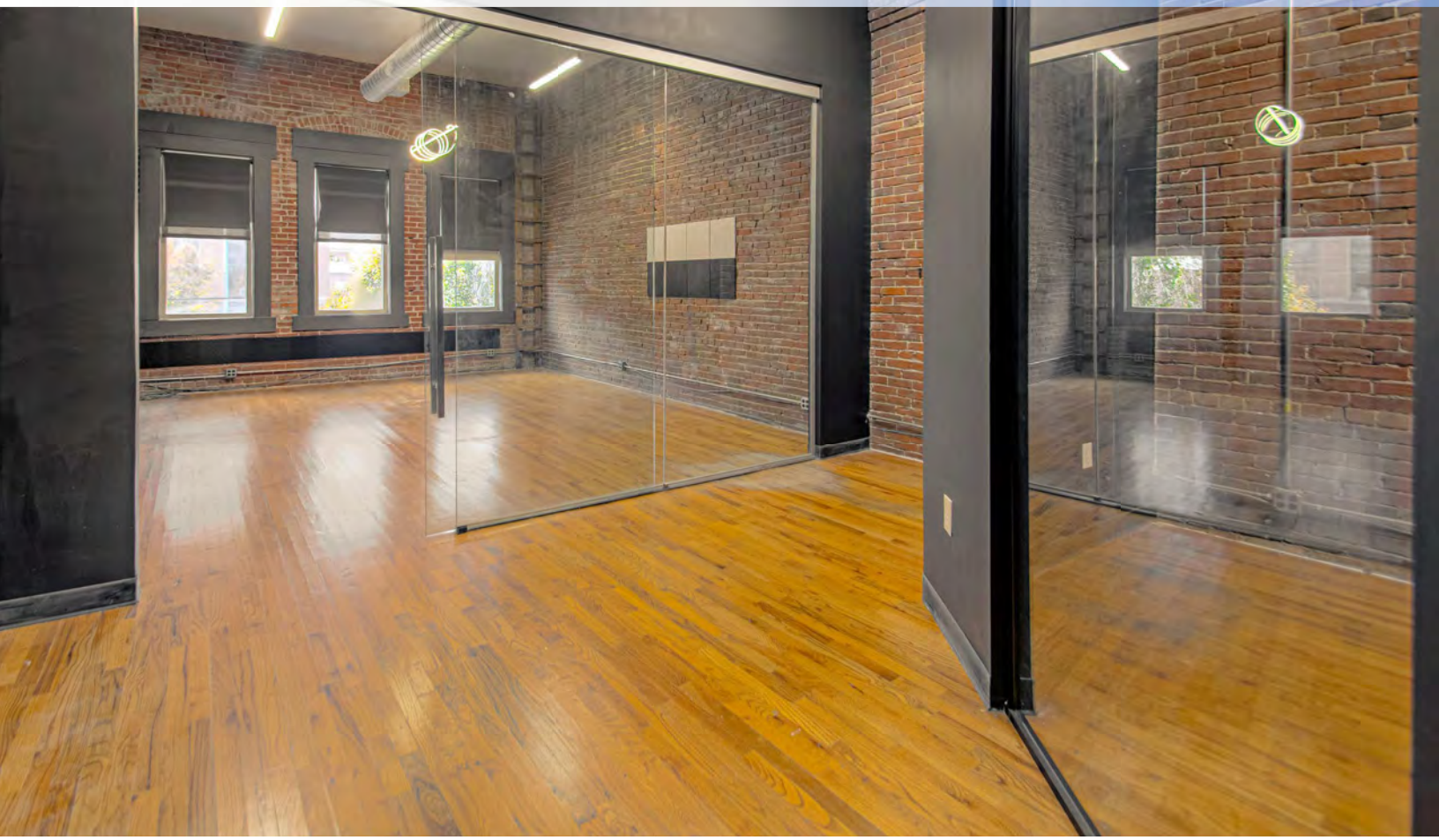
RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri



LEASE RATE: $22/SF NNN | OFFICE SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,953	86,706	239,480
Avg. Household Income	$95,280	$84,260	$85,597

- Rare River Market Availability
- 3,240 SF upper level office space
- 1/2 block from the KC Streetcar
- 12 foot ceiling heights
- View 3,240 SF Office Space - 360° Tour

