



PREMIER BROOKSIDE LANDMARK BUILDING

22 W. 63rd Street, Kansas City, Missouri



LEASE RATE: \$26-\$35/SF | 6,265 +/- SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,200	119,455	252,659
Avg. Household Income	\$195,816	\$132,144	\$113,972

- Prime location and visibility on 63rd Street
- Pad site to Consentino's Market
- Heart of Brookside, one of KC's most unique neighborhoods
- Abundant parking with designated spots
- Outdoor seating potential
- Owners would consider sale

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

[For More Information Contact:](#)

Exclusive Agents

RYAN CLINE | 816.412.7330 | rcline@blockandco.com

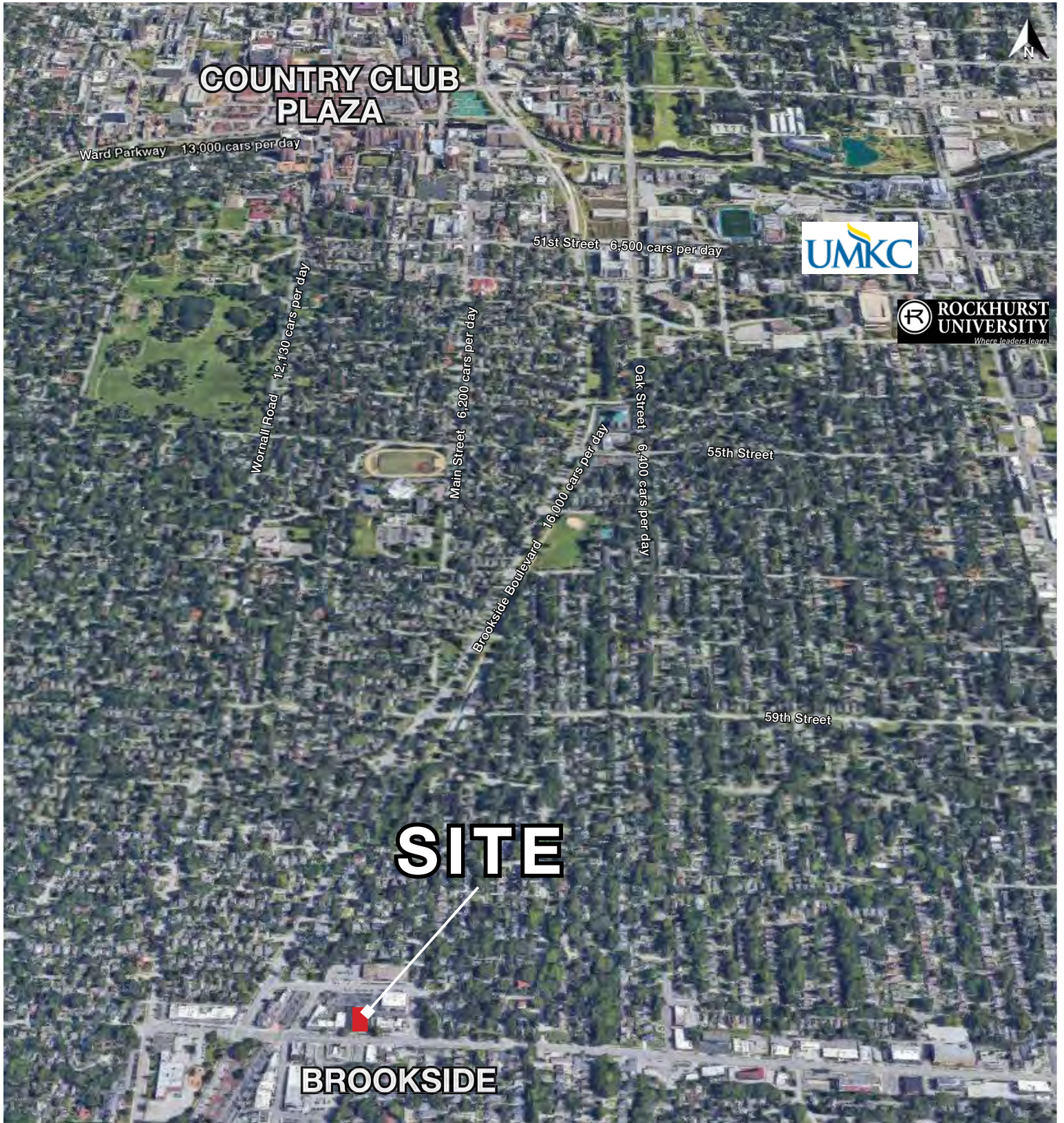
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



