RIVER MARKET SHOP/OFFICE SPACE

516-B Grand Boulevard, Kansas City, Missouri



LEASE RATE: $1,000/MONTH | 1,400 SF LOWER LEVEL SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	18,241	85,314	237,368
Avg. Household Income	$95,116	$84,463	$84,911

- Unique space for office
- Lower level blank canvas
- Good for office expanding from home and in a growth mode
- Shop space
- Great for artists or hobbyists

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:
Exclusive Agent
MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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PHOTOS



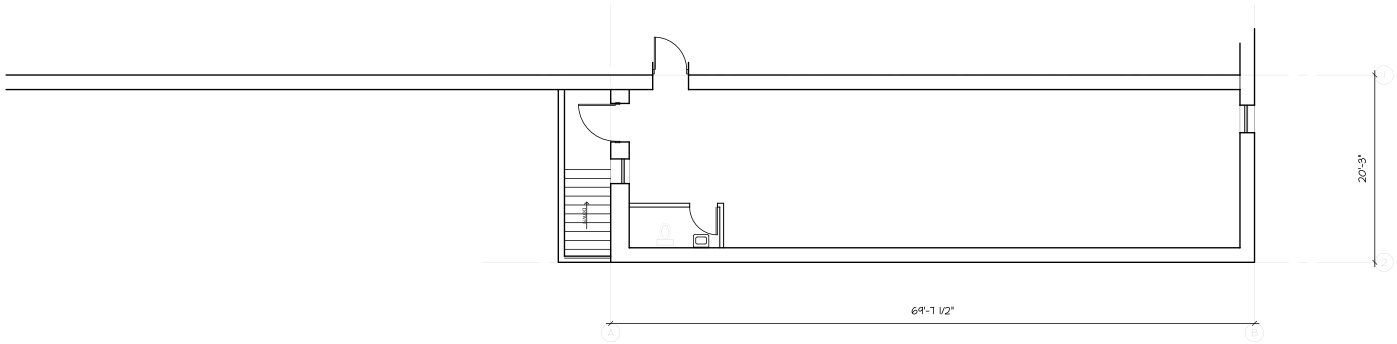


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FLOOR PLAN



EXISTING BASEMENT
FLOOR PLAN 1,355 S.F.
SCALE: 3/32" = 1'-0" 08.04.16

NORTH

1' 10' 50'
5' 25' 100'

Archetype DESIGN GROUP INC.

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8010 STATE LINE RD. #150
LEAWOOD, KANSAS 66208
PHONE: 913.341.2356

