



TWO STORY OFFICE BUILDING

8047 Parallel Parkway, Kansas City, Kansas



SALE PRICE: \$780,000 | 11,290 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- 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: *Exclusive Agent*
PHIL PECK | 816.412.7364 | ppeck@blockandco.com

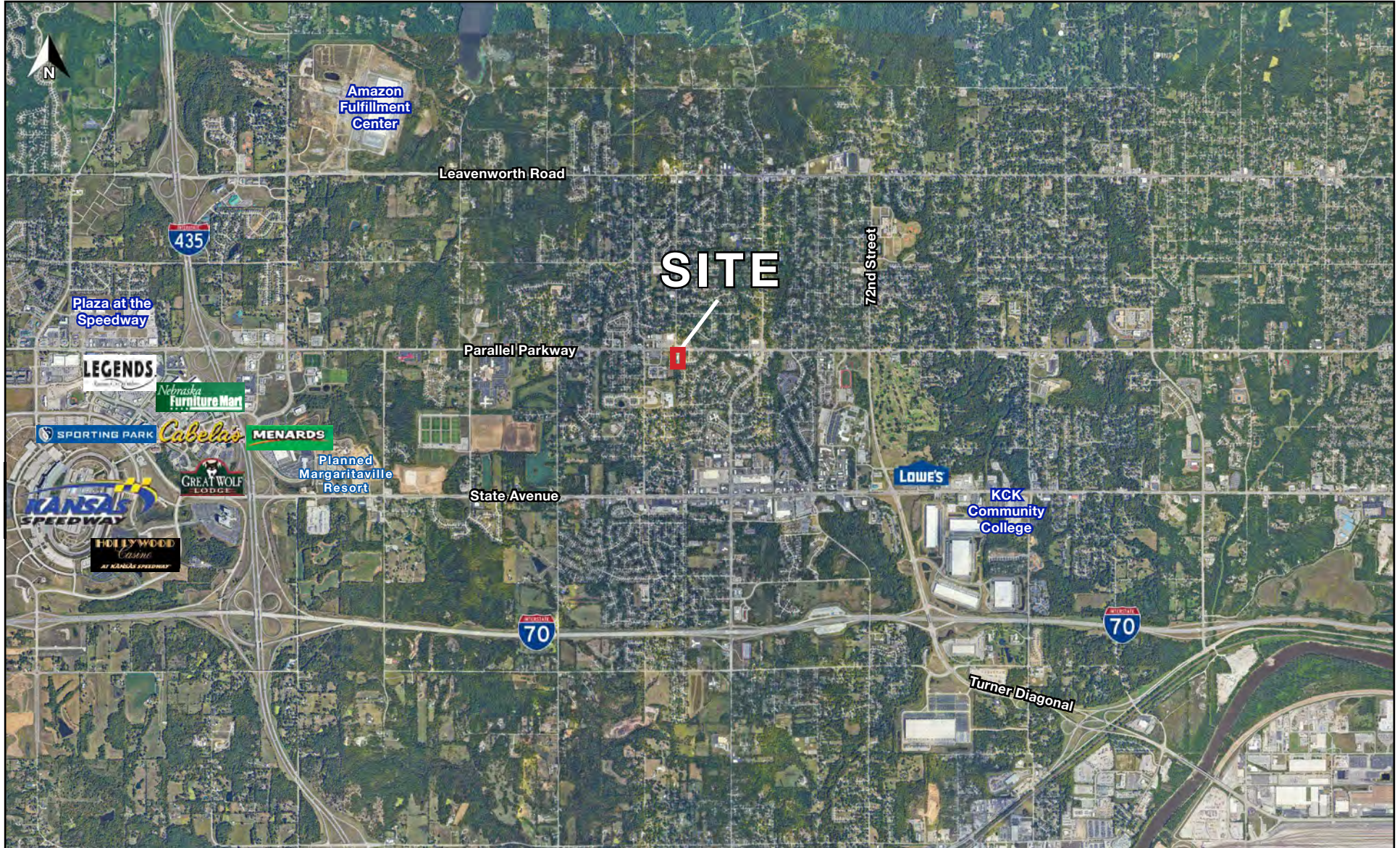