CLICK HERE TO VIEW MORE LISTING INFORMATION

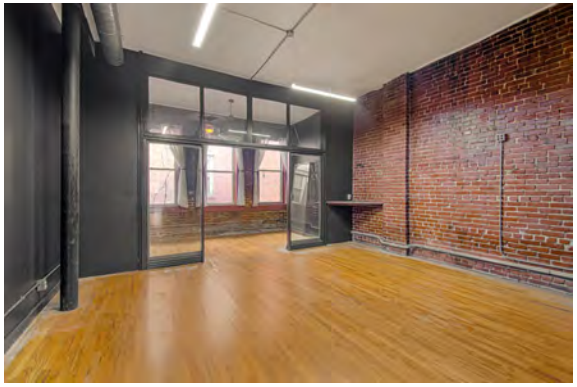
For More Information Contact:
MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com
Exclusive Agent

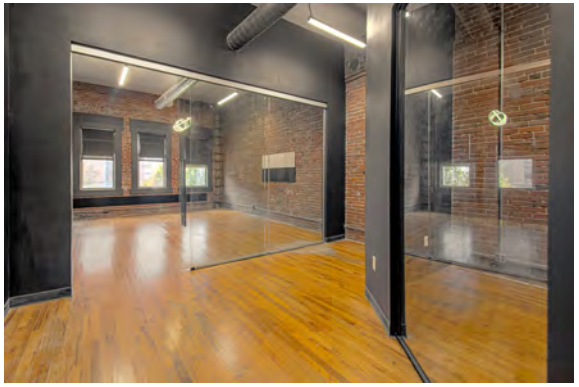
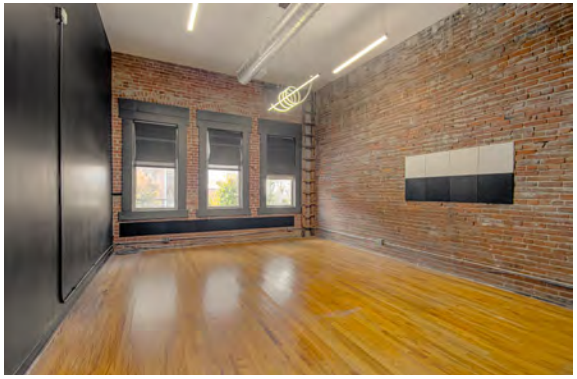
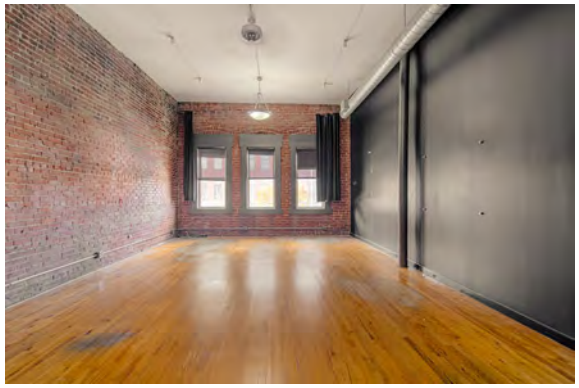
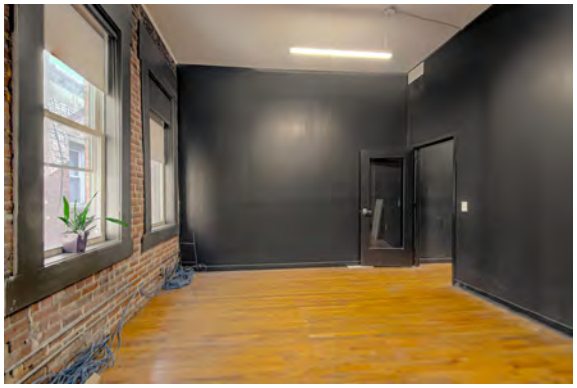
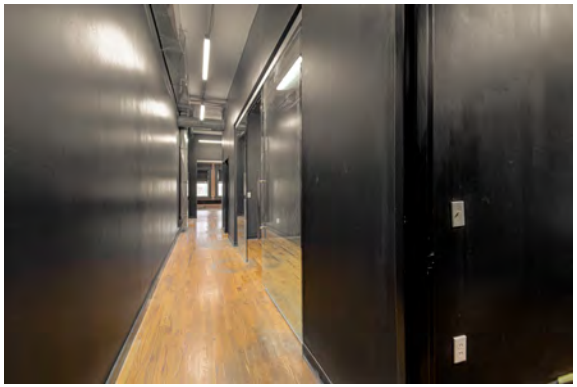
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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

