



# FORMER BYRIDER AUTO SALES

2520 Burlington Street, North Kansas City, Missouri



## LEASE RATE: \$13.55/SF NNN

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,526	46,953	195,713
Avg. Household Income	\$74,057	\$80,597	\$80,450

- 9,300 SF freestanding building on a 1.44 AC lot
- Fully signalized and designated intersection
- Eight drive in doors
- Frontage on Burlington with 27,176 cars per day
- Located in an opportunity zone
- 100 parking spaces
- Separated department offices
- Extensive outdoor lighting and security



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

*Exclusive Agents*

WILL SANDERS | 816.412.7311 | [wsanders@blockandco.com](mailto:wsanders@blockandco.com)

COLTIN DIEHL | 816.412.7339 | [cdiehl@blockandco.com](mailto:cdiehl@blockandco.com)



## PHOTOS







# FORMER BYRIDER AUTO SALES

2520 Burlington Street, North Kansas City, Missouri

## PHOTOS



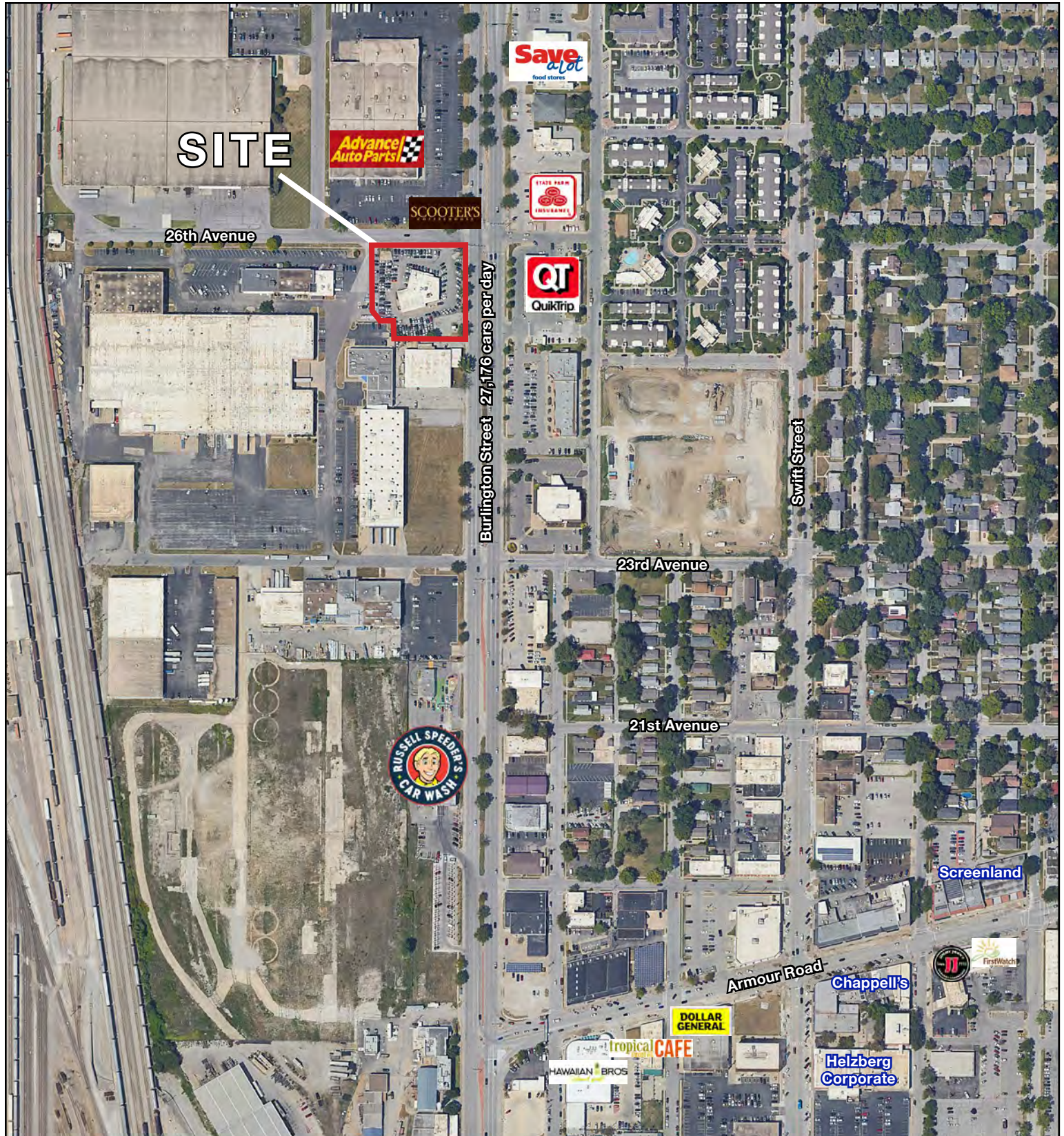


## PHOTOS





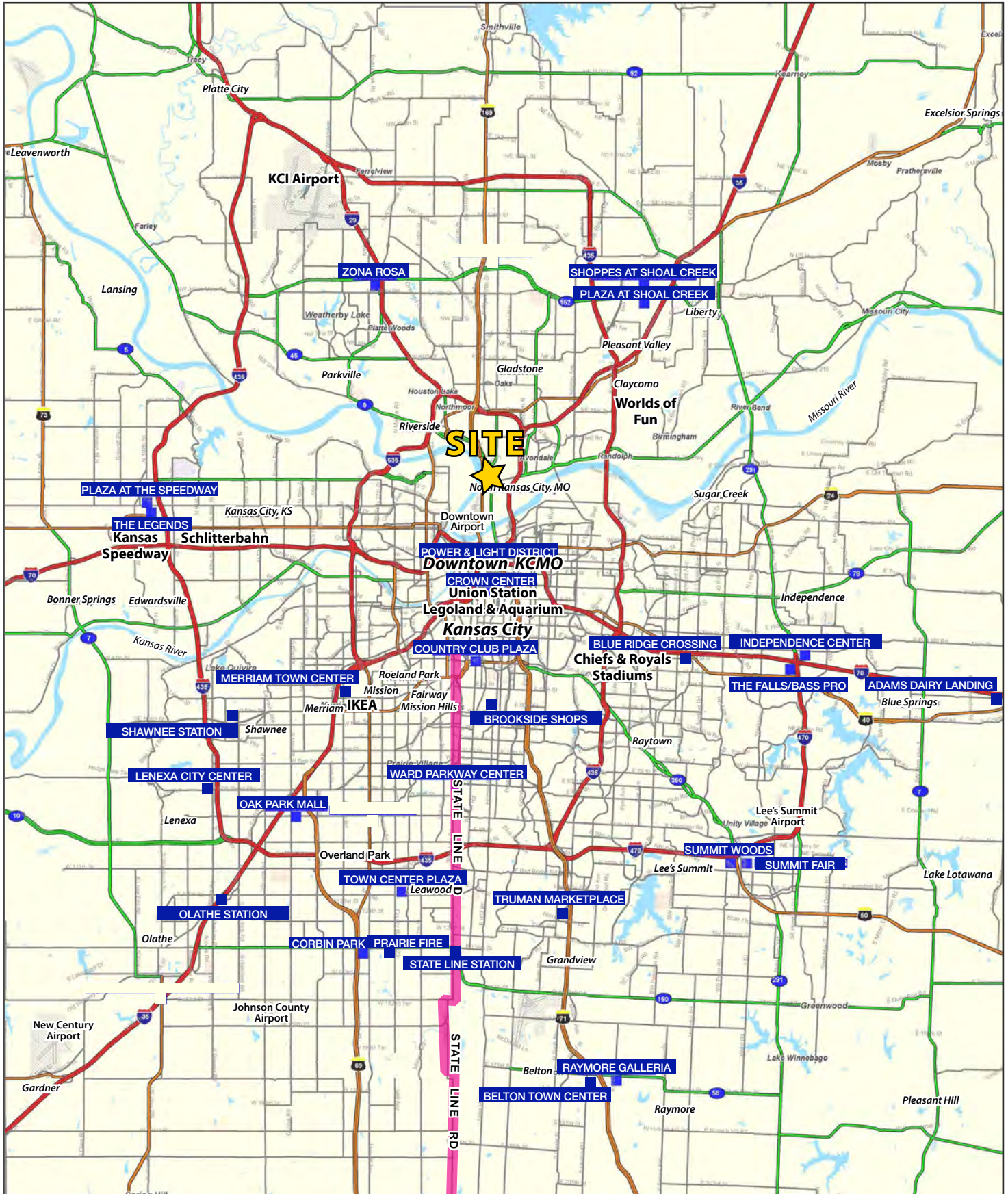