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AERIAL





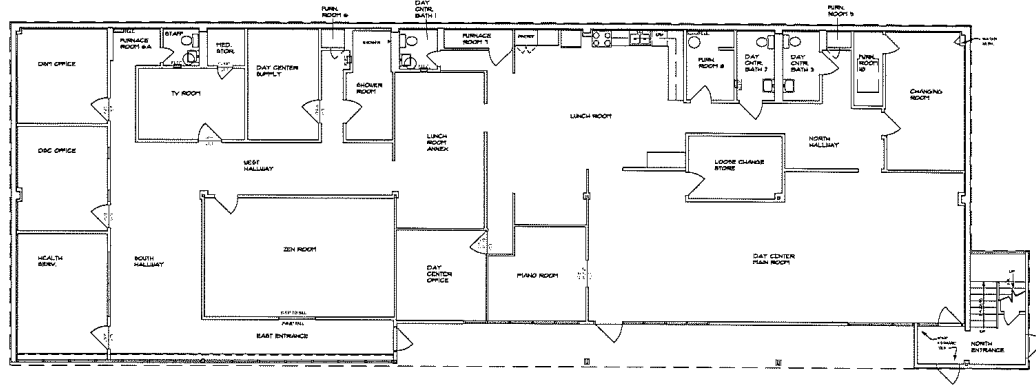
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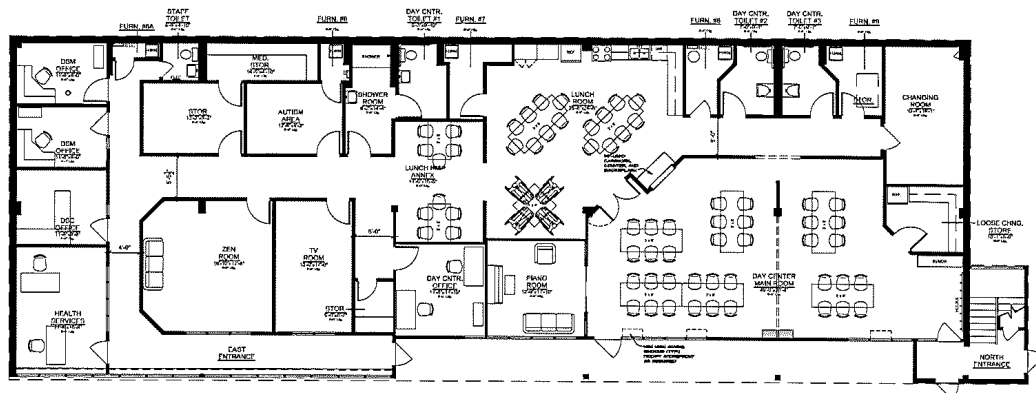
AERIAL



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. 27th St. Ste. 201 www.nspjarch.com
PARALLEL VILLAGE, KANSAS 66209 PHONE 913.511.1113 FAX 913.511.1193

