



TWO STORY OFFICE BUILDING

8047 Parallel Parkway, Kansas City, Kansas



SALE PRICE: \$595,000 | 11,290 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,158	36,657	67,257
Avg. Household Income	\$73,912	\$79,451	\$86,346

- Located minutes east of Kansas Speedway
- Existing office build-out on second level
- Daycare on first level
- Well maintained building
- Lot size 100' x 410'
- Excess parking
- Zoned KR1

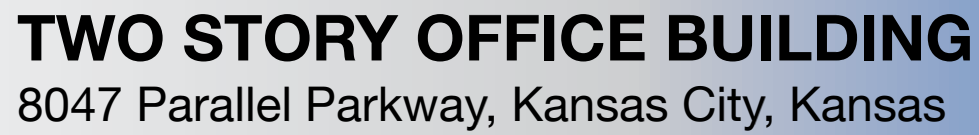


CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

PHIL PECK | 816.412.7364 | ppeck@blockandco.com

Exclusive Agent



The map displays the proposed site location in Overland Park, Kansas. The site is situated at the intersection of Parallel Parkway and 72nd Street, marked with a red '1' and labeled 'SITE'. The map includes various landmarks and roads, such as Leavenworth Road, State Avenue, and the Kansas Speedway. Major highways 435 and 70 are also shown. The map is oriented with North at the top, indicated by a compass rose.



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AERIAL

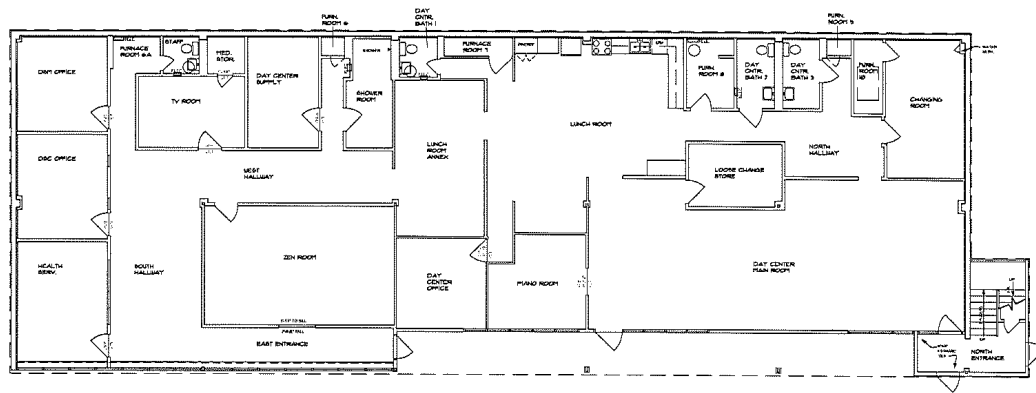




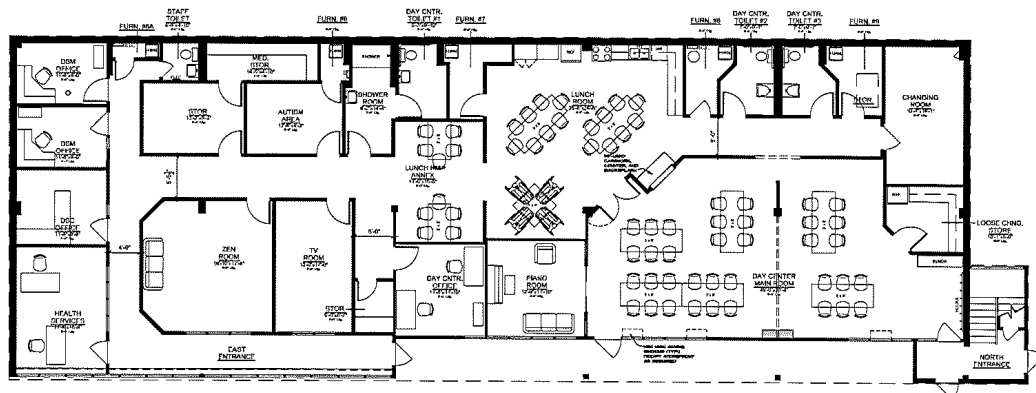
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LOWER LEVEL FLOOR PLAN



EXISTING LOWER LEVEL PLAN
1/8" = 1'-0"



PROPOSED LOWER LEVEL PLAN
1/8" = 1'-0"

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED
ARCHITECTS
335 W. 21st St., Ste. 201
PRIME VILLAGE, KANSAS 66208
www.nspjarch.com
PHONE 913.511.1115 FAX 913.811.1193