3,240 SF SPACE PHOTOS



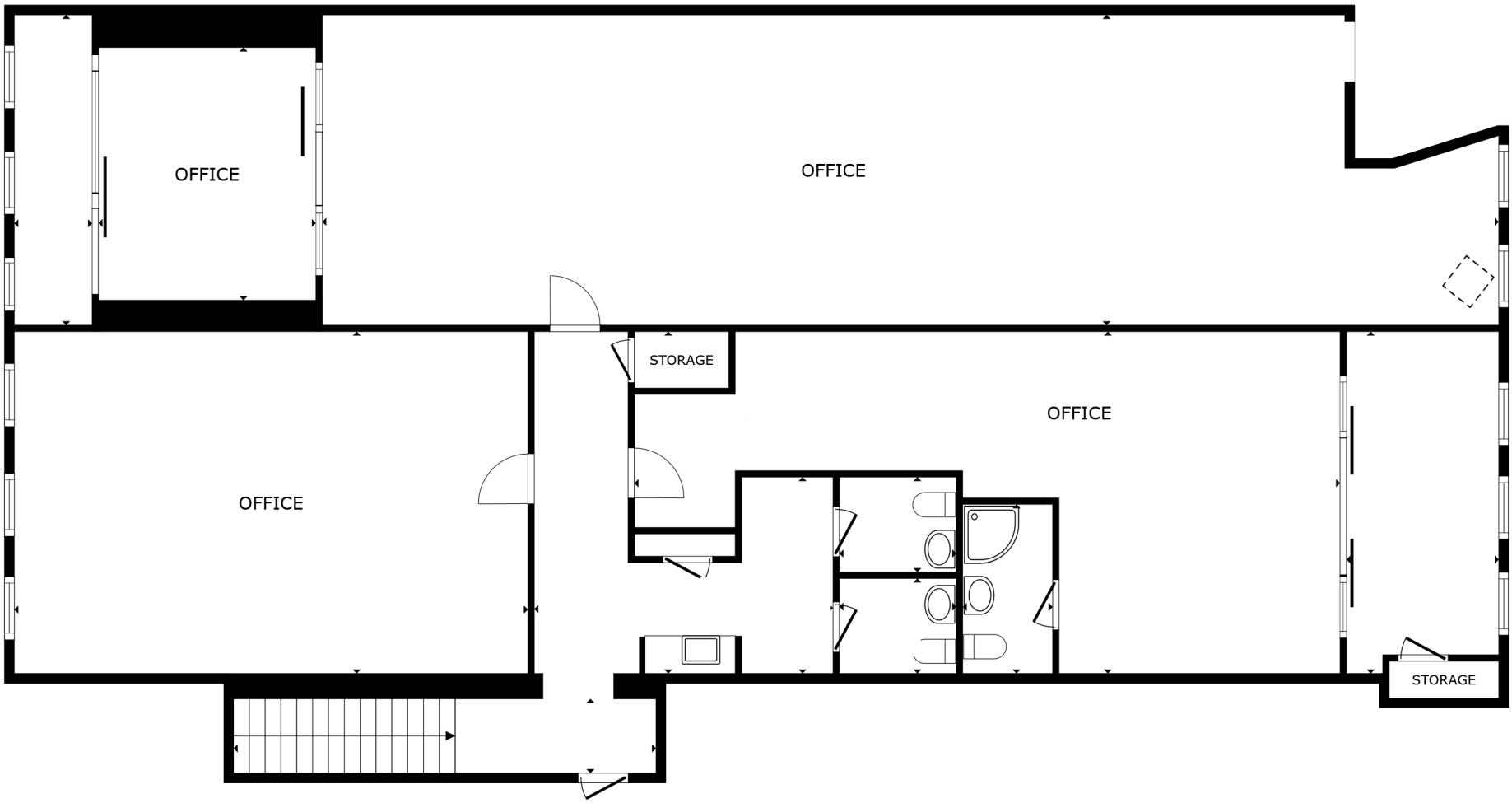


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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

3,240 SF SPACE FLOOR PLAN



FLOOR PLAN

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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