CONFIDENTIAL

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RIVERMARKET DEVELOPMENT
516 GRAND
KANSAS CITY, MISSOURI

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AERIAL

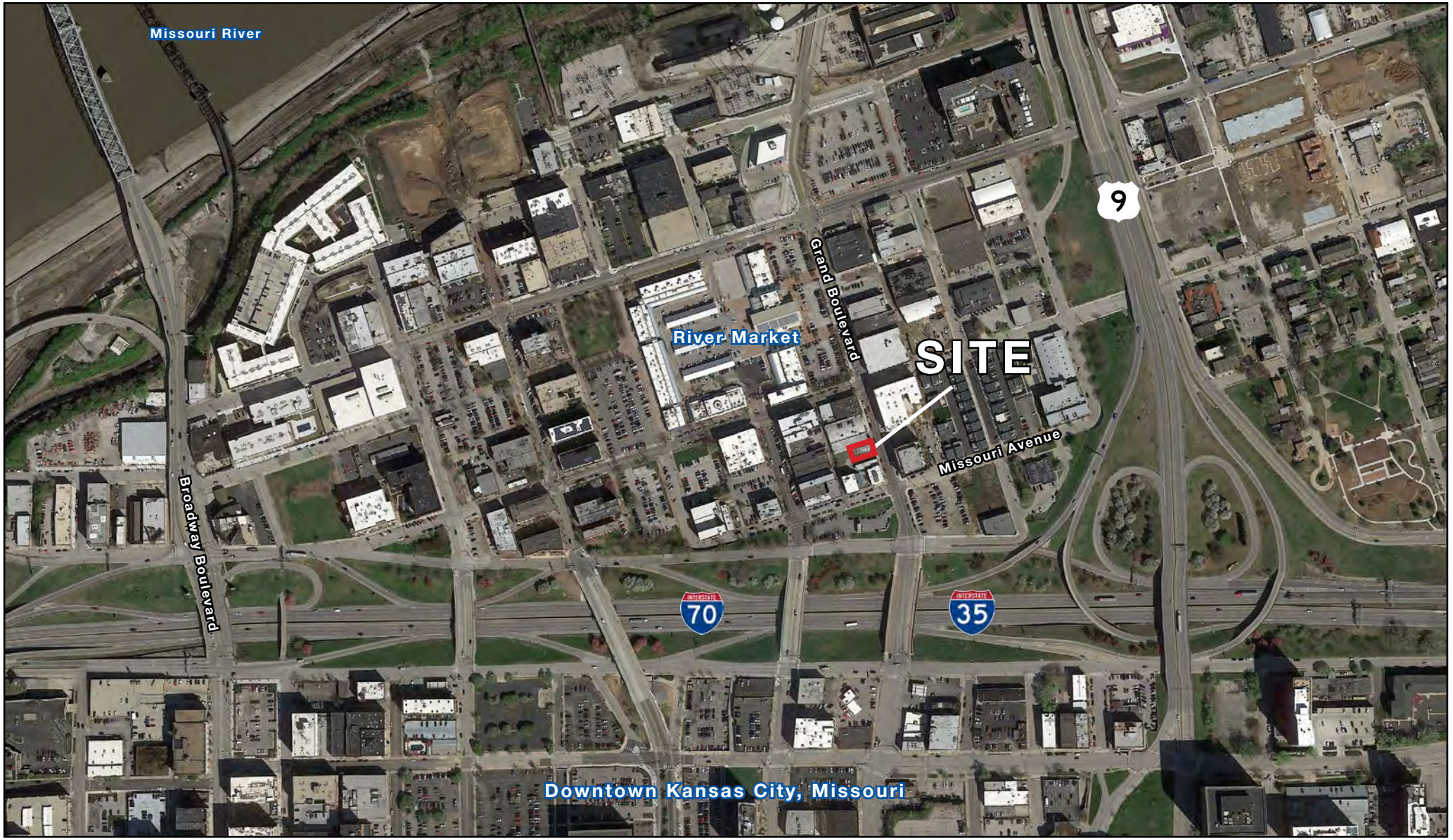