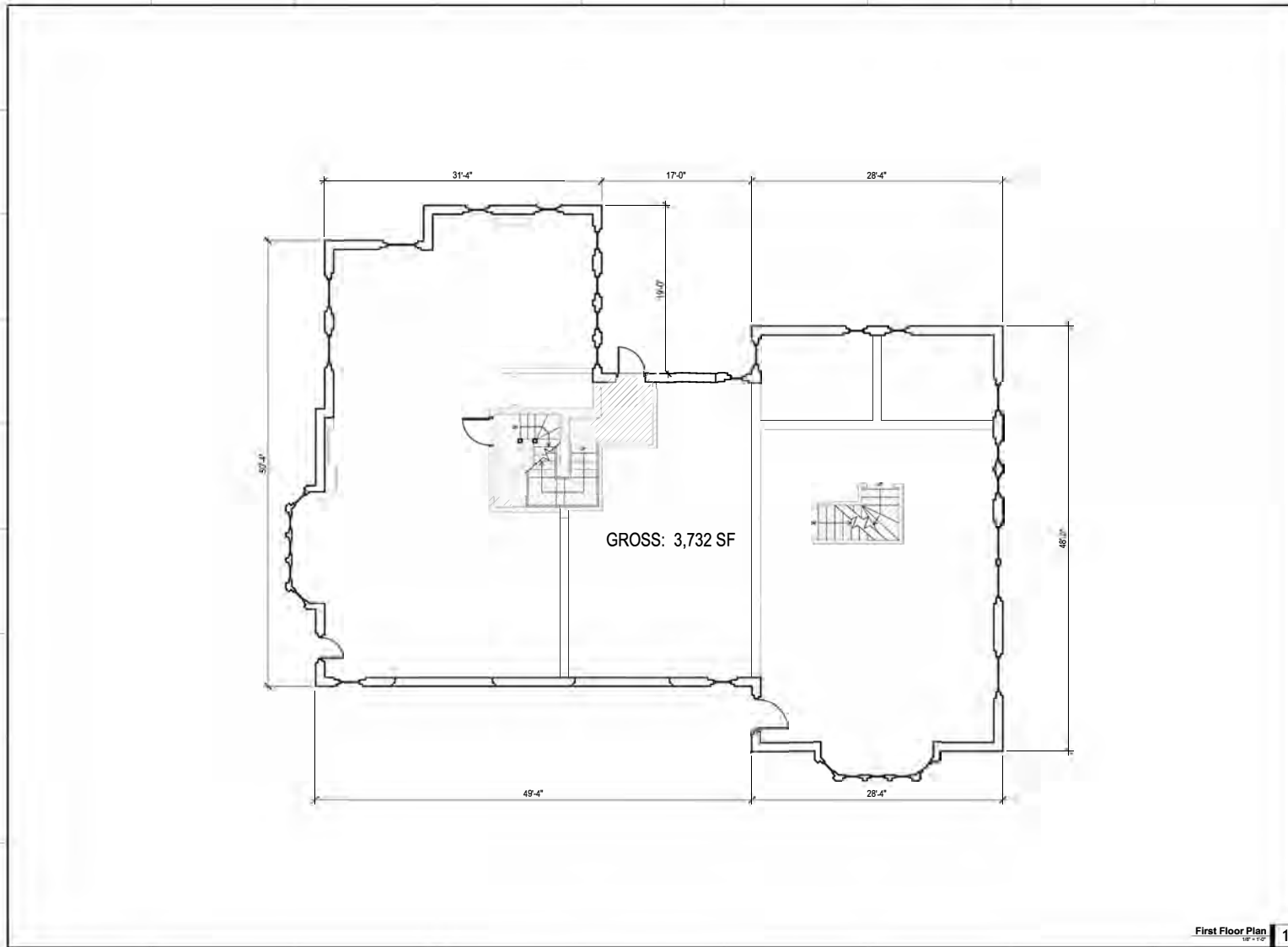
PHOTOS



AERIAL



FIRST FLOOR PLAN



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- GENERAL NOTES:**
1. It is the Tenant's responsibility to field verify all aspects of existing lease space prior to the start of Construction Documents. This LOD is preliminary and may not reflect the actual field conditions.
