



Net Lease Investment For Sale

4501 Rainbow Boulevard, Kansas City, Kansas



SALE PRICE: \$700,000 | 6% CAP | 2,100 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	18,230	109,786	280,244
Avg. Household Income	\$111,675	\$124,929	\$105,178

- 0.1 miles from Woodside Health Club
- Experienced multi state operator as tenant
- Three years remaining on lease with options
- 2,100 SF Freestanding retail building on .24 acres
- 12,000 cars passing by daily on Rainbow Blvd
- Strong demographics



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

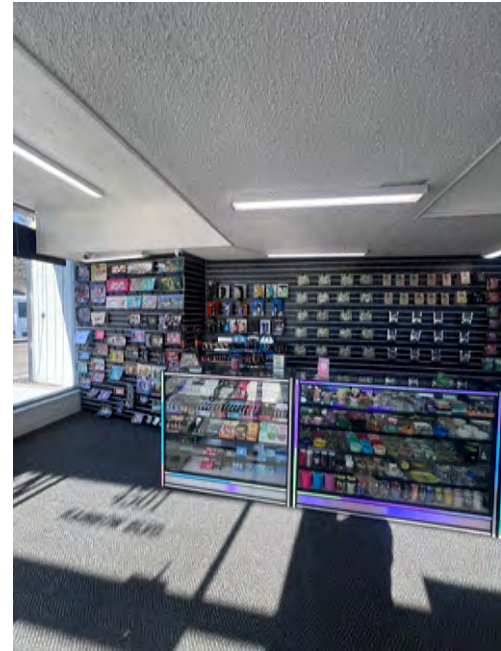
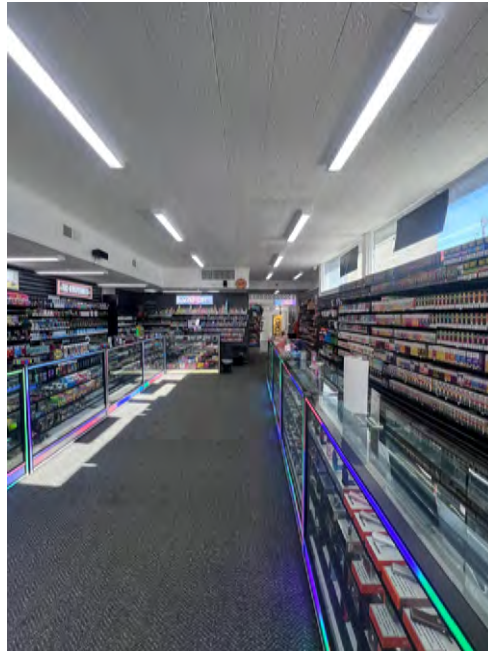
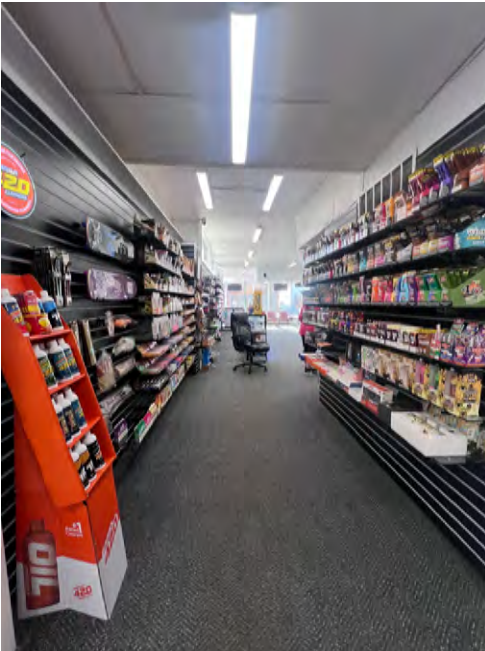
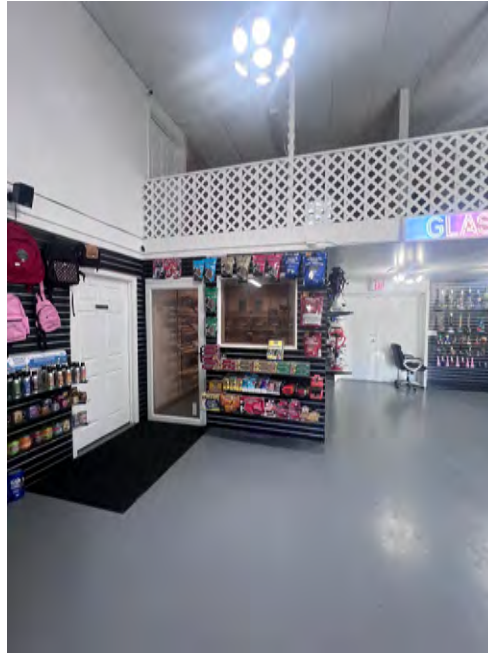
Exclusive Agents

