



LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri



Lease Rate: \$14-\$18/SF NNN | 780 SF to 5,200 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,080	125,138	232,647
Avg. Household Income	\$53,992	\$76,197	\$88,268

- 5,200 SF north end cap space available
- 780 SF and 1,308 SF inline spaces available
- Newly redeveloped shopping center
- Join Citi Trends, Sun Fresh Grocery, Arvest Bank, Rainbow Fashion, Pizza Hut, Wingstop and many more
- Located in the heart of fast growing redevelopment corridor
- Excellent location with easy access, high visibility, and great parking



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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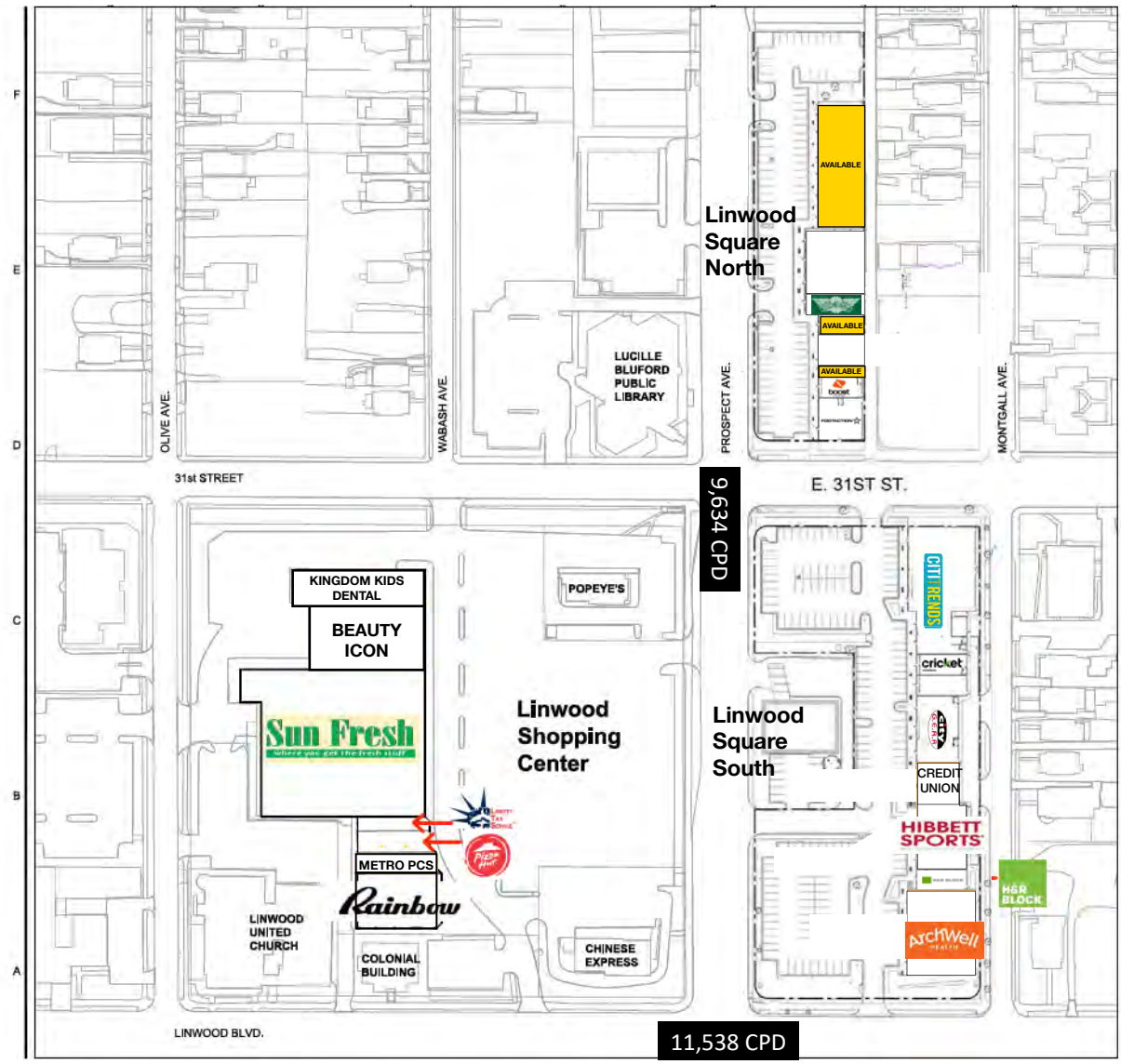
Exclusive Agents



