



# Two Story Building in the Heart of Westport

4114-4118 Broadway Blvd, Kansas City, Missouri



## FOR SALE OR LEASE | 14,000 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	24,561	116,818	278,550
Avg. Household Income	\$97,923	\$108,663	\$100,969

- Located in Historic Westport Area teeming with restaurants, retail, and apartments
- Building can be divided
- First and second floor can be leased separately - 7,000 SF per floor
- Facing Broadway Boulevard between Westport Ale House and Broadway Cafe and across from 4101 Broadway Apartments - new 256 unit apartment complex
- Premier retail, restaurant/bar/event, and office location
- Excellent visibility
- Broadway Boulevard carries over 20,000 cars per day
- Architecturally unique building in Westport Community Improvement District
- 10 parking spaces and street parking



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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*Exclusive Agent*





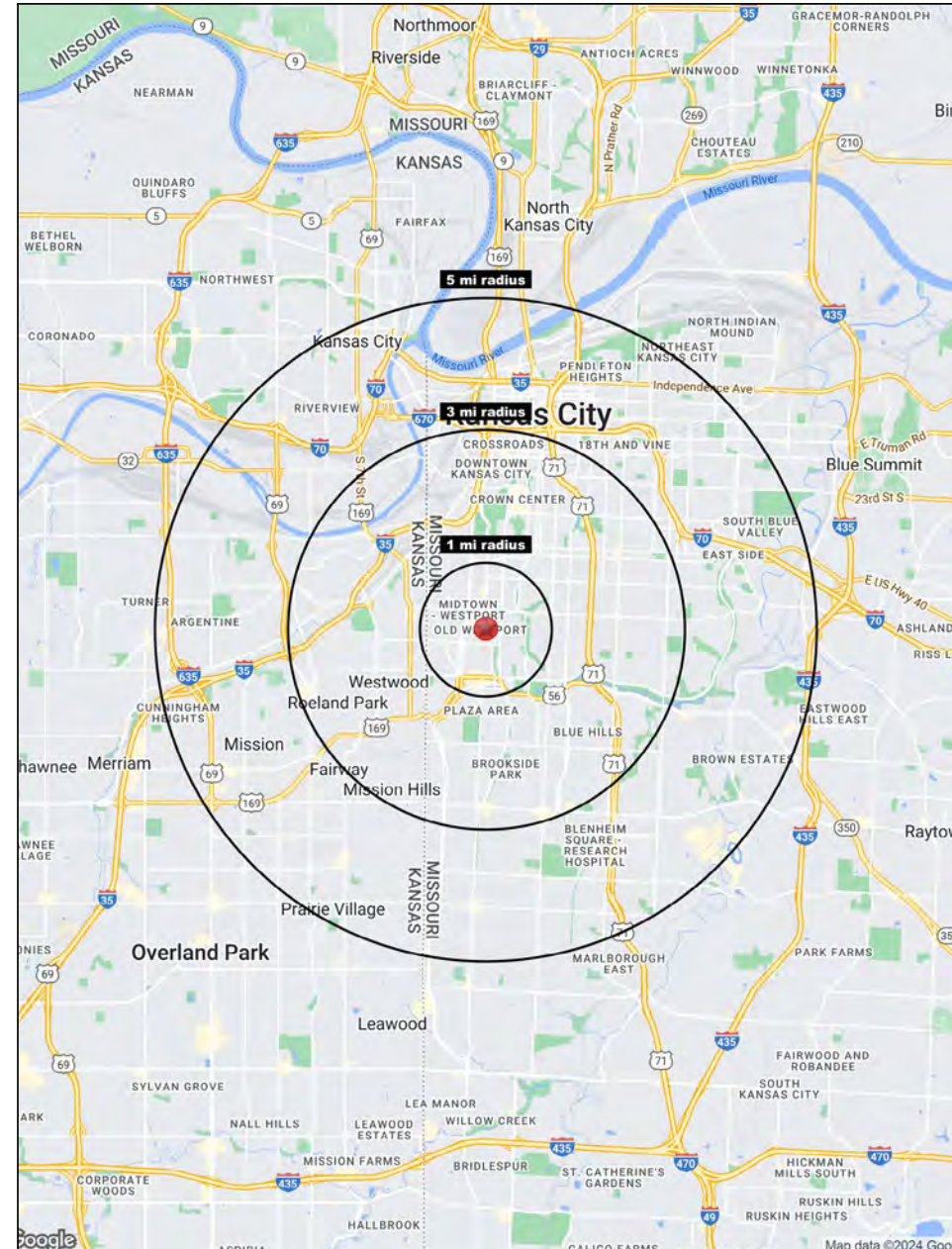
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AERIAL









# Two Story Building in the Heart of Westport

## FOR LEASE | 4114-4118 Broadway Blvd, Kansas City, MO

4114-4118 Broadway Boulevard Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	24,561	116,818	278,550
2028 Projected Population	25,096	116,688	275,291
2020 Census Population	23,547	113,001	271,690
2010 Census Population	22,719	106,648	256,695
Projected Annual Growth 2023 to 2028	0.4%	-	-0.2%
Historical Annual Growth 2010 to 2023	0.6%	0.7%	0.7%
2023 Median Age	34.2	36.5	35.8
<b>Households</b>			
2023 Estimated Households	15,161	55,122	122,812
2028 Projected Households	15,224	54,794	121,131
2020 Census Households	14,249	53,282	120,426
2010 Census Households	13,513	49,794	111,398
Projected Annual Growth 2023 to 2028	-	-0.1%	-0.3%
Historical Annual Growth 2010 to 2023	0.9%	0.8%	0.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	72.3%	51.5%	50.4%
2023 Estimated Black or African American	13.7%	32.9%	30.0%
2023 Estimated Asian or Pacific Islander	3.8%	4.4%	3.9%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.6%
2023 Estimated Other Races	9.8%	10.9%	15.1%
2023 Estimated Hispanic	10.9%	11.7%	17.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$97,923	\$108,663	\$100,969
2023 Estimated Median Household Income	\$73,053	\$78,566	\$74,777
2023 Estimated Per Capita Income	\$60,650	\$51,538	\$44,828
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.6%	4.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	5.1%	6.3%
2023 Estimated High School Graduate	13.9%	21.9%	23.6%
2023 Estimated Some College	12.4%	17.3%	18.0%
2023 Estimated Associates Degree Only	5.5%	5.7%	6.0%
2023 Estimated Bachelors Degree Only	36.7%	27.5%	24.7%
2023 Estimated Graduate Degree	26.9%	19.9%	16.9%
<b>Business</b>			
2023 Estimated Total Businesses	2,639	8,009	15,796
2023 Estimated Total Employees	32,474	100,909	197,827
2023 Estimated Employee Population per Business	12.3	12.6	12.5
2023 Estimated Residential Population per Business	9.3	14.6	17.6

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