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



PHOTOS

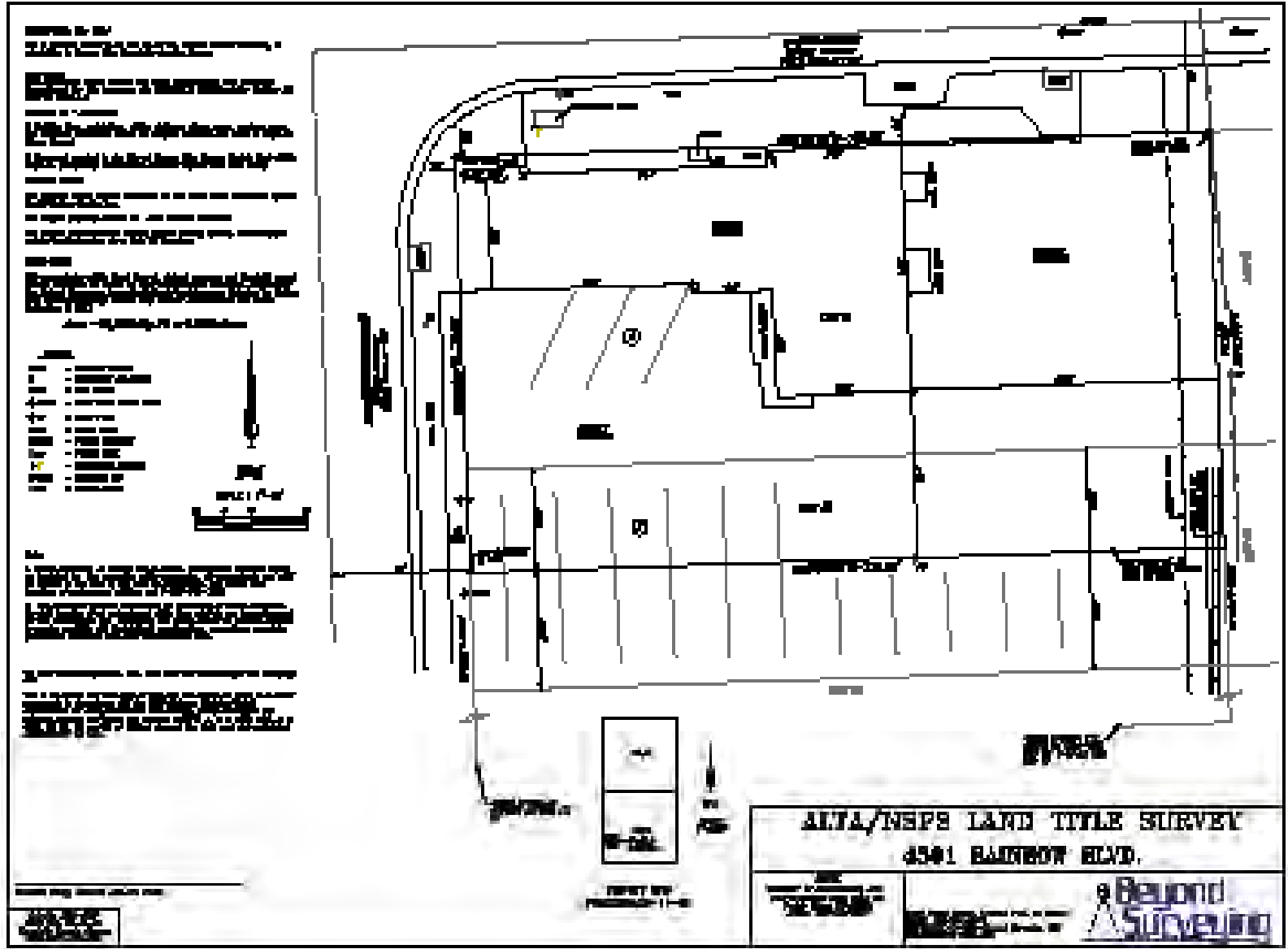




