



# GREAT LOCATION FOR LEASE

6627 Prospect Avenue, Kansas City, Missouri



## LEASE RATE: \$9.50/SF NNN | 1,946 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,737	81,331	232,749
Avg. Household Income	\$58,372	\$109,243	\$109,327

- Private parking lot
- Highway access
- Close to Research Medical Campus
- Just three blocks from \$25 million SouthPointe Development at 63rd and Prospect
- Turn key for beauty of barber shop



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

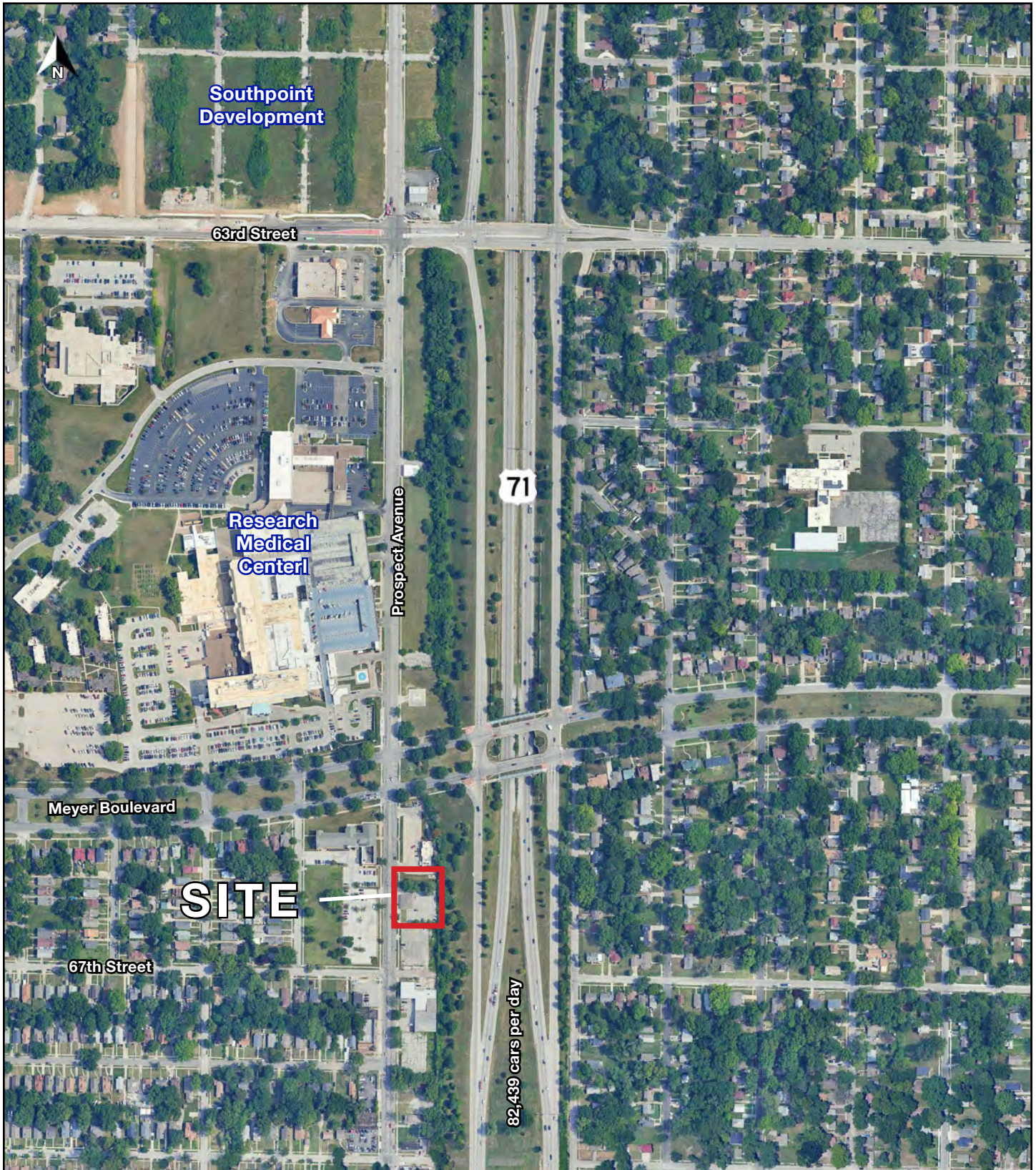
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*Exclusive Agent*

## PHOTOS



## AERIAL









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## 6627 Prospect Avenue, Kansas City, Missouri

6627 Prospect Avenue Kansas City, MO 64132	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,737	81,331	232,749
2029 Projected Population	10,537	80,404	231,573
2020 Census Population	10,950	81,743	230,013
2010 Census Population	10,740	79,222	222,514
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
2024 Median Age	37.3	36.8	36.6
<b>Households</b>			
2024 Estimated Households	4,562	36,365	107,955
2029 Projected Households	4,486	35,993	107,868
2020 Census Households	4,522	35,852	104,511
2010 Census Households	4,382	34,297	100,293
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	15.1%	50.3%	55.9%
2024 Estimated Black or African American	77.6%	40.7%	33.1%
2024 Estimated Asian or Pacific Islander	0.3%	1.6%	2.0%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	6.7%	7.0%	8.7%
2024 Estimated Hispanic	5.5%	6.2%	8.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$58,372	\$109,243	\$109,327
2024 Estimated Median Household Income	\$47,199	\$83,592	\$80,875
2024 Estimated Per Capita Income	\$24,914	\$48,980	\$50,833
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.0%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	11.1%	5.1%	4.3%
2024 Estimated High School Graduate	36.0%	22.3%	22.5%
2024 Estimated Some College	27.9%	19.8%	19.0%
2024 Estimated Associates Degree Only	6.2%	6.2%	6.5%
2024 Estimated Bachelors Degree Only	10.7%	25.0%	26.8%
2024 Estimated Graduate Degree	4.4%	19.7%	18.8%
<b>Business</b>			
2024 Estimated Total Businesses	415	3,505	10,757
2024 Estimated Total Employees	3,797	38,447	115,921
2024 Estimated Employee Population per Business	9.2	11.0	10.8
2024 Estimated Residential Population per Business	25.9	23.2	21.6

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