



Two Story Building in the Heart of Westport

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



LEASE RATE: \$28/SF NNN | 14,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	25,181	114,419	272,486
Avg. Household Income	\$70,667	\$84,472	\$77,723

- 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:

TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com

Exclusive Agent



AERIAL

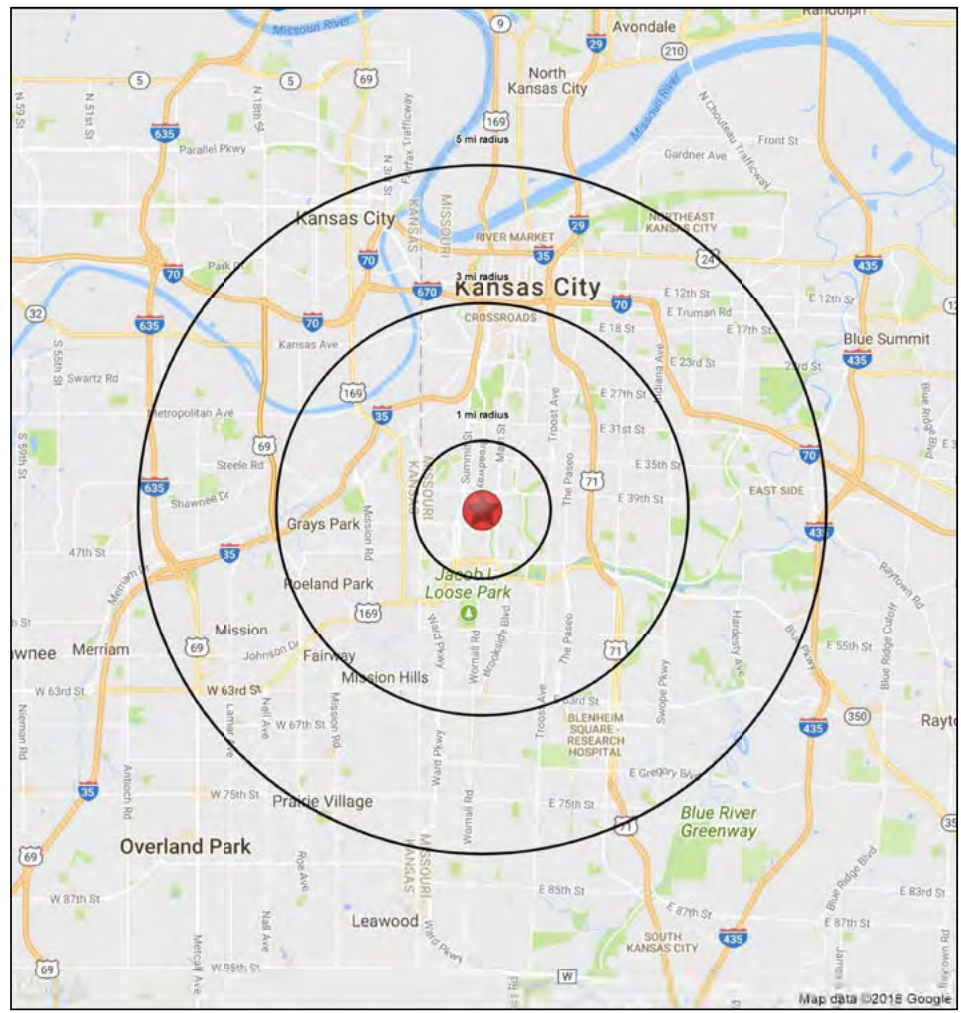
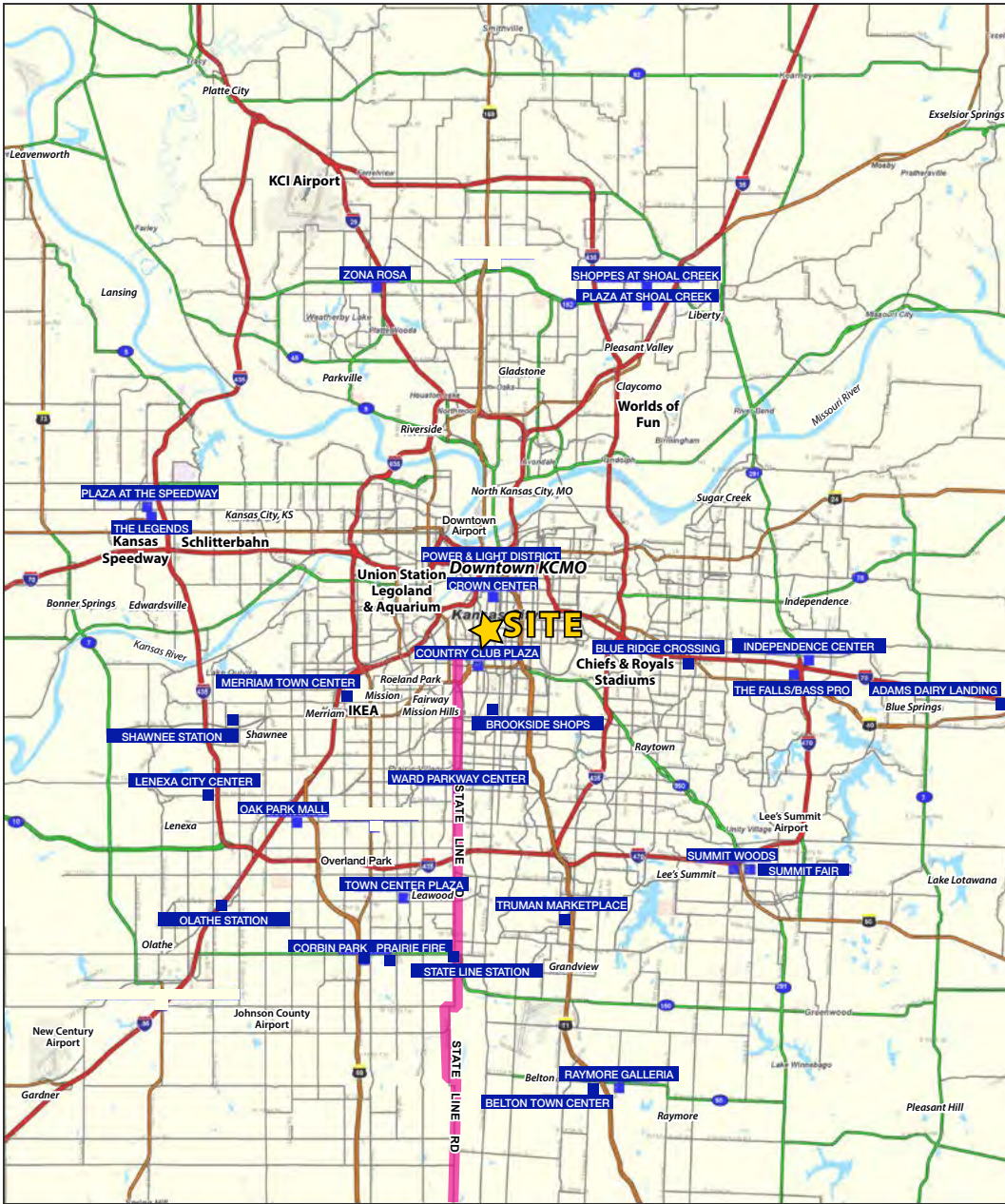