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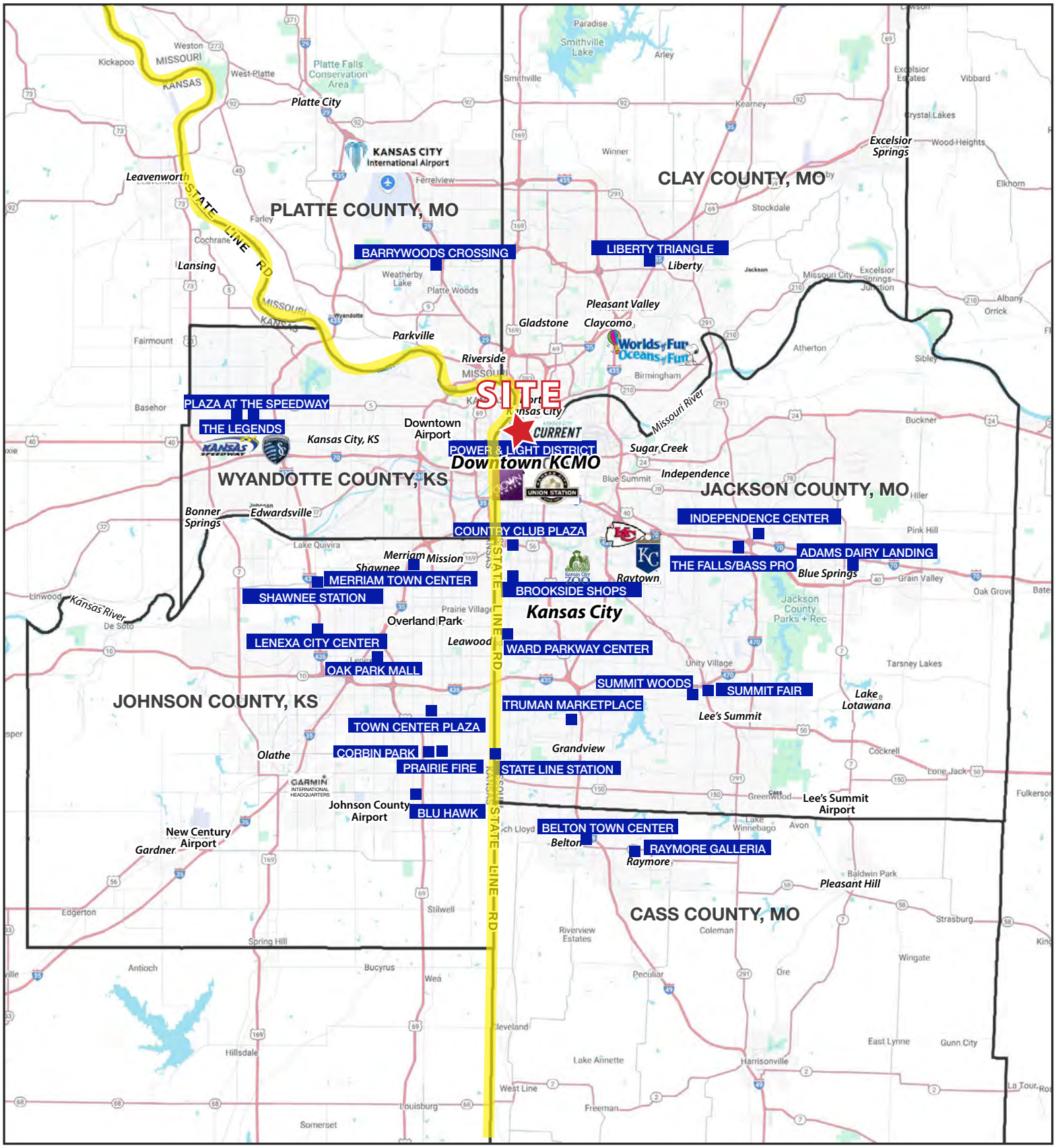
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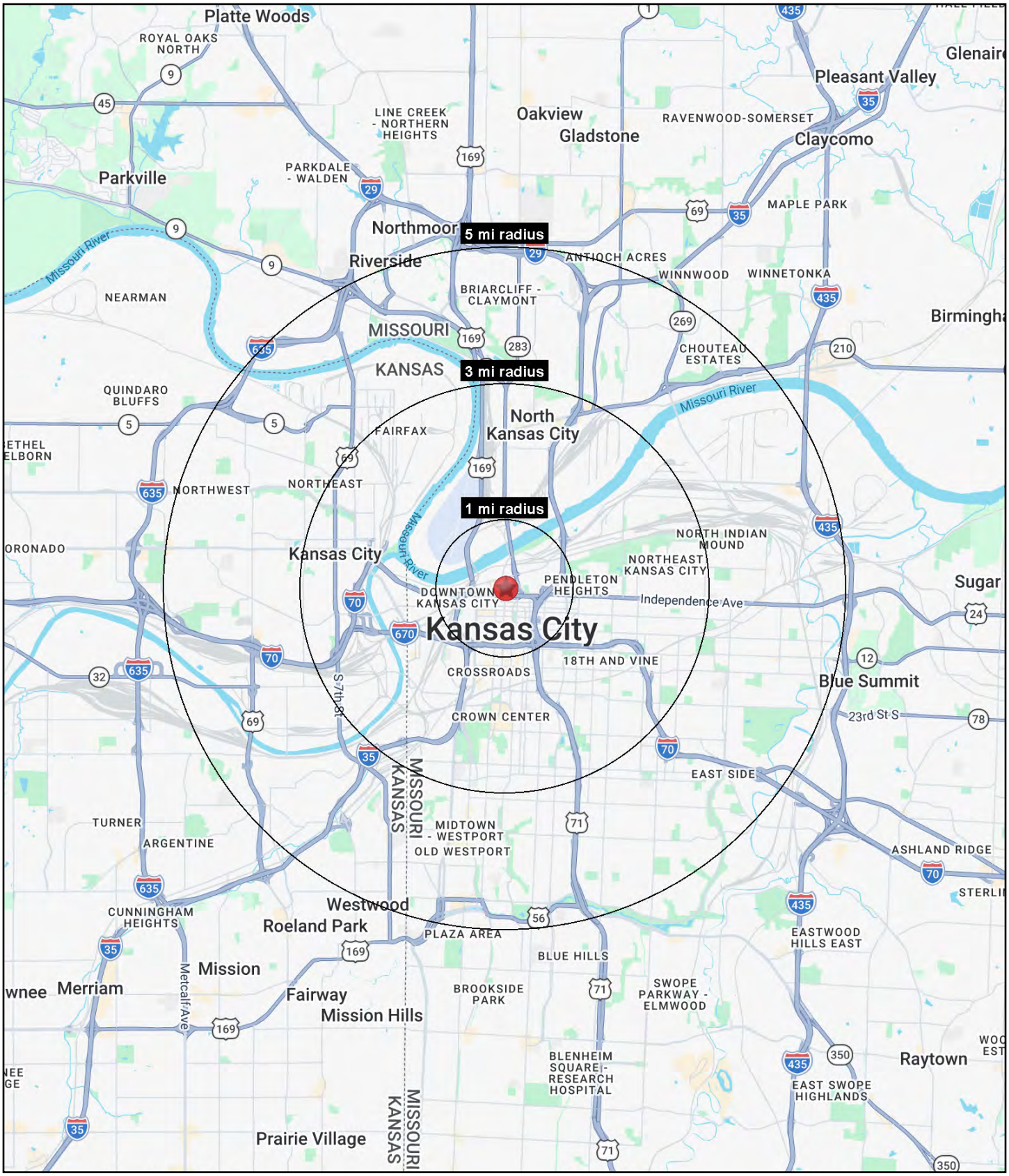


Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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516 Grand Boulevard Kansas City, MO 64106	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	18,241	85,314	237,368
2031 Projected Population	20,438	91,605	244,658
2020 Census Population	15,954	75,541	218,892
2010 Census Population	10,140	65,257	206,160
Projected Annual Growth 2026 to 2031	2.4%	1.5%	0.6%
Historical Annual Growth 2010 to 2026	5.0%	1.9%	0.9%
2026 Median Age	31.1	32.4	32.6
Households			
2026 Estimated Households	11,680	41,216	107,118
2031 Projected Households	13,184	45,216	112,056
2020 Census Households	9,801	33,914	94,405
2010 Census Households	5,240	27,212	86,153
Projected Annual Growth 2026 to 2031	2.6%	1.9%	0.9%
Historical Annual Growth 2010 to 2026	7.7%	3.2%	1.5%
Race and Ethnicity			
2026 Estimated White	66.4%	47.3%	45.4%
2026 Estimated Black or African American	17.8%	26.9%	26.2%
2026 Estimated Asian or Pacific Islander	5.7%	5.5%	4.7%
2026 Estimated American Indian or Native Alaskan	0.4%	0.8%	0.8%
2026 Estimated Other Races	9.6%	19.5%	22.8%
2026 Estimated Hispanic	10.3%	22.2%	26.1%
Income			
2026 Estimated Average Household Income	$95,116	$84,463	$84,911
2026 Estimated Median Household Income	$77,024	$64,003	$63,231
2026 Estimated Per Capita Income	$61,204	$41,169	$38,512
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.6%	7.3%	7.6%
2026 Estimated Some High School (Grade Level 9 to 11)	2.5%	6.4%	7.4%
2026 Estimated High School Graduate	15.8%	23.3%	26.7%
2026 Estimated Some College	16.5%	18.8%	18.5%
2026 Estimated Associates Degree Only	3.9%	6.3%	6.3%
2026 Estimated Bachelors Degree Only	36.0%	23.2%	20.1%
2026 Estimated Graduate Degree	22.7%	14.7%	13.3%
Business			
2026 Estimated Total Businesses	2,336	7,976	14,551
2026 Estimated Total Employees	35,869	123,218	208,935
2026 Estimated Employee Population per Business	15.4	15.4	14.4
2026 Estimated Residential Population per Business	7.8	10.7	16.3

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