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PLAN



Linwood Shopping District Lease Space

Linwood Shopping Center

Name	SF	Address
Kingdom Kids Dental	6,080 SF	3102 Prospect Ave.
Beauty Icon	8,450 SF	3106 Prospect Ave.
Sun Fresh	38,000 SF	3110 Prospect Ave.
Liberty Tax	1,442 SF	3114 Prospect Ave.
Pizza Hut	2,166 SF	3116 Prospect Ave.
Metro PCS	2,320 SF	3118 Prospect Ave.
Rainbow Fashion	6,323 SF	3102 Prospect Ave.
TOTAL	64,781 SF	

Linwood Square North

Name	SF	Address
AVAILABLE	5,200 SF	3017-3023 Prospect Ave.
KCPD CAN Center	2,600 SF	3025 Prospect Ave.
Hope Family Care	3,587 SF	3027 Prospect Ave.
Wingstop	1,523 SF	3029 Prospect Ave.
AVAILABLE	1,308 SF	3033 Prospect Ave.
Brotherman Clothing	1,820 SF	3035 Prospect Ave.
AVAILABLE	780 SF	3037 Prospect Ave.
Boost Mobile	1,313 SF	3039 Prospect Ave.
Convenience Store	2,613 SF	3041 Prospect Ave.
TOTAL	20,721 SF	

Linwood Square South

Name	SF	Address
Citi Trends	9,859 SF	3101 Prospect Ave.
Cricket Wireless	1,375 SF	3111 Prospect Ave.
CitiGear	6,966 SF	3115 Prospect Ave.
Credit Union	3,750 SF	3121-3125 Prospect Ave.
Hibbett Sports	4,425 SF	3127-3131 Prospect Ave.
H&R Block	1,500 SF	3133 Prospect Ave.
Archwell Health	8,000 SF	3135 Prospect Ave.
TOTAL	35,875 SF	