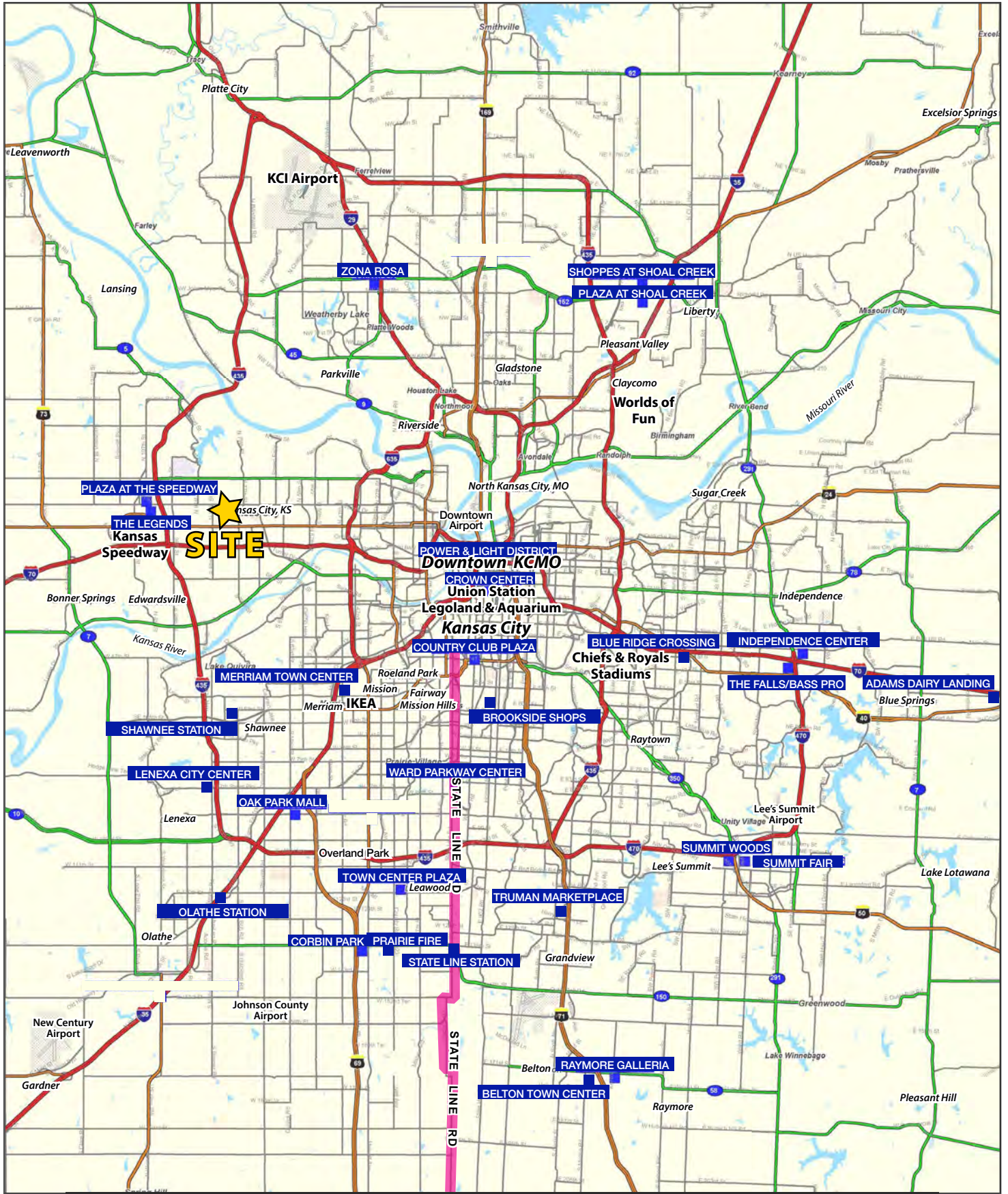
A Renovation For:
Mosaic Offices
8047 Parallel Parkway
Kansas City, Kansas