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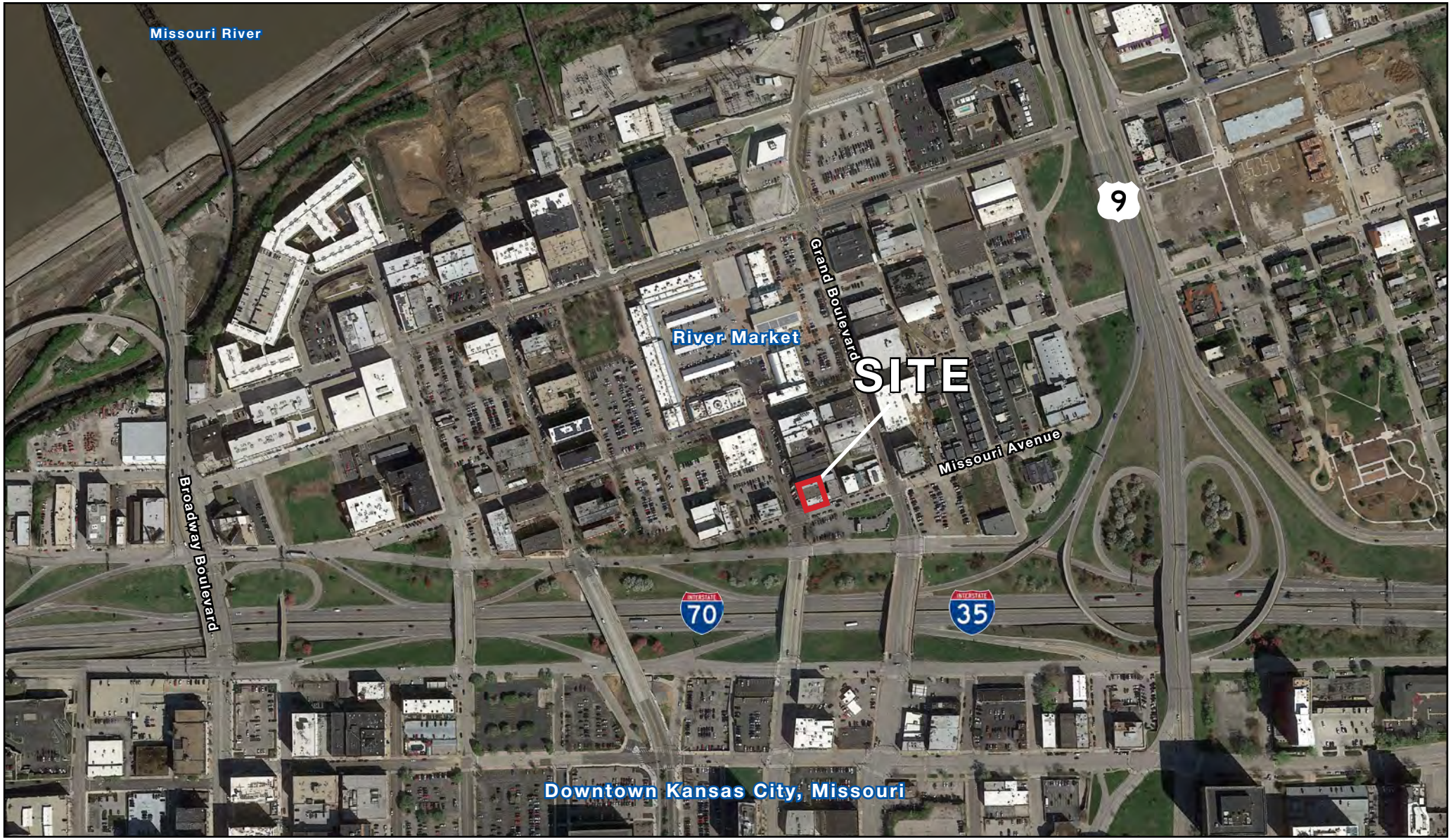


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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