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DRONE PHOTOS





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LINWOOD SQUARE NORTH





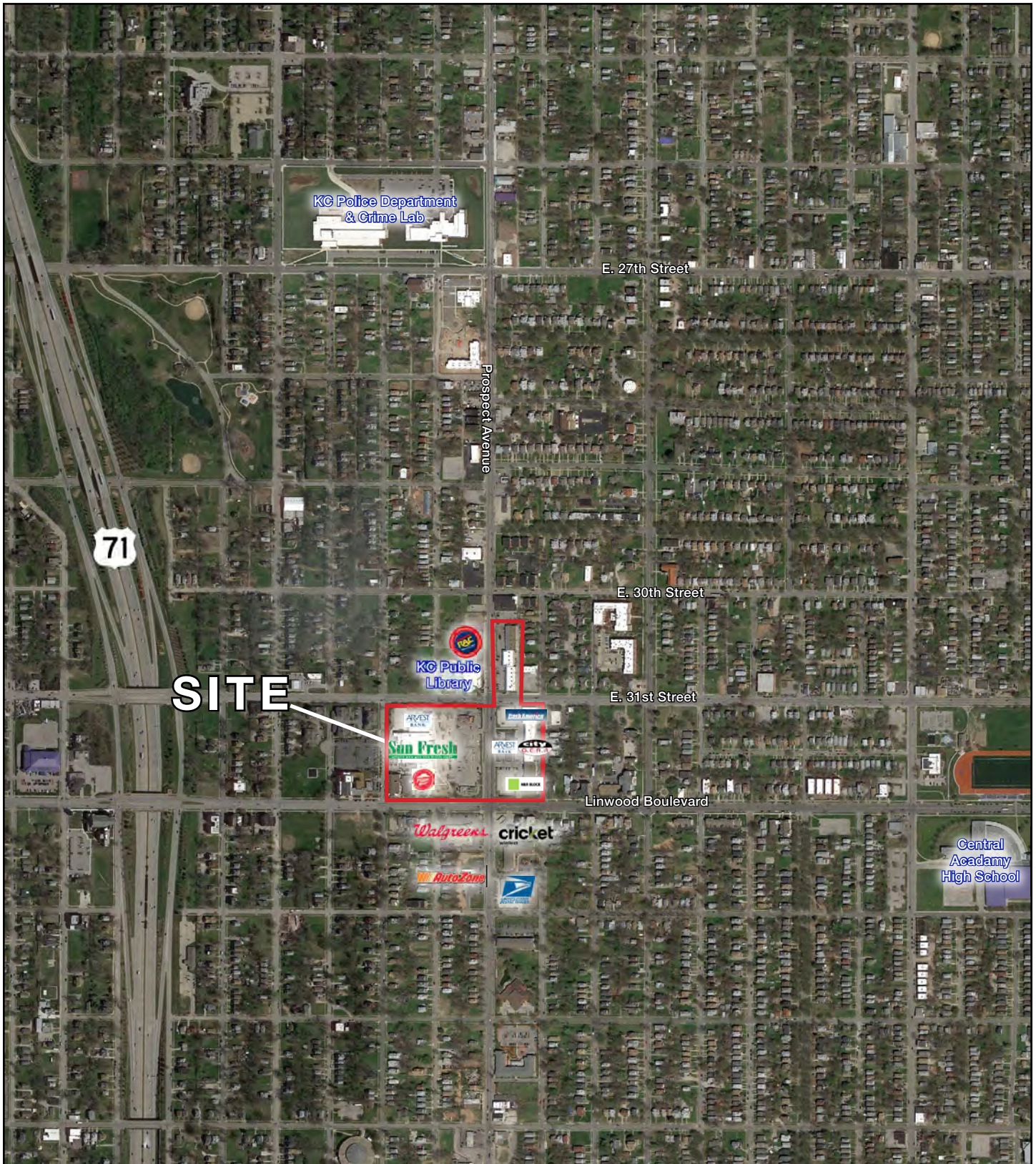
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LINWOOD SQUARE SOUTH



