



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	10,598	62,695	143,418
Avg. Household Income	\$58,914	\$70,058	\$70,231

- 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:

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Exclusive Agents



SITE PLAN



#	Name	SF	Unit
1	Chipotle	2,686 SF	4323-A1
2	AVAILABLE	3,877 SF	4323-A2
3	Bayan Barber & Beauty	1,500 SF	4323-B
4	GO Personnel	1,500 SF	4323-C
5	Select Physical Therapy	3,000 SF	4323-D&E
6	Fat B Drinks	2,100 SF	4307
7	Rock Star Nails	1,400 SF	4309
8	Ming's Garden Restaurant	1,400 SF	4311
9	Wing Stop	1,400 SF	4313
10	Subway	1,400 SF	4315
11	Royal Foot Massage	1,050 SF	4335
12	Lend Nation	3,500 SF	4331
13	Little Caesars	1,890 SF	4329-B
14	H&R Block	1,810 SF	4329-A
15	Chouteau Smoke & Liquor	1,525 SF	4317
16	Papa Murphy's	1,397 SF	4319
17	Great Clips	1,164 SF	4321
18	Amazon Retail	3,387 SF	4323
19	AVAILABLE	2,000 SF	4341
20	Advance America	1,600 SF	4343
21	AVAILABLE	1,600 SF	4345
22	U-Haul	1,600 SF	4347
23	NKC Nails	760 SF	4349
24	Sun Fresh	55,000 SF	4357
25	Tmobile	3,260 SF	4365
26	America's Best	3,297 SF	4367
27	Target	127,830 SF	4375
28	IHOP	4,337 SF	4337

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.



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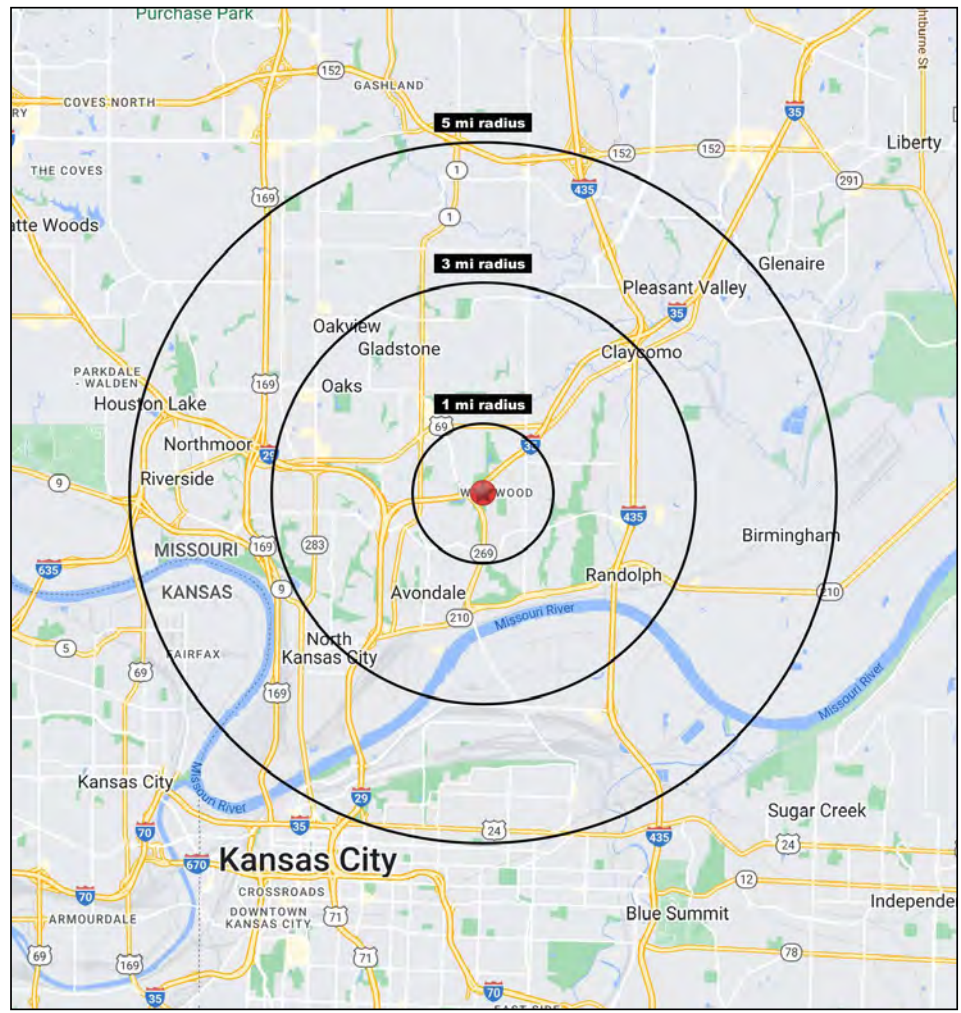
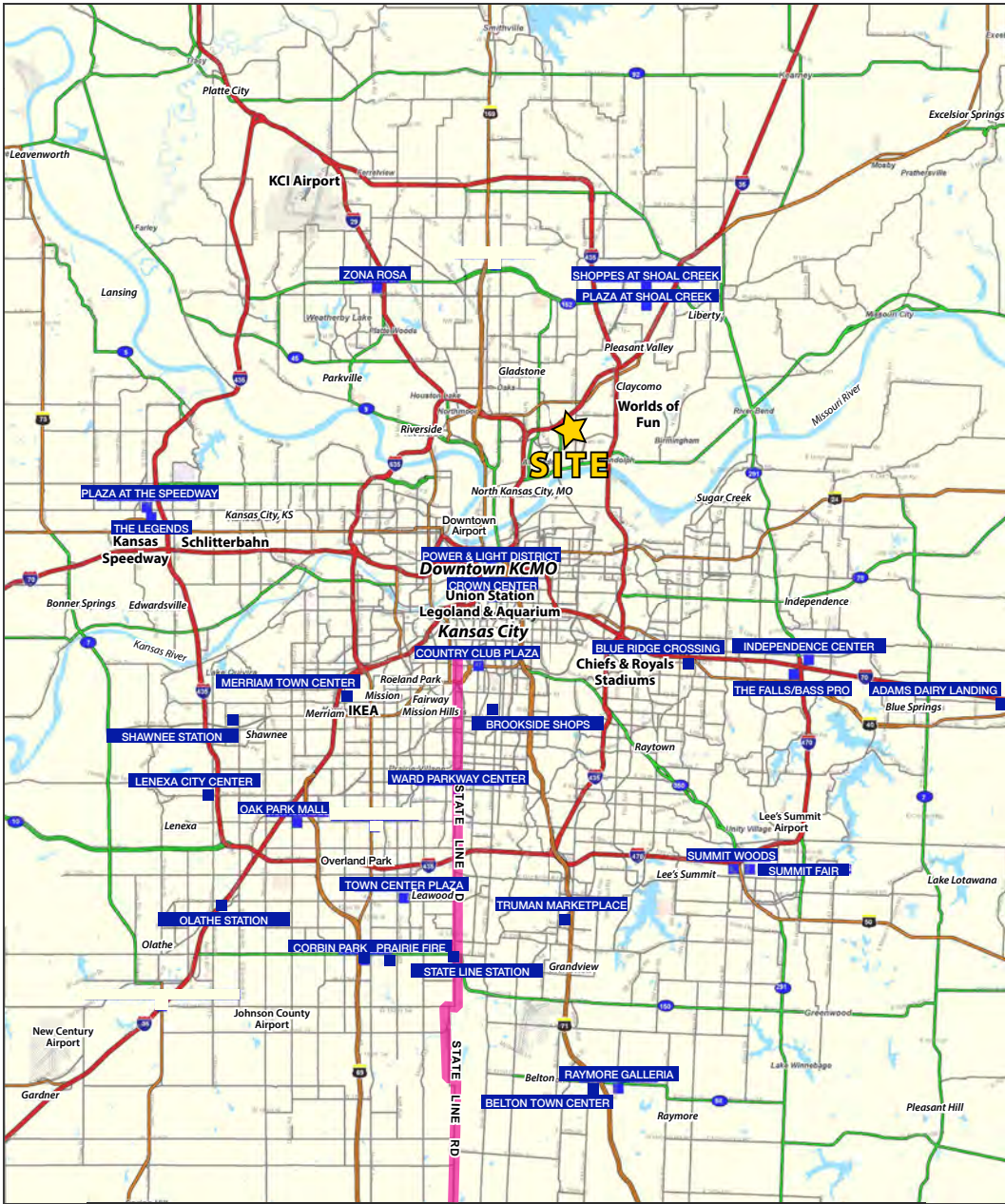
PHOTOS





