



# ONE ACRE PAD SITE FOR SALE

## 1549 State Avenue, Kansas City, Kansas



# SALE PRICE: \$400,000 | ONE ACRE PAD SITE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,969	61,921	163,596
Avg. Household Income	\$65,221	\$64,849	\$79,345

- Prime Commercial Pad Site located along the heavily traveled State Avenue corridor
- Flexible Commercial Zoning allowing multiple redevelopment possibilities including retail, quick-service restaurant, automotive, or service-oriented businesses
- Utilities Available to Site including water, sewer, gas, and electric
- Established Trade Area surrounded by dense residential neighborhoods and existing retail

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

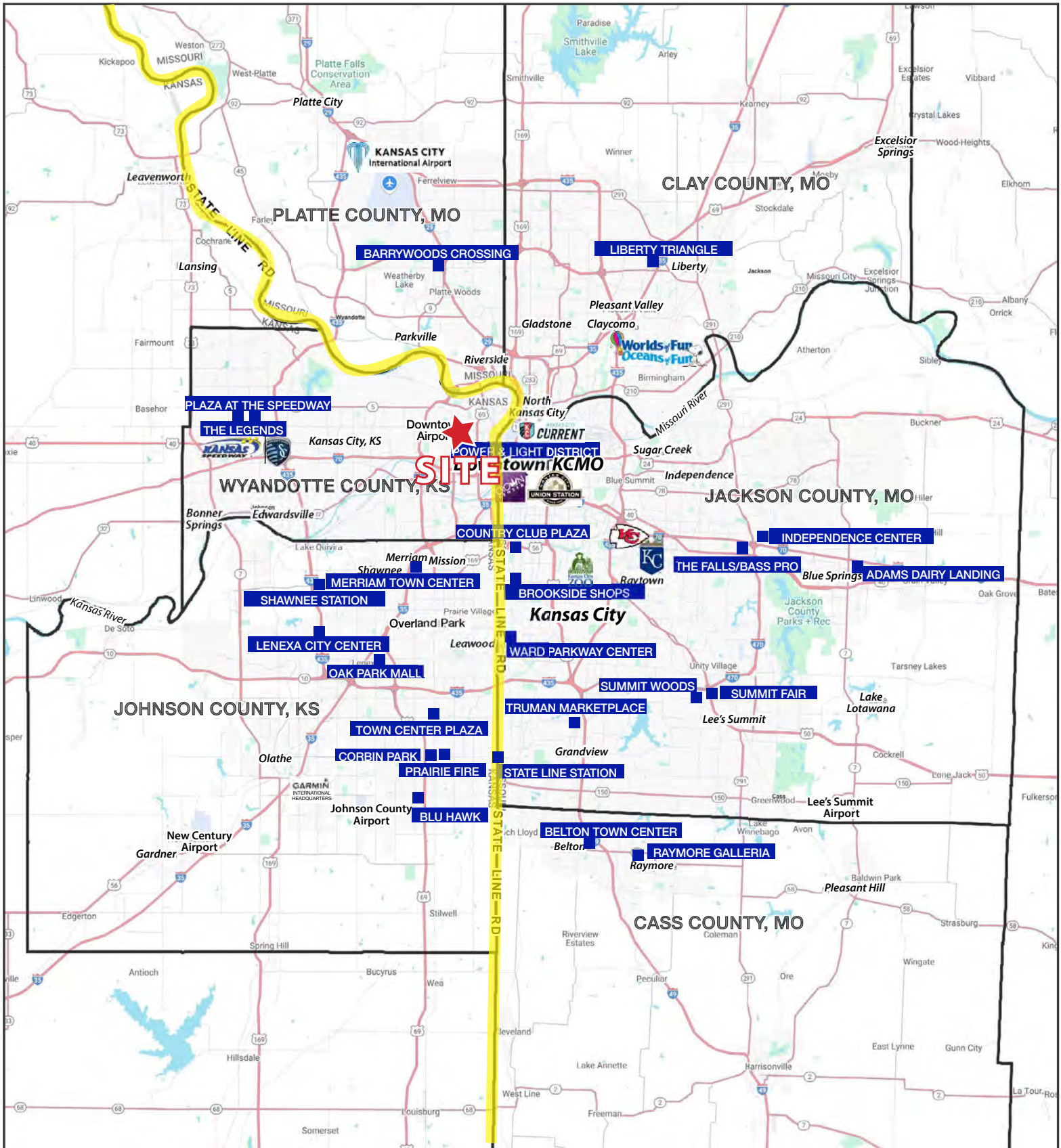
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1549 State Ave Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	17,969	61,921	163,596
2030 Projected Population	17,673	60,940	167,349
2020 Census Population	16,821	59,687	154,014
2010 Census Population	16,577	57,626	139,478
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.5%	1.2%
2025 Median Age	30.1	31.1	32.5
<b>Households</b>			
2025 Estimated Households	5,742	20,809	70,255
2030 Projected Households	5,731	20,778	74,238
2020 Census Households	5,458	20,146	63,770
2010 Census Households	5,369	19,860	55,673
Projected Annual Growth 2025 to 2030	-	-	1.1%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	31.7%	32.1%	47.1%
2025 Estimated Black or African American	19.2%	23.1%	20.7%
2025 Estimated Asian or Pacific Islander	7.5%	6.1%	5.5%
2025 Estimated American Indian or Native Alaskan	1.3%	1.2%	0.9%
2025 Estimated Other Races	40.4%	37.5%	25.8%
2025 Estimated Hispanic	49.6%	45.0%	31.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$65,221	\$64,849	\$79,345
2025 Estimated Median Household Income	\$51,035	\$52,893	\$62,417
2025 Estimated Per Capita Income	\$20,890	\$21,979	\$34,289
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	16.3%	14.8%	8.0%
2025 Estimated Some High School (Grade Level 9 to 11)	13.2%	13.0%	8.5%
2025 Estimated High School Graduate	33.5%	31.1%	26.9%
2025 Estimated Some College	16.8%	18.2%	19.1%
2025 Estimated Associates Degree Only	7.4%	7.6%	7.1%
2025 Estimated Bachelors Degree Only	9.3%	10.5%	19.4%
2025 Estimated Graduate Degree	3.5%	4.8%	10.9%
<b>Business</b>			
2025 Estimated Total Businesses	392	2,038	10,025
2025 Estimated Total Employees	3,685	30,558	159,701
2025 Estimated Employee Population per Business	9.4	15.0	15.9
2025 Estimated Residential Population per Business	45.8	30.4	16.3

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