



# CHOUTEAU CROSSINGS RETAIL CENTER

I-35 & NE Chouteau Trafficway (SEQ)

4307-4367 NE Chouteau Trafficway, Kansas City, MO



## LEASE RATE: \$14-\$16/SF NNN | 1,600 - 3,877 SF SPACES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,120	62,809	146,536
Avg. Household Income	\$76,113	\$86,673	\$87,931

- Target and Sun Fresh anchored power center
- Co-tenants include Chipotle, Subway, H&R Block, T-mobile, and more
- Excellent visibility from I-35
- Intersection carries over 85,000 cars per day
- Ample parking



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)

DAKOTA GRIZZLE | 816.412.7395 | [dgrizzle@blockandco.com](mailto:dgrizzle@blockandco.com)

Exclusive Agents





## SITE PLAN



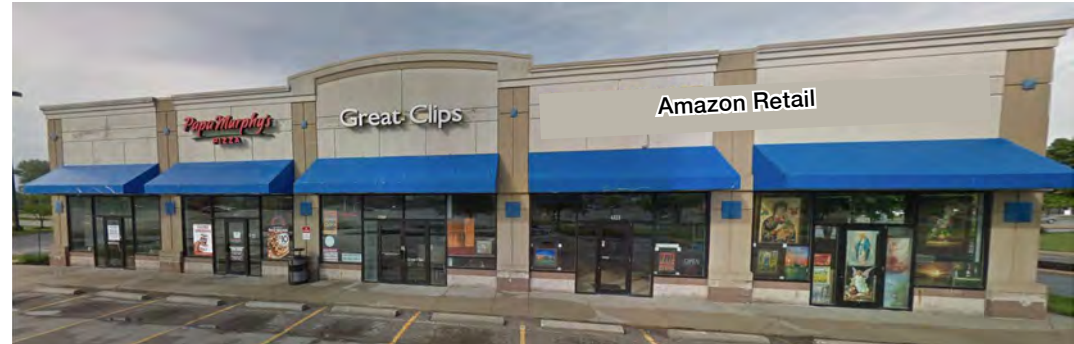




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## PHOTOS

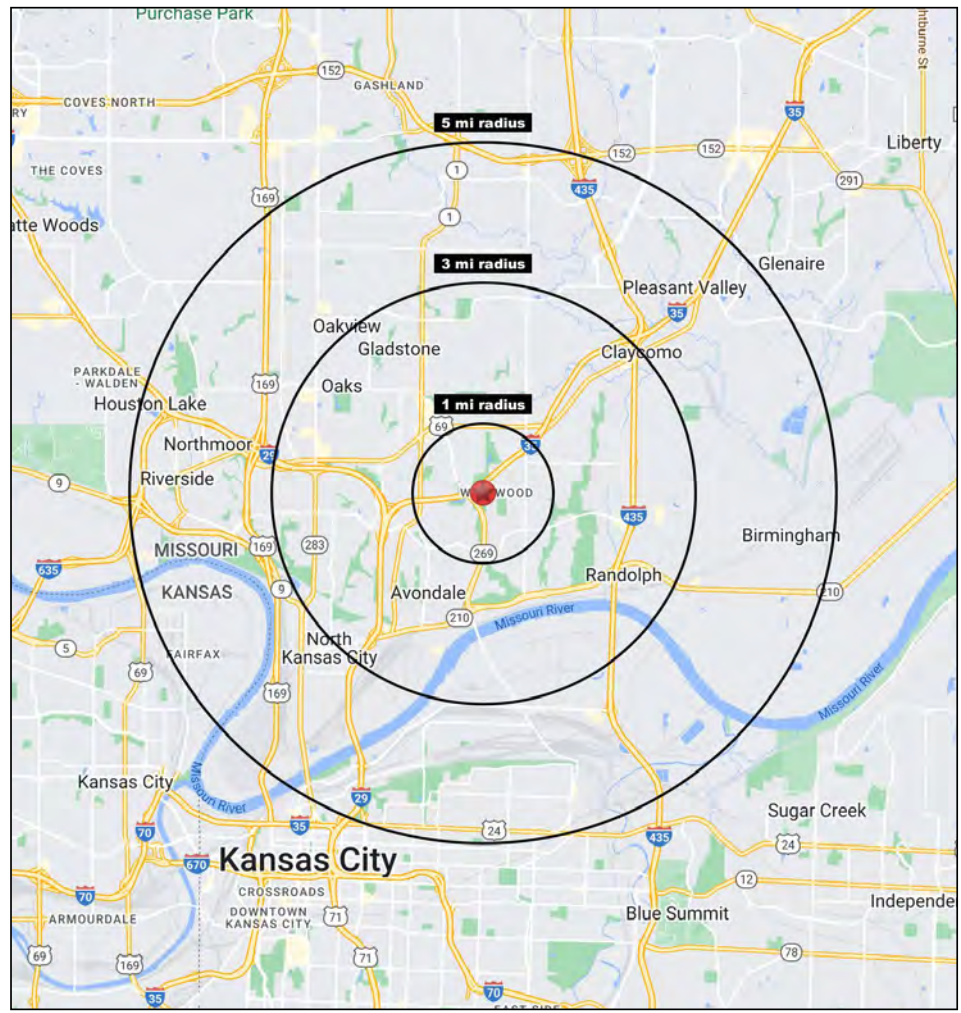
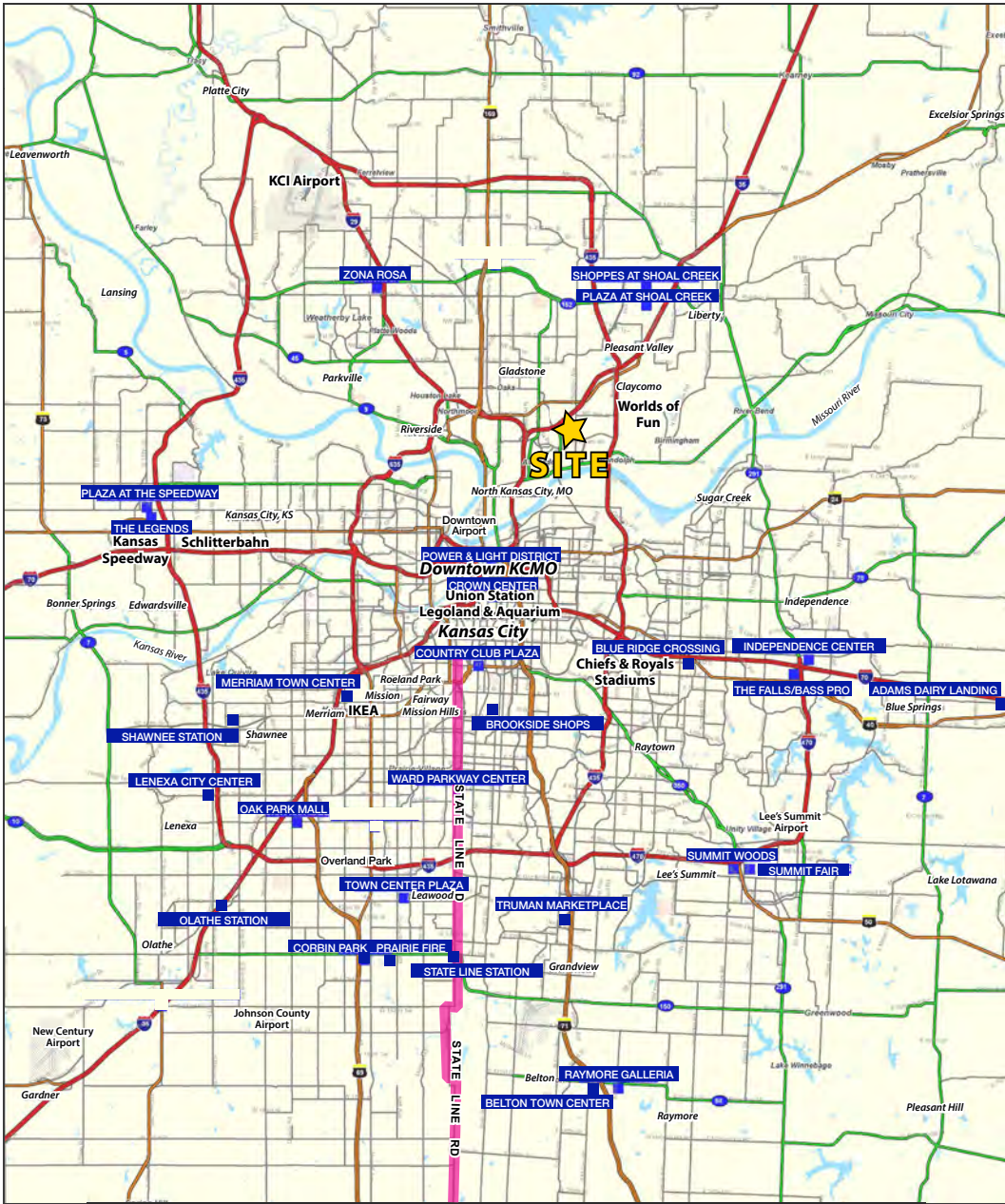






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Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | [www.blockandco.com](http://www.blockandco.com)



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4307-4367 Chouteau Trafficway Kansas City, MO 64117	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,120	62,809	146,536
2029 Projected Population	10,294	64,318	150,620
2020 Census Population	10,233	62,687	143,837
2010 Census Population	9,869	58,977	131,811
Projected Annual Growth 2024 to 2029	0.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.8%