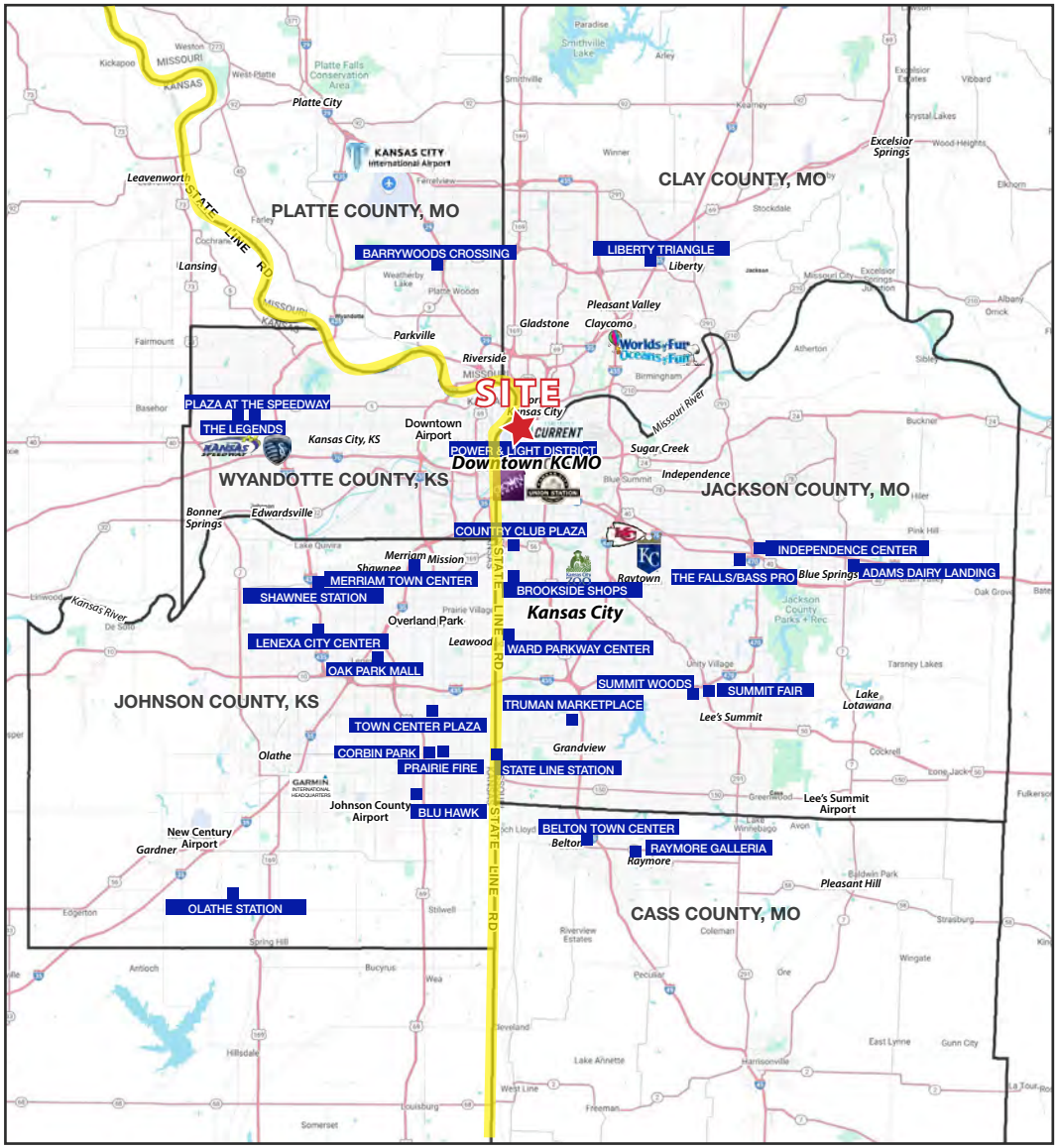
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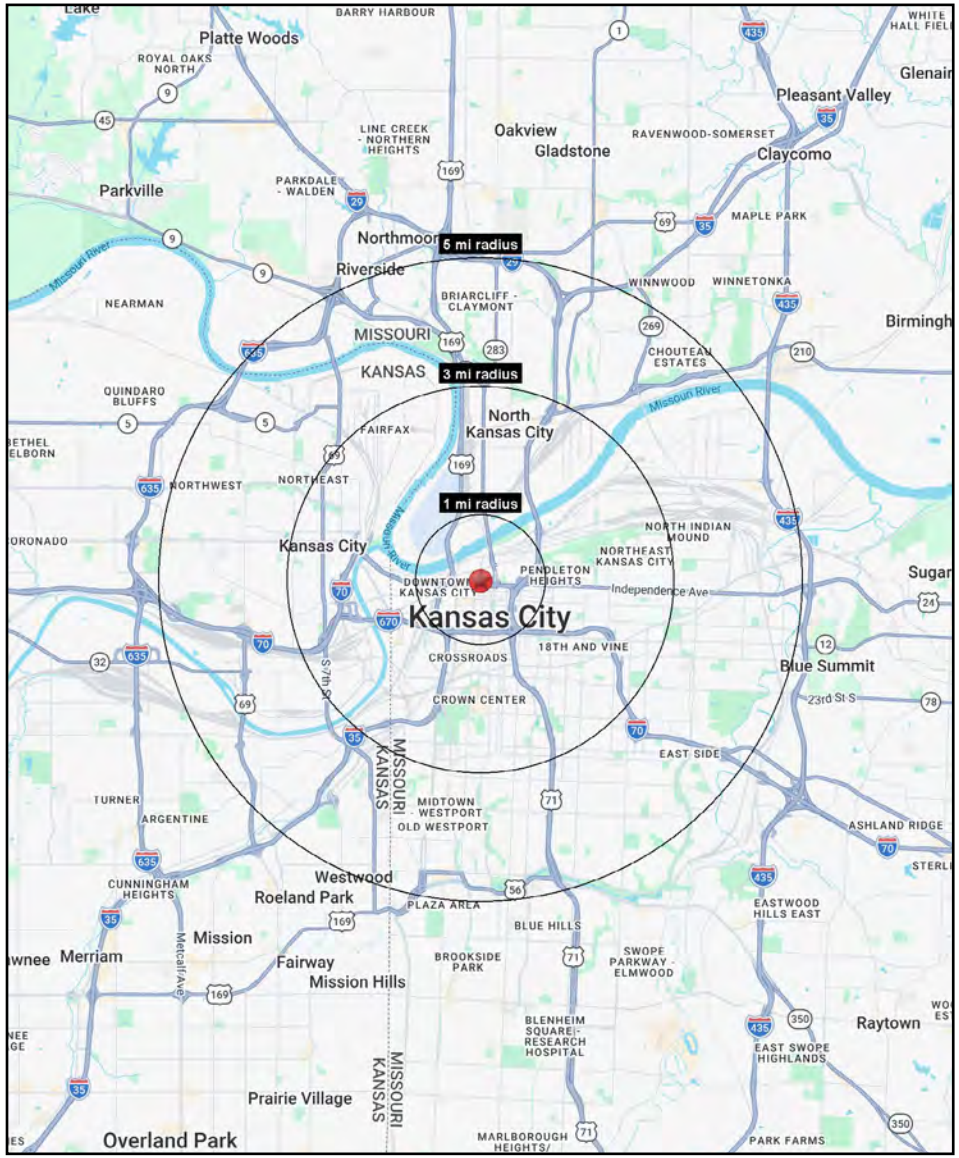