A Renovation For:
Mosaic Offices
8047 Parallel Parkway
Kansas City, Kansas

REVISIONS

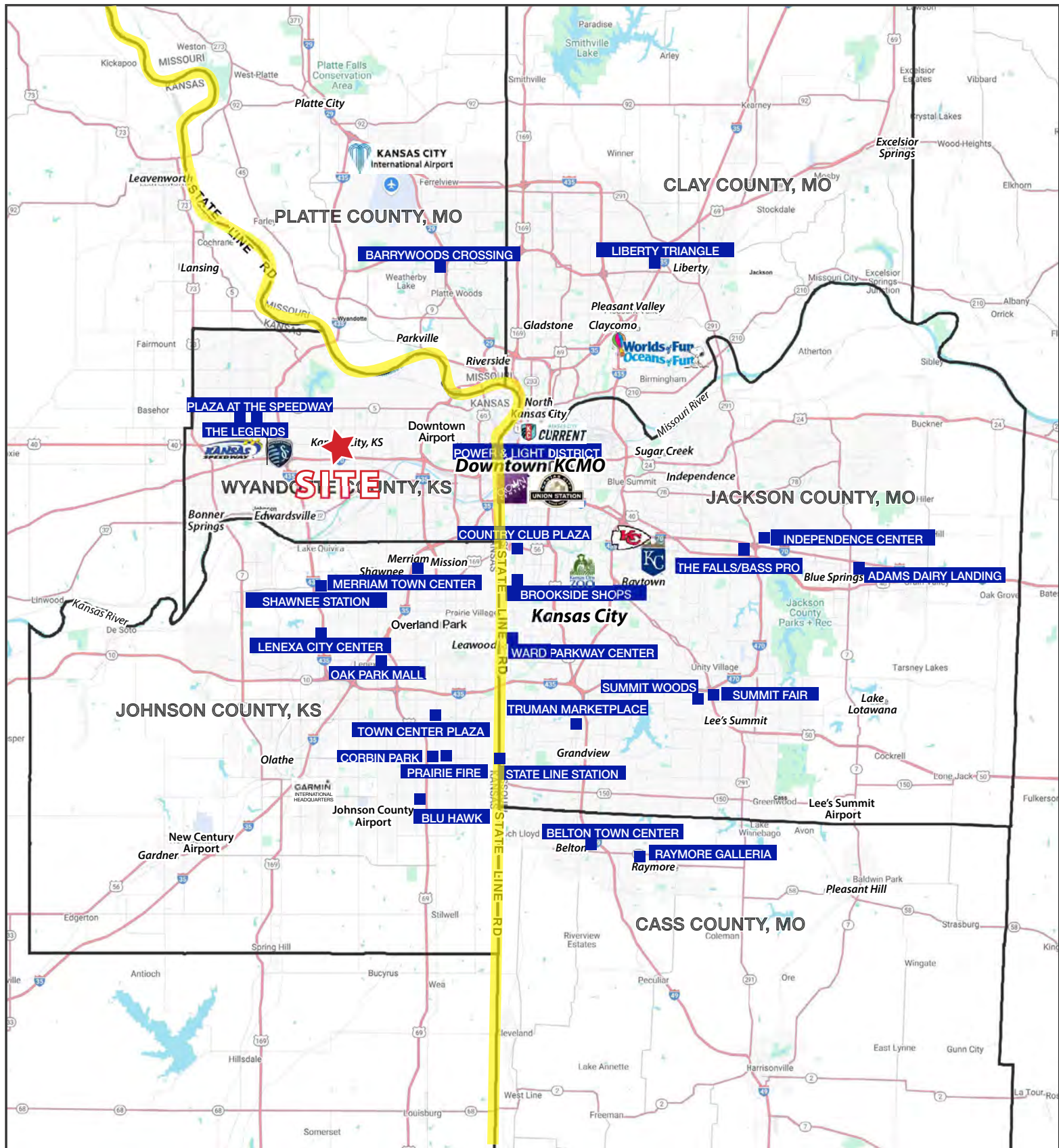
DATE: March 1, 2010
JOB NO. 486910
SHEET NO.