2024 Median Age	36.5	36.9	35.7
<b>Households</b>			
2024 Estimated Households	4,396	27,599	62,302
2029 Projected Households	4,521	28,660	65,006
2020 Census Households	4,339	26,865	58,663
2010 Census Households	4,173	25,240	53,488
Projected Annual Growth 2024 to 2029	0.6%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.5%	72.6%	66.8%
2024 Estimated Black or African American	10.9%	12.5%	13.7%
2024 Estimated Asian or Pacific Islander	3.9%	4.0%	5.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	11.2%	10.4%	13.8%
2024 Estimated Hispanic	10.9%	10.5%	14.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$76,113	\$86,673	\$87,931
2024 Estimated Median Household Income	\$56,568	\$70,037	\$70,494
2024 Estimated Per Capita Income	\$33,069	\$38,117	\$37,425
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.0%	4.1%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.7%	6.1%
2024 Estimated High School Graduate	33.1%	29.8%	27.8%
2024 Estimated Some College	23.8%	24.3%	23.0%
2024 Estimated Associates Degree Only	10.5%	8.9%	8.3%
2024 Estimated Bachelors Degree Only	15.6%	19.3%	20.3%
2024 Estimated Graduate Degree	7.5%	8.9%	10.5%
<b>Business</b>			
2024 Estimated Total Businesses	156	2,002	5,603
2024 Estimated Total Employees	1,440	23,559	72,242
2024 Estimated Employee Population per Business	9.2	11.8	12.9
2024 Estimated Residential Population per Business	64.7	31.4	26.2

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