 2. Tenants shall be responsible for verification and compliance of all local codes and ordinances as well as A.D.A. requirements.
 3. This Drawing is for reference only. This is not a notice to proceed with construction. The final demised space is contingent upon the executed lease document.

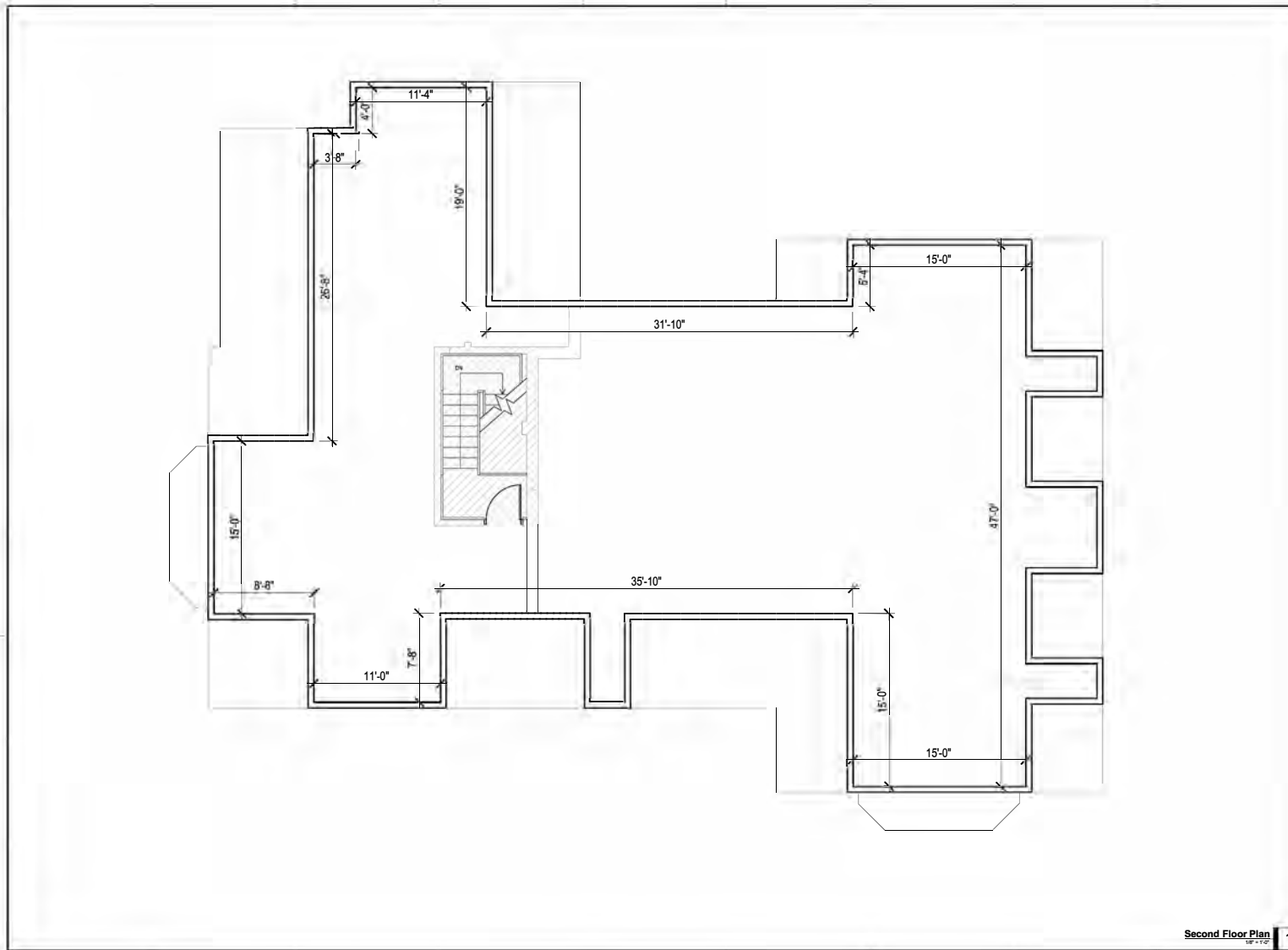
Project #:
Fiddley Fig
22 West 63rd Street
Kansas City, MO 64113