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14,000 SF
BUILDING
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Lat/Lon: 39.0527/-94.5904

RS1

4114-4118 Broadway Blvd

Kansas City, MO 64111

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	25,181	114,419	272,486
	2025 Projected Population	25,804	120,466	285,864
	2010 Census Population	22,680	106,172	256,089
	2000 Census Population	24,609	118,964	278,501
	Projected Annual Growth 2020 to 2025	0.5%	1.1%	1.0%
	Historical Annual Growth 2000 to 2020	0.1%	-0.2%	-0.1%
	2020 Median Age	34.2	35.8	35.1
HOUSEHOLDS	2020 Estimated Households	15,845	56,821	125,884
	2025 Projected Households	15,798	58,585	129,875
	2010 Census Households	13,499	49,609	111,070
	2000 Census Households	14,695	54,220	118,188
	Projected Annual Growth 2020 to 2025	-	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.4%	0.2%	0.3%
RACE AND ETHNICITY	2020 Estimated White	71.9%	51.4%	51.0%
	2020 Estimated Black or African American	14.3%	36.0%	33.2%
	2020 Estimated Asian or Pacific Islander	3.9%	3.3%	3.4%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2020 Estimated Other Races	9.4%	8.8%	11.8%
	2020 Estimated Hispanic	12.1%	11.8%	17.2%
INCOME	2020 Estimated Average Household Income	\$70,677	\$84,472	\$77,723
	2020 Estimated Median Household Income	\$57,494	\$61,041	\$57,679
	2020 Estimated Per Capita Income	\$44,621	\$42,112	\$36,129
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.7%	5.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.4%	7.0%	8.2%
	2020 Estimated High School Graduate	13.8%	21.0%	23.4%
	2020 Estimated Some College	16.2%	18.8%	19.2%
	2020 Estimated Associates Degree Only	5.2%	5.8%	5.9%
	2020 Estimated Bachelors Degree Only	33.7%	25.3%	22.5%
	2020 Estimated Graduate Degree	25.6%	19.3%	15.6%
BUSINESS	2020 Estimated Total Businesses	2,863	9,250	17,197
	2020 Estimated Total Employees	37,087	129,847	269,434
	2020 Estimated Employee Population per Business	13.0	14.0	15.7
	2020 Estimated Residential Population per Business	8.8	12.4	15.8

