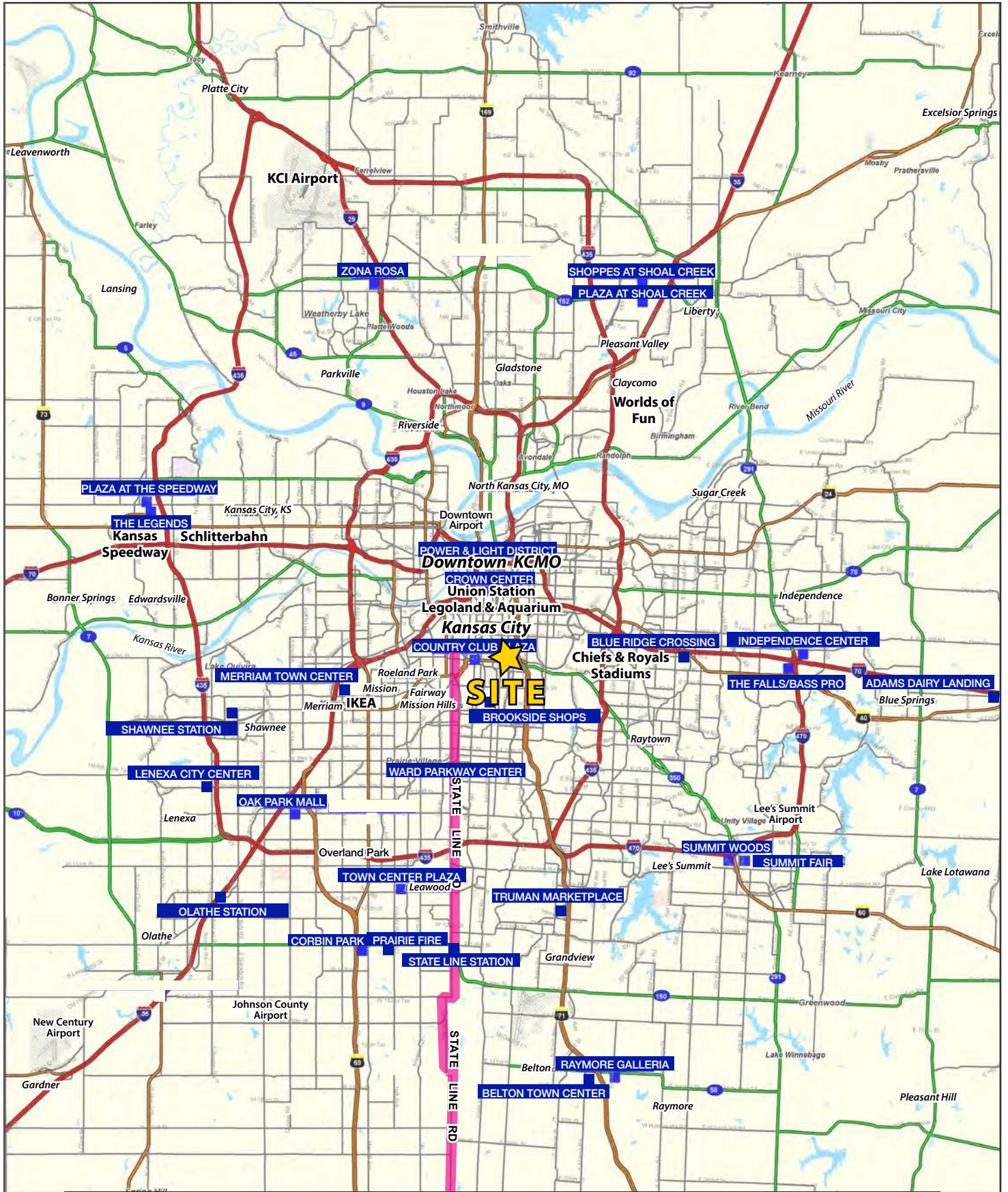


AERIALS



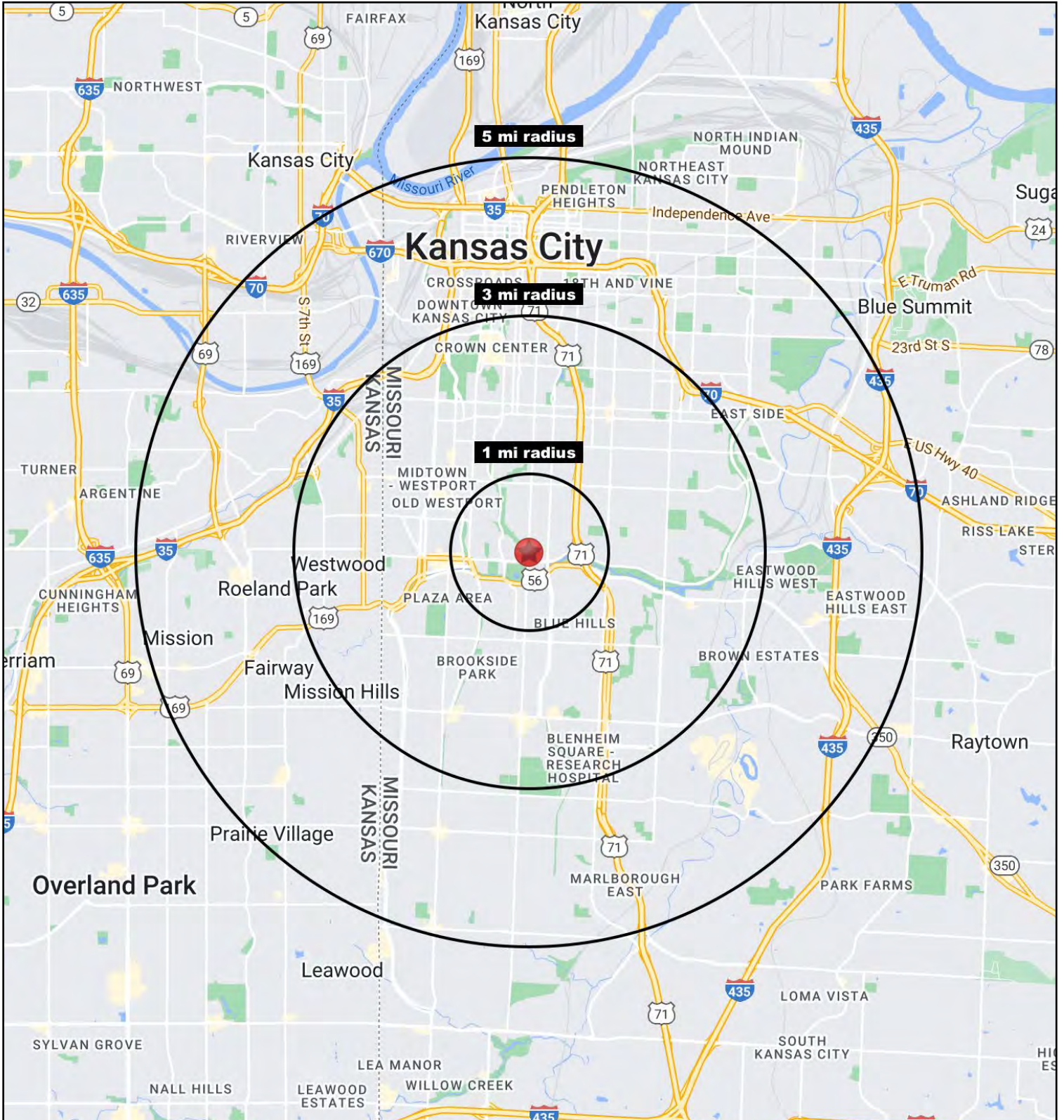
FREESTANDING BUILDING FOR LEASE

4601 Troost Avenue, Kansas City, Missouri



FREESTANDING BUILDING FOR LEASE

4601 Troost Avenue, Kansas City, Missouri





FREESTANDING BUILDING FOR LEASE

4601 Troost Avenue, Kansas City, Missouri

4601 Troost Avenue Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,622	121,919	261,793
2028 Projected Population	17,461	121,327	259,538
2020 Census Population	16,895	117,620	254,925
2010 Census Population	15,881	111,237	242,926
Projected Annual Growth 2023 to 2028	-0.2%	-	-0.2%
Historical Annual Growth 2010 to 2023	0.8%	0.7%	0.6%
2023 Median Age	33.4	37.2	36.1
Households			
2023 Estimated Households	8,274	56,499	117,743
2028 Projected Households	8,009	55,619	116,091
2020 Census Households	8,101	54,882	115,335
2010 Census Households	7,629	51,500	106,960
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%
Race and Ethnicity			
2023 Estimated White	47.4%	47.0%	50.6%
2023 Estimated Black or African American	35.0%	40.2%	32.5%
2023 Estimated Asian or Pacific Islander	10.9%	4.0%	3.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2023 Estimated Other Races	6.4%	8.4%	12.9%
2023 Estimated Hispanic	6.2%	8.4%	14.2%
Income			
2023 Estimated Average Household Income	\$89,510	\$105,450	\$102,950
2023 Estimated Median Household Income	\$66,039	\$76,179	\$75,640
2023 Estimated Per Capita Income	\$42,562	\$49,119	\$46,558
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.4%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	5.5%	6.1%
2023 Estimated High School Graduate	23.0%	23.8%	23.5%
2023 Estimated Some College	16.1%	18.0%	17.9%
2023 Estimated Associates Degree Only	5.6%	5.6%	6.1%
2023 Estimated Bachelors Degree Only	26.9%	25.8%	25.3%
2023 Estimated Graduate Degree	22.6%	18.8%	17.3%
Business			
2023 Estimated Total Businesses	905	7,303	15,046
2023 Estimated Total Employees	18,141	93,330	184,101
2023 Estimated Employee Population per Business	20.0	12.8	12.2
2023 Estimated Residential Population per Business	19.5	16.7	17.4

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