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4307-4367 N Chouteau Trafficway Kansas City, MO 64117	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,598	62,695	143,418
2027 Projected Population	10,586	63,439	146,820
2020 Census Population	10,502	62,004	142,288
2010 Census Population	10,125	58,423	130,238
Projected Annual Growth 2022 to 2027	-	0.2%	0.5%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.8%
2022 Median Age	38.1	38.2	37.1
Households			
2022 Estimated Households	4,486	26,703	58,538
2027 Projected Households	4,514	27,240	60,494
2020 Census Households	4,442	26,381	57,944
2010 Census Households	4,263	24,872	52,833
Projected Annual Growth 2022 to 2027	0.1%	0.4%	0.7%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.9%
Race and Ethnicity			
2022 Estimated White	72.6%	70.8%	65.5%
2022 Estimated Black or African American	9.2%	11.0%	12.1%
2022 Estimated Asian or Pacific Islander	3.4%	3.9%	5.2%
2022 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2022 Estimated Other Races	14.1%	13.7%	16.5%
2022 Estimated Hispanic	10.9%	10.7%	14.4%
Income			
2022 Estimated Average Household Income	\$58,914	\$70,058	\$70,231
2022 Estimated Median Household Income	\$53,888	\$61,272	\$62,002
2022 Estimated Per Capita Income	\$24,946	\$29,876	\$28,708
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.7%	4.4%
2022 Estimated Some High School (Grade Level 9 to 11)	8.3%	6.7%	7.0%
2022 Estimated High School Graduate	36.6%	33.3%	31.1%
2022 Estimated Some College	23.5%	23.6%	22.7%
2022 Estimated Associates Degree Only	9.7%	8.7%	8.2%
2022 Estimated Bachelors Degree Only	14.1%	17.7%	17.6%
2022 Estimated Graduate Degree	5.2%	7.3%	9.1%
Business			
2022 Estimated Total Businesses	160	1,805	5,192
2022 Estimated Total Employees	1,406	25,389	77,998
2022 Estimated Employee Population per Business	8.8	14.1	15.0
2022 Estimated Residential Population per Business	66.4	34.7	27.6

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