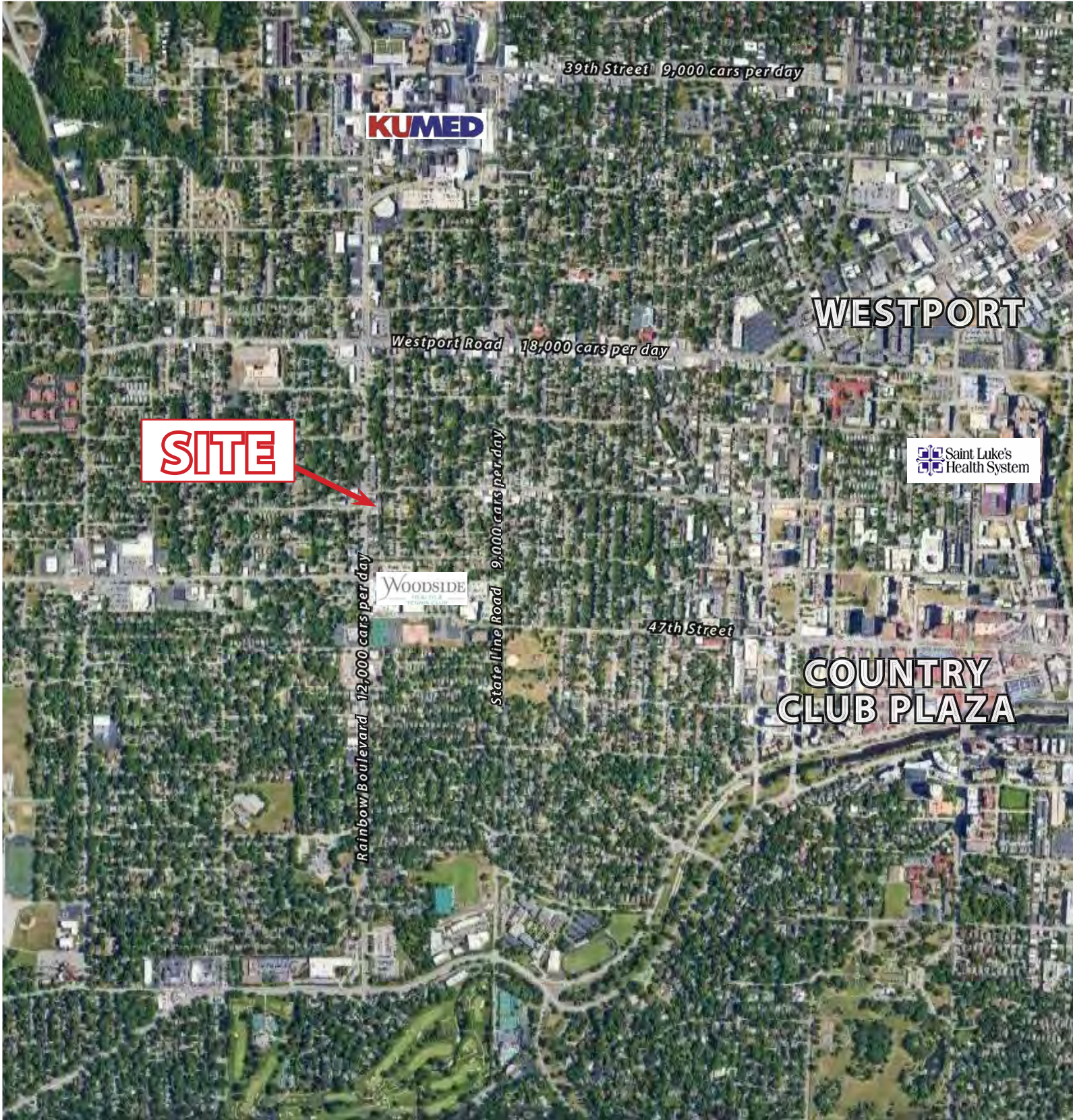
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SURVEY