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

1

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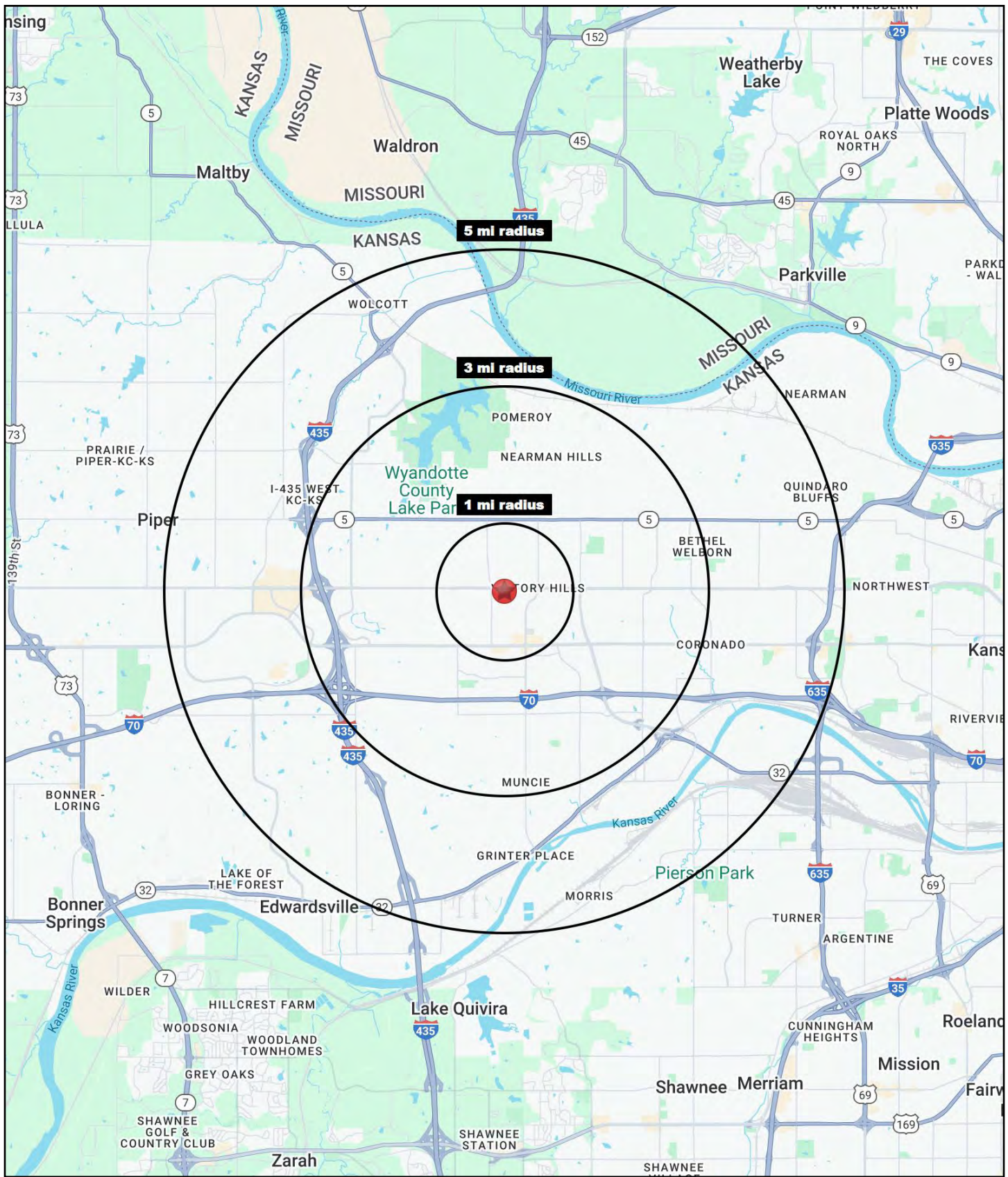
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8047 Parallel Parkway Kansas City, KS 66112	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,109	35,918	65,305
2029 Projected Population	11,082	35,917	65,566
2020 Census Population	10,351	35,347	65,486
2010 Census Population	9,694	33,526	58,973
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	1.0%	0.5%	0.8%
2024 Median Age	35.9	36.0	35.7
Households			
2024 Estimated Households	4,444	13,812	24,798
2029 Projected Households	4,518	13,906	25,097
2020 Census Households	4,317	13,843	24,744
2010 Census Households	4,076	13,172	22,498
Projected Annual Growth 2024 to 2029	0.3%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.6%	0.3%	0.7%
Race and Ethnicity			
2024 Estimated White	37.2%	42.4%	46.1%
2024 Estimated Black or African American	33.0%	29.8%	25.8%
2024 Estimated Asian or Pacific Islander	14.4%	9.6%	7.8%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2024 Estimated Other Races	14.8%	17.4%	19.4%
2024 Estimated Hispanic	18.3%	21.9%	24.5%
Income			
2024 Estimated Average Household Income	\$69,561	\$76,466	\$83,006
2024 Estimated Median Household Income	\$53,398	\$59,624	\$66,417
2024 Estimated Per Capita Income	\$28,048	\$29,551	\$31,627
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.1%	6.3%	6.8%
2024 Estimated Some High School (Grade Level 9 to 11)	8.4%	8.6%	9.0%
2024 Estimated High School Graduate	27.2%	30.1%	29.7%
2024 Estimated Some College	24.6%	24.2%	22.5%
2024 Estimated Associates Degree Only	8.8%	10.0%	9.4%
2024 Estimated Bachelors Degree Only	14.5%	12.2%	13.9%
2024 Estimated Graduate Degree	10.4%	8.6%	8.6%
Business			
2024 Estimated Total Businesses	235	729	1,534
2024 Estimated Total Employees	3,063	10,976	24,148
2024 Estimated Employee Population per Business	13.1	15.1	15.7
2024 Estimated Residential Population per Business	47.3	49.3	42.6

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