Key Plan:

20 November, 2019

Sheet #:
1 of 2

SECOND FLOOR PLAN



SAL
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Fiddley Fig
 22 West 63rd Street
 Kansas City, MO 64113

Key Plan:

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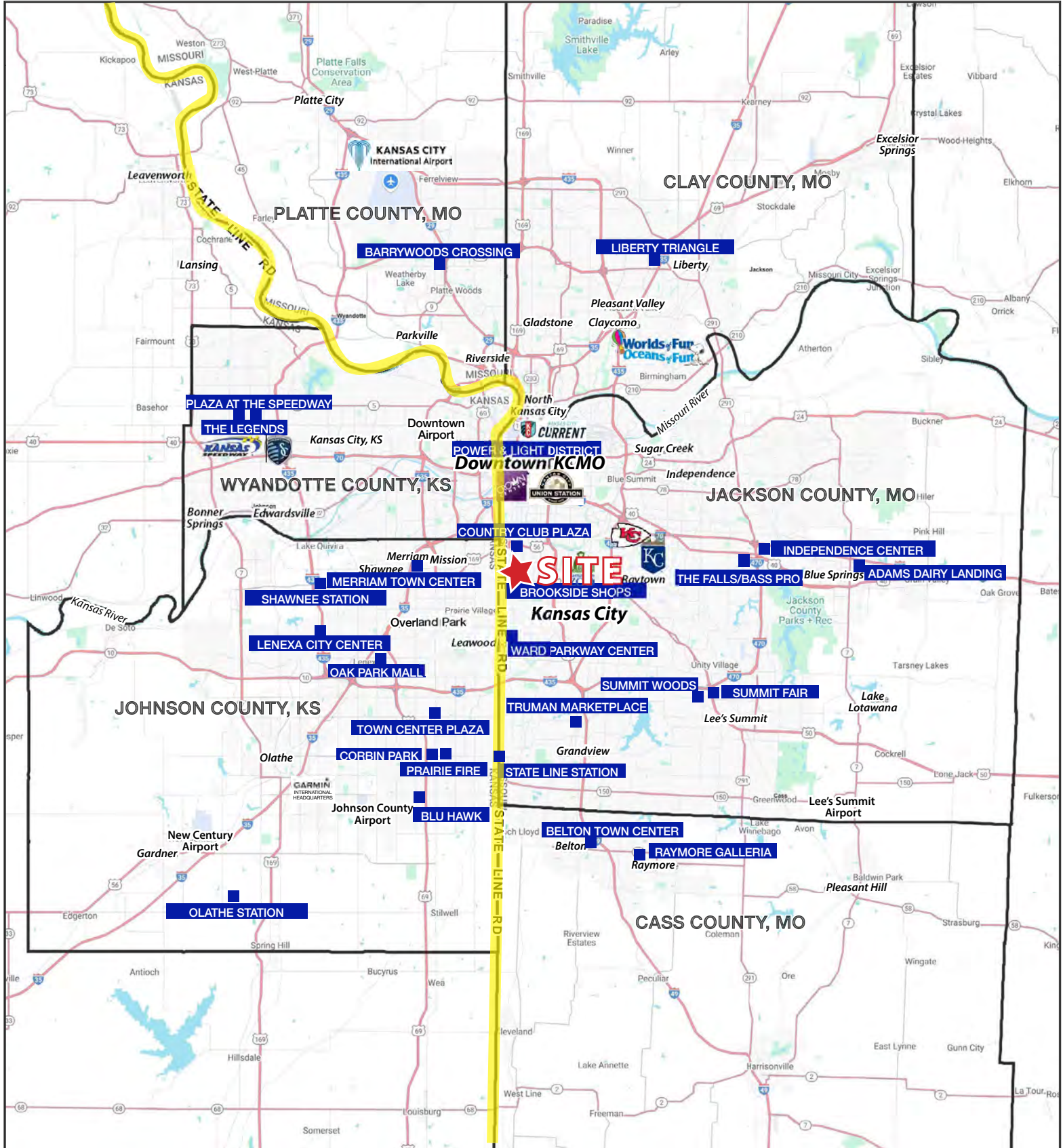
Sheet #:

2 of 2

Second Floor Plan 1

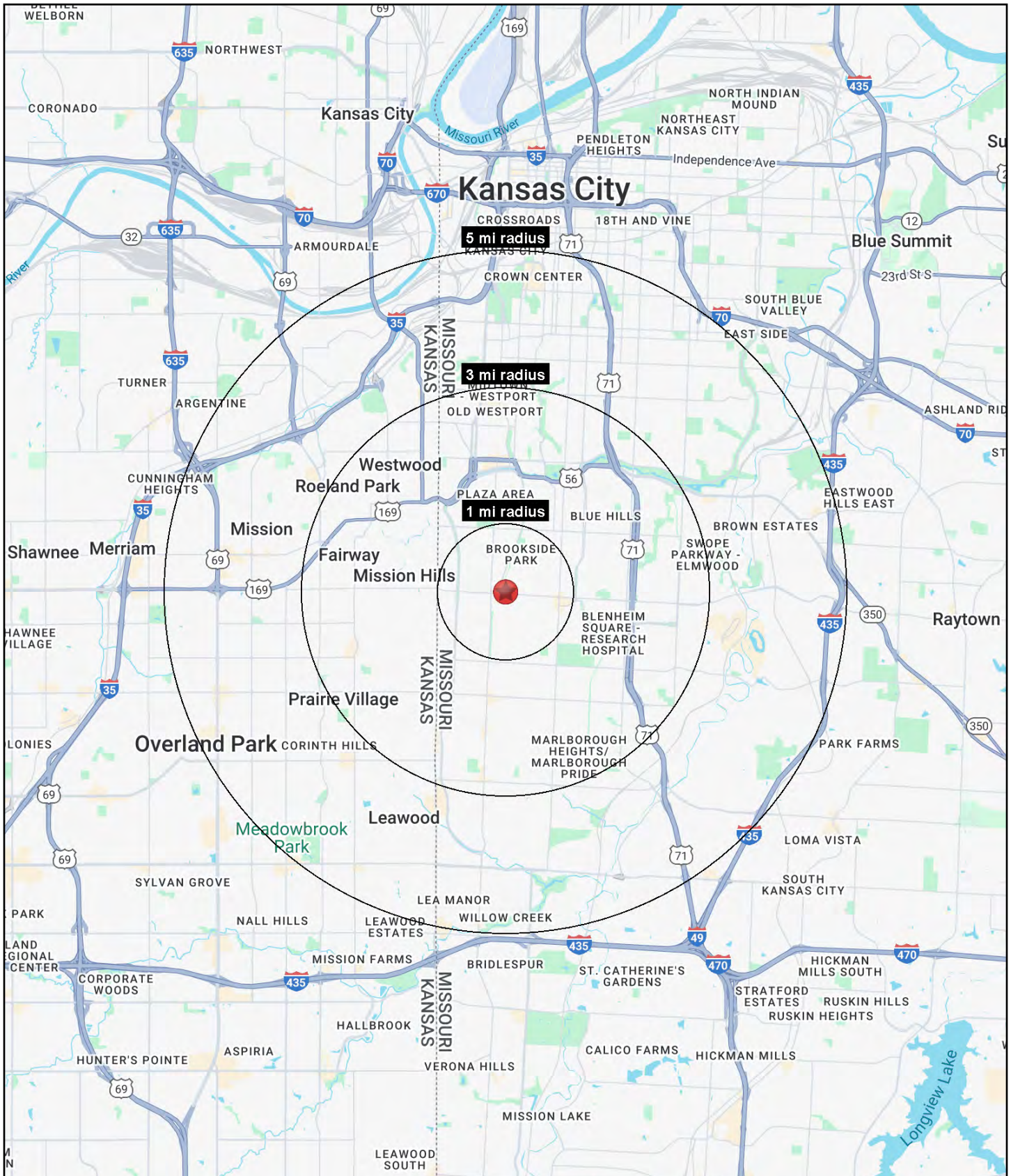


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22 W. 63rd Street, Kansas City, Missouri

22 W. 63rd Street Kansas City, MO 64113	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,200	119,455	252,659
2030 Projected Population	15,317	118,752	252,635
2020 Census Population	15,578	118,360	245,488
2010 Census Population	14,968	114,507	235,726
Projected Annual Growth 2025 to 2030	0.2%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.1%	0.3%	0.5%
2025 Median Age	40.5	36.9	36.7
Households			
2025 Estimated Households	6,632	55,585	118,566
2030 Projected Households	6,726	55,944	120,182
2020 Census Households	6,777	54,172	113,076
2010 Census Households	6,412	52,281	108,010
Projected Annual Growth 2025 to 2030	0.3%	0.1%	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.7%
Race and Ethnicity			
2025 Estimated White	87.3%	64.7%	61.6%
2025 Estimated Black or African American	5.6%	25.7%	26.4%
2025 Estimated Asian or Pacific Islander	1.7%	2.1%	2.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2025 Estimated Other Races	5.2%	7.2%	9.4%
2025 Estimated Hispanic	5.0%	7.0%	9.7%
Income			
2025 Estimated Average Household Income	\$195,816	\$132,144	\$113,972
2025 Estimated Median Household Income	\$153,324	\$94,764	\$84,073
2025 Estimated Per Capita Income	\$85,484	\$61,640	\$53,634
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.7%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	0.8%	3.4%	4.0%
2025 Estimated High School Graduate	6.4%	17.4%	19.5%
2025 Estimated Some College	9.5%	16.2%	18.4%
2025 Estimated Associates Degree Only	3.4%	5.1%	5.9%
2025 Estimated Bachelors Degree Only	38.2%	31.5%	29.4%
2025 Estimated Graduate Degree	41.2%	24.6%	20.7%
Business			
2025 Estimated Total Businesses	972	6,656	13,244
2025 Estimated Total Employees	6,066	60,773	152,710
2025 Estimated Employee Population per Business	6.2	9.1	11.5
2025 Estimated Residential Population per Business	15.6	17.9	19.1

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