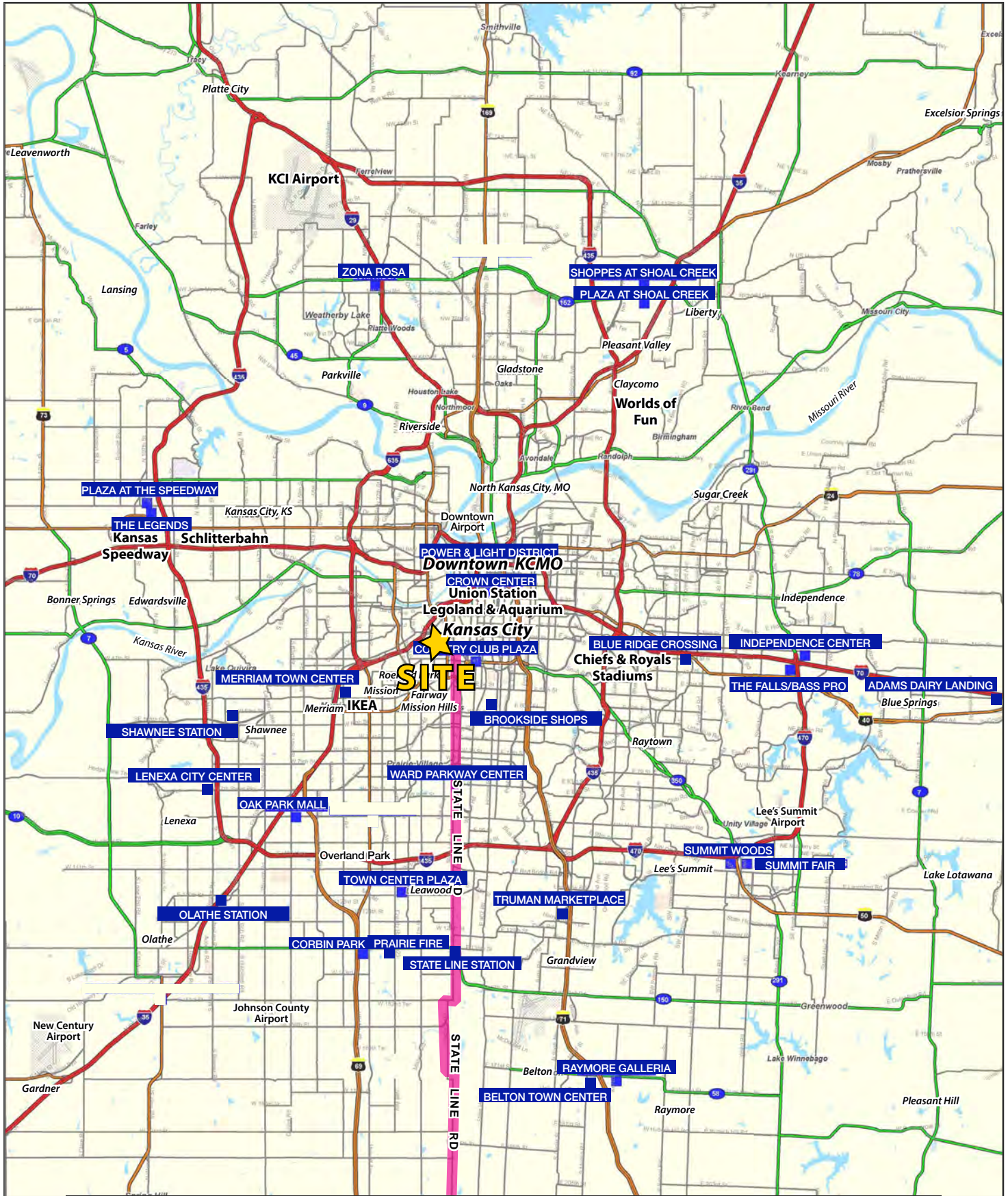
AERIAL





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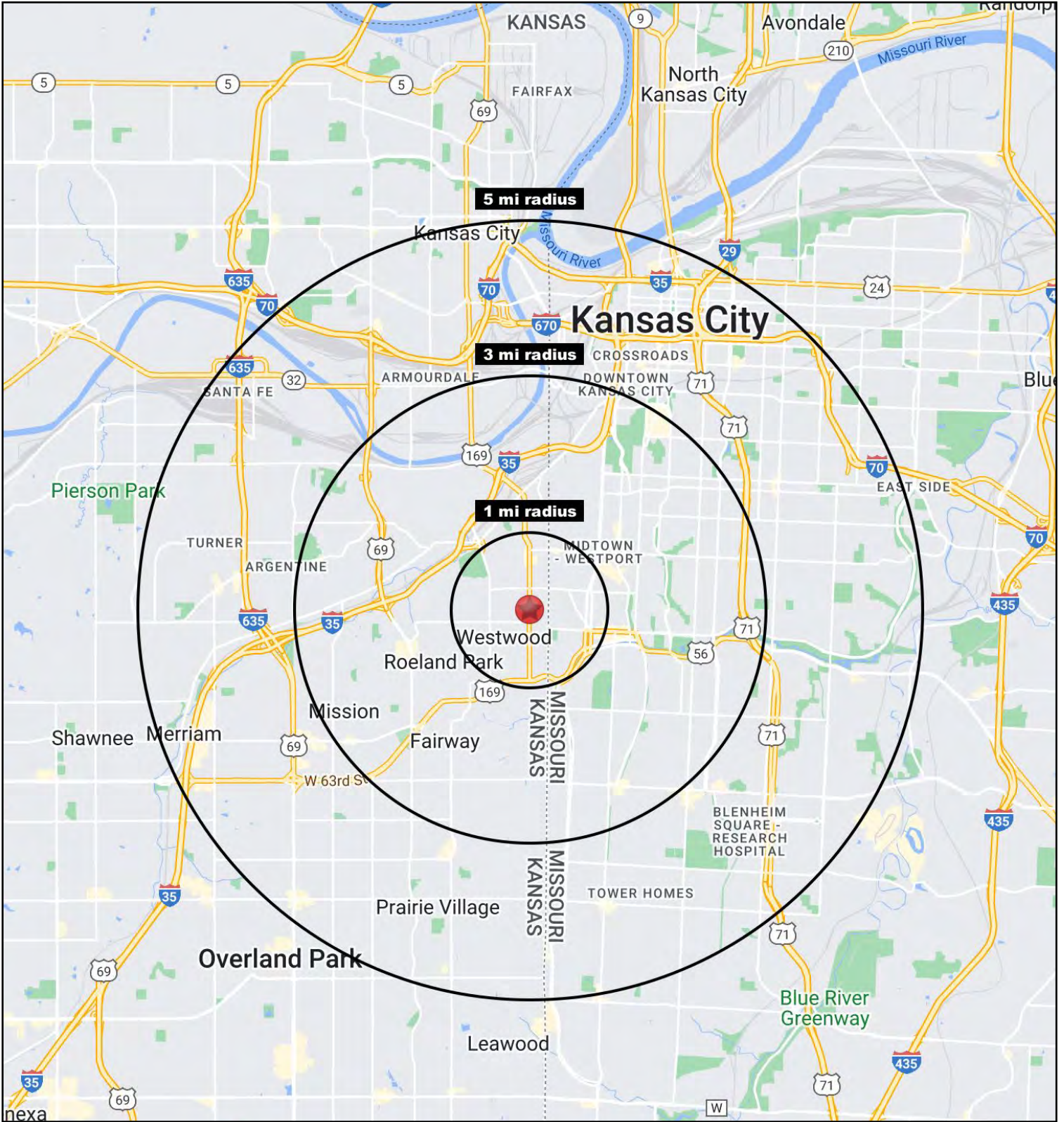
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4501 Rainbow Blvd Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,230	109,786	280,244
2029 Projected Population	18,115	109,881	280,147
2020 Census Population	18,345	109,234	278,102
2010 Census Population	17,170	103,382	262,487
Projected Annual Growth 2024 to 2029	-0.1%	-	-
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.5%
2024 Median Age	34.6	35.1	35.3
Households			
2024 Estimated Households	9,905	54,051	129,288
2029 Projected Households	9,874	54,335	130,322
2020 Census Households	9,642	51,876	124,298
2010 Census Households	9,224	48,917	115,291
Projected Annual Growth 2024 to 2029	-	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.7%	0.9%
Race and Ethnicity			
2024 Estimated White	74.4%	69.3%	57.9%
2024 Estimated Black or African American	8.5%	14.8%	24.1%
2024 Estimated Asian or Pacific Islander	3.9%	3.3%	2.8%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	12.7%	12.1%	14.6%
2024 Estimated Hispanic	15.2%	13.7%	16.3%
Income			
2024 Estimated Average Household Income	\$111,675	\$124,929	\$105,178
2024 Estimated Median Household Income	\$85,000	\$89,509	\$78,426
2024 Estimated Per Capita Income	\$61,029	\$61,675	\$48,705
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.2%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.3%	5.2%
2024 Estimated High School Graduate	17.4%	16.2%	21.8%
2024 Estimated Some College	14.0%	15.4%	17.6%
2024 Estimated Associates Degree Only	5.8%	5.3%	6.2%
2024 Estimated Bachelors Degree Only	33.8%	33.1%	26.8%
2024 Estimated Graduate Degree	24.5%	24.6%	18.6%
Business			
2024 Estimated Total Businesses	1,288	6,805	16,273
2024 Estimated Total Employees	10,547	88,058	205,003
2024 Estimated Employee Population per Business	8.2	12.9	12.6
2024 Estimated Residential Population per Business	14.2	16.1	17.2

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