## AERIAL





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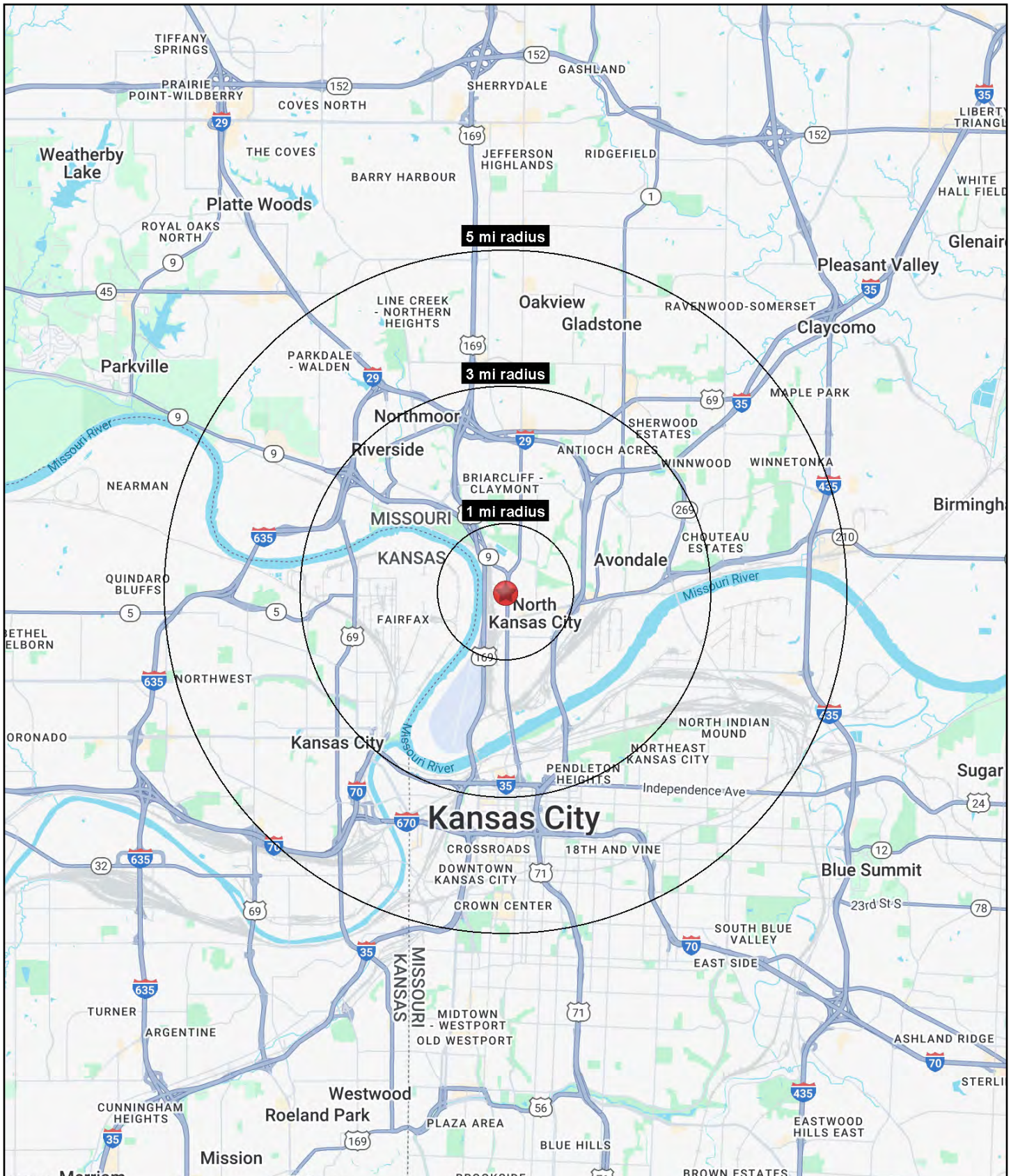
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2520 Burlington Street North Kansas City, MO 64116	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	4,526	46,953	195,713
2029 Projected Population	5,264	49,828	199,726
2020 Census Population	3,908	43,702	188,192
2010 Census Population	3,561	37,979	171,816
Projected Annual Growth 2024 to 2029	3.3%	1.2%	0.4%
Historical Annual Growth 2010 to 2024	1.9%	1.7%	1.0%
2024 Median Age	40.5	34.4	33.5
<b>Households</b>			
2024 Estimated Households	2,745	23,177	83,485
2029 Projected Households	3,236	24,969	86,560
2020 Census Households	2,208	20,864	77,917
2010 Census Households	1,957	17,253	68,841
Projected Annual Growth 2024 to 2029	3.6%	1.5%	0.7%
Historical Annual Growth 2010 to 2024	2.9%	2.5%	1.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.9%	63.0%	53.2%
2024 Estimated Black or African American	13.2%	19.3%	20.3%
2024 Estimated Asian or Pacific Islander	3.6%	5.8%	5.1%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.8%
2024 Estimated Other Races	8.9%	11.4%	20.6%
2024 Estimated Hispanic	9.5%	12.0%	23.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$74,057	\$80,597	\$80,450
2024 Estimated Median Household Income	\$57,861	\$61,952	\$62,554
2024 Estimated Per Capita Income	\$44,913	\$39,882	\$34,468
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.5%	4.7%	6.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.6%	7.8%
2024 Estimated High School Graduate	27.4%	24.6%	27.3%
2024 Estimated Some College	25.7%	21.7%	20.4%
2024 Estimated Associates Degree Only	6.5%	7.4%	7.8%
2024 Estimated Bachelors Degree Only	24.7%	24.3%	19.2%
2024 Estimated Graduate Degree	10.7%	11.7%	10.8%
<b>Business</b>			
2024 Estimated Total Businesses	827	3,259	10,879
2024 Estimated Total Employees	12,618	47,990	156,233
2024 Estimated Employee Population per Business	15.3	14.7	14.4
2024 Estimated Residential Population per Business	5.5	14.4	18.0

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