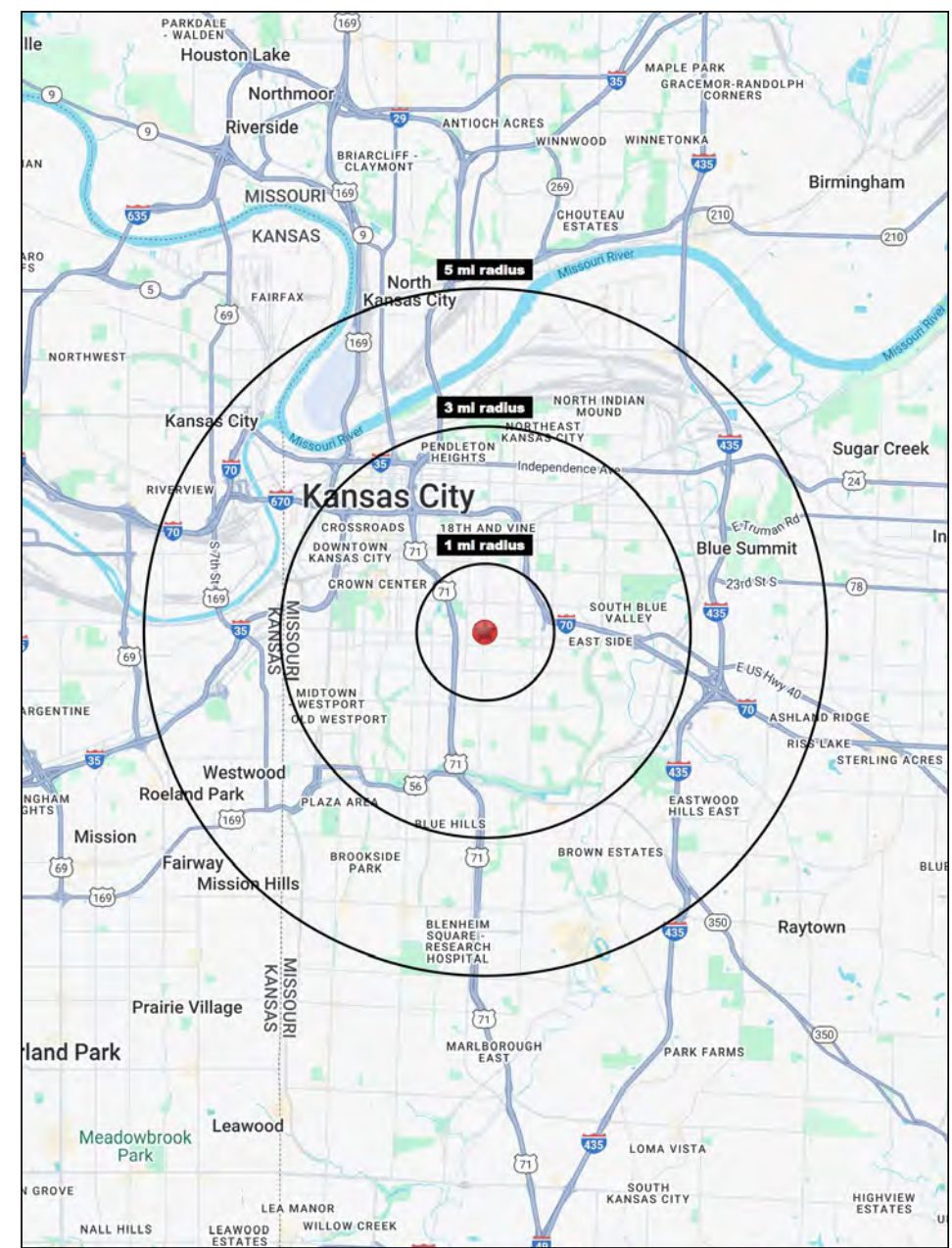
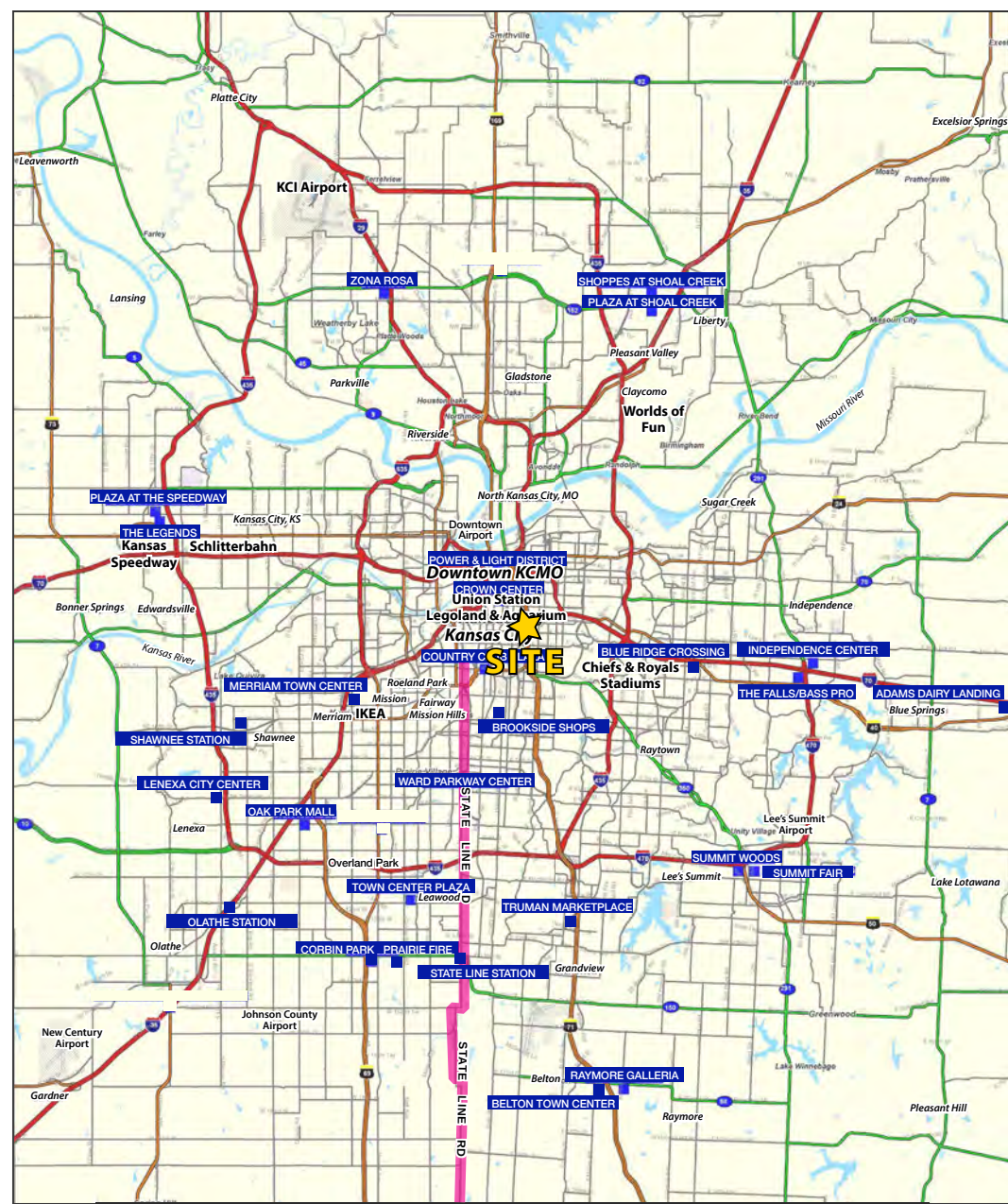
AERIAL