1



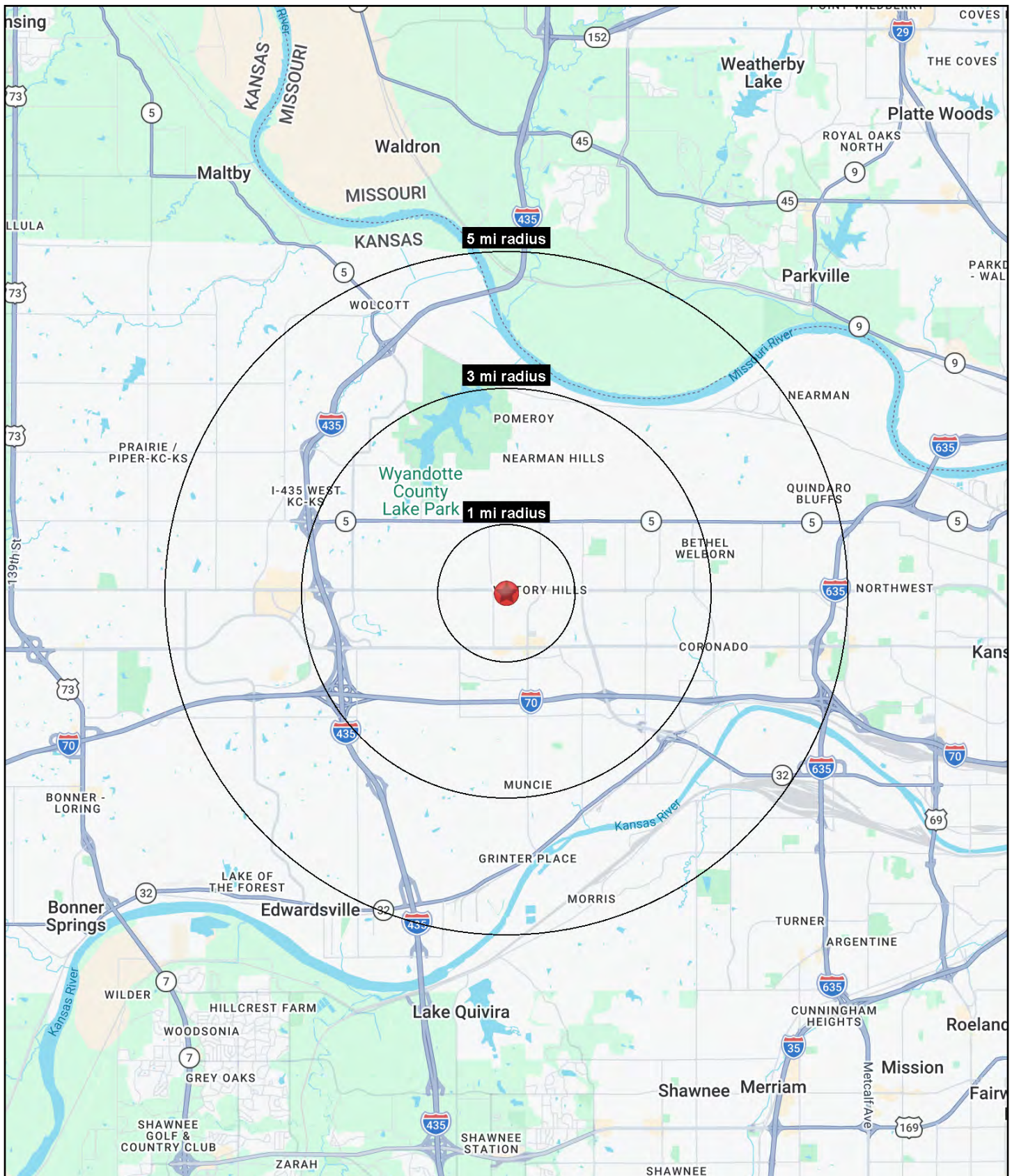
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8047 Parallel Pkwy Kansas City, KS 66112	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,158	36,657	67,257
2030 Projected Population	11,356	36,899	68,599
2020 Census Population	10,351	35,347	65,486
2010 Census Population	9,694	33,526	58,973
Projected Annual Growth 2025 to 2030	0.4%	0.1%	0.4%
Historical Annual Growth 2010 to 2025	1.0%	0.6%	0.9%
2025 Median Age	35.2	35.4	34.9
Households			
2025 Estimated Households	4,458	13,921	25,262
2030 Projected Households	4,597	14,264	26,277
2020 Census Households	4,317	13,843	24,744
2010 Census Households	4,076	13,172	22,498
Projected Annual Growth 2025 to 2030	0.6%	0.5%	0.8%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.8%
Race and Ethnicity			
2025 Estimated White	37.7%	42.4%	45.5%
2025 Estimated Black or African American	30.3%	27.9%	24.4%
2025 Estimated Asian or Pacific Islander	14.9%	10.1%	8.3%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2025 Estimated Other Races	16.2%	18.8%	20.9%
2025 Estimated Hispanic	20.9%	24.2%	26.8%
Income			
2025 Estimated Average Household Income	\$73,912	\$79,451	\$86,346
2025 Estimated Median Household Income	\$57,486	\$65,137	\$71,151
2025 Estimated Per Capita Income	\$29,771	\$30,322	\$32,542
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	7.8%	6.7%	6.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.5%	8.1%
2025 Estimated High School Graduate	25.7%	29.9%	29.8%
2025 Estimated Some College	23.8%	23.6%	22.8%
2025 Estimated Associates Degree Only	7.0%	9.3%	9.0%
2025 Estimated Bachelors Degree Only	16.8%	13.7%	14.2%
2025 Estimated Graduate Degree	11.7%	9.3%	9.2%
Business			
2025 Estimated Total Businesses	244	750	1,589
2025 Estimated Total Employees	3,138	12,129	25,329
2025 Estimated Employee Population per Business	12.9	16.2	15.9
2025 Estimated Residential Population per Business	45.7	48.9	42.3

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