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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri





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RARE RIVER MARKET OFFICE SPACE

525A Walnut Street, Kansas City, Missouri

525 Walnut Street Kansas City, MO 64106	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	17,953	86,706	239,480
2031 Projected Population	20,150	93,058	246,710
2020 Census Population	15,626	76,608	221,011
2010 Census Population	9,796	66,349	208,002
Projected Annual Growth 2026 to 2031	2.4%	1.5%	0.6%
Historical Annual Growth 2010 to 2026	5.2%	1.9%	0.9%
2026 Median Age	31.2	32.3	32.6
Households			
2026 Estimated Households	11,574	41,890	108,142
2031 Projected Households	13,078	45,929	113,056
2020 Census Households	9,682	34,418	95,405
2010 Census Households	5,117	27,712	87,014
Projected Annual Growth 2026 to 2031	2.6%	1.9%	0.9%
Historical Annual Growth 2010 to 2026	7.9%	3.2%	1.5%
Race and Ethnicity			
2026 Estimated White	67.1%	47.3%	45.6%
2026 Estimated Black or African American	17.2%	26.9%	26.1%
2026 Estimated Asian or Pacific Islander	5.7%	5.4%	4.8%
2026 Estimated American Indian or Native Alaskan	0.4%	0.8%	0.8%
2026 Estimated Other Races	9.6%	19.6%	22.7%
2026 Estimated Hispanic	10.3%	22.4%	26.1%
Income			
2026 Estimated Average Household Income	$95,280	$84,260	$85,597
2026 Estimated Median Household Income	$77,345	$63,498	$63,527
2026 Estimated Per Capita Income	$61,715	$41,067	$38,847
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)	2.4%	6.4%	7.4%
2026 Estimated High School Graduate	15.9%	23.3%	26.6%
2026 Estimated Some College	16.5%	18.8%	18.5%
2026 Estimated Associates Degree Only	3.8%	6.2%	6.3%
2026 Estimated Bachelors Degree Only	36.1%	23.4%	20.2%
2026 Estimated Graduate Degree	22.7%	14.6%	13.4%
Business			
2026 Estimated Total Businesses	2,331	8,023	14,599
2026 Estimated Total Employees	35,774	123,944	209,888
2026 Estimated Employee Population per Business	15.3	15.4	14.4
2026 Estimated Residential Population per Business	7.7	10.8	16.4

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