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31st & Prospect Avenue, Kansas City, Missouri

3017-3135 Prospect Avenue Kansas City, MO 64128	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,080	125,138	232,647
2029 Projected Population	14,202	126,992	235,592
2020 Census Population	13,281	117,065	224,066
2010 Census Population	13,444	110,815	212,159
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.9%	0.7%
2024 Median Age	35.8	33.3	34.0
Households			
2024 Estimated Households	6,043	59,134	106,174
2029 Projected Households	6,125	60,361	107,985
2020 Census Households	5,499	53,688	98,367
2010 Census Households	5,491	48,313	90,075
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.3%
Historical Annual Growth 2010 to 2024	0.7%	1.6%	1.3%
Race and Ethnicity			
2024 Estimated White	17.9%	42.1%	48.2%
2024 Estimated Black or African American	70.0%	38.4%	31.4%
2024 Estimated Asian or Pacific Islander	0.6%	3.4%	3.5%
2024 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2024 Estimated Other Races	11.0%	15.4%	16.3%
2024 Estimated Hispanic	9.8%	16.3%	17.8%
Income			
2024 Estimated Average Household Income	\$53,992	\$76,197	\$88,268
2024 Estimated Median Household Income	\$37,473	\$54,563	\$63,576
2024 Estimated Per Capita Income	\$23,282	\$36,190	\$40,455
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.7%	5.8%	5.4%
2024 Estimated Some High School (Grade Level 9 to 11)	9.0%	7.6%	7.0%
2024 Estimated High School Graduate	38.5%	27.3%	25.8%
2024 Estimated Some College	24.2%	18.7%	18.5%
2024 Estimated Associates Degree Only	6.6%	6.2%	6.4%
2024 Estimated Bachelors Degree Only	10.9%	21.2%	22.0%
2024 Estimated Graduate Degree	5.0%	13.3%	14.9%
Business			
2024 Estimated Total Businesses	428	8,486	14,375
2024 Estimated Total Employees	3,600	122,241	198,376
2024 Estimated Employee Population per Business	8.4	14.4	13.8
2024 Estimated Residential Population per Business	32.9	14.7	16.2

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