



RARE RIVER MARKET OFFICE SPACE

525A & 529A Walnut Street, Kansas City, Missouri



LEASE RATE: \$18-20/SF MOD. GROSS | OFFICE SPACE

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 16,708 | 82,312 | 232,362 |
| Avg. Household Income | \$93,971 | \$76,378 | \$77,174 |

- Rare River Market Availability
- Two upper level office spaces can be combined
- 1,725 SF space & 3,240 SF space | 4,965 SF total
- 1/2 block from the KC Streetcar
- 12 foot ceiling heights
- [View 3,240 SF Office Space - 360° Tour](#)
- [View 1,725 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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1,725 SF SPACE PHOTOS

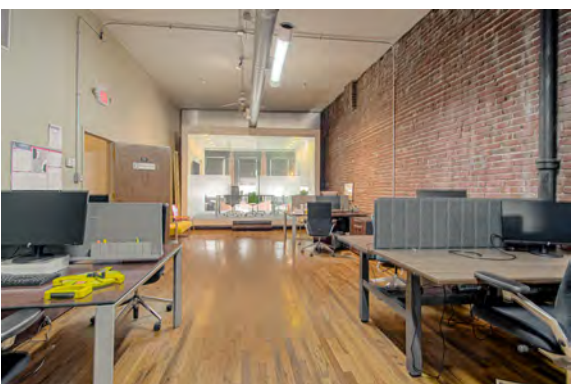
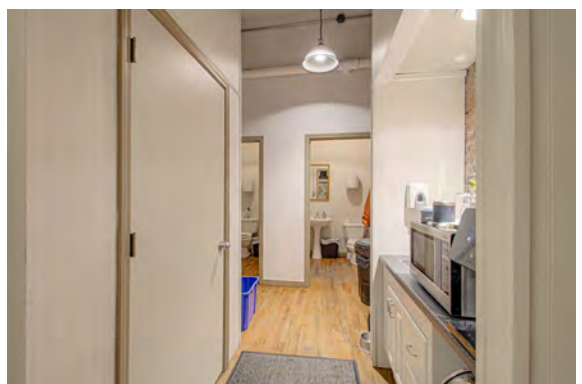
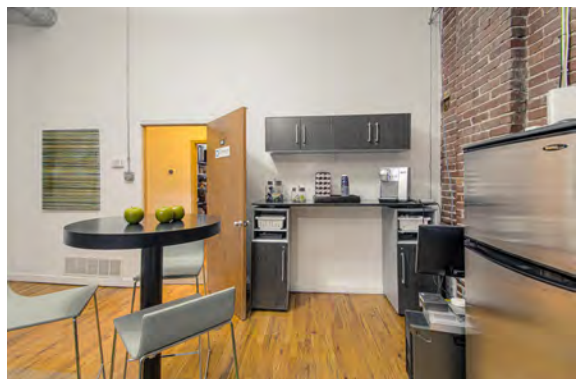
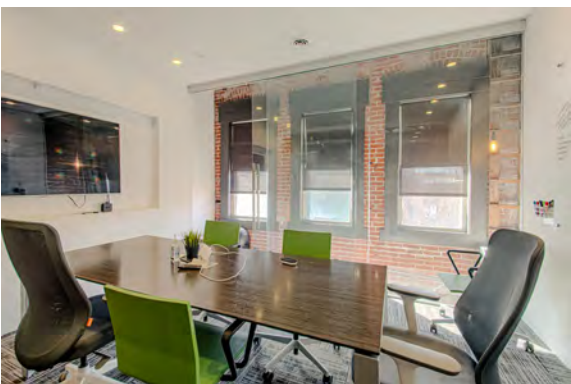
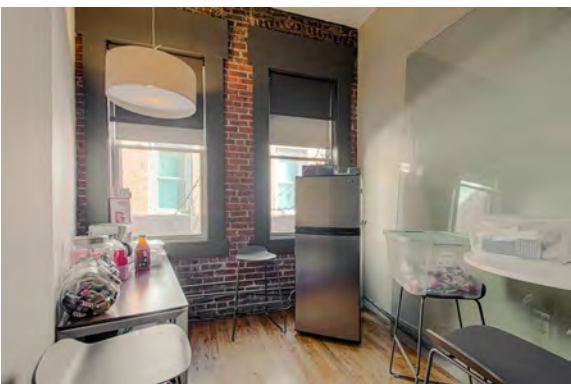
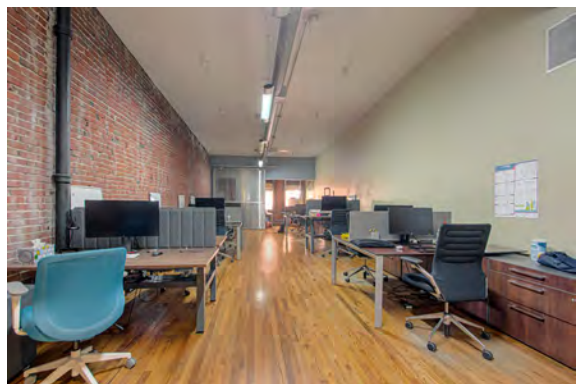




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3,240 SF SPACE PHOTOS

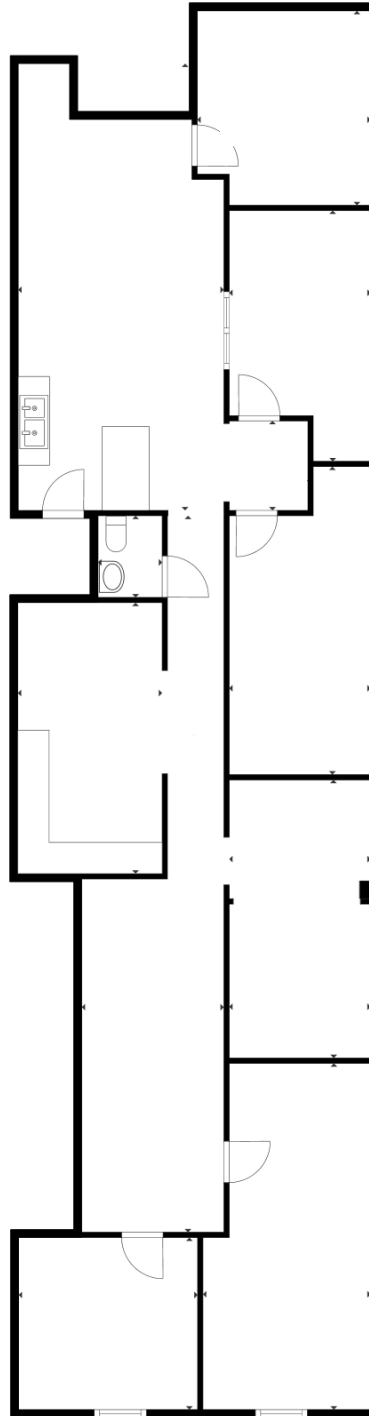




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1,725 SF SPACE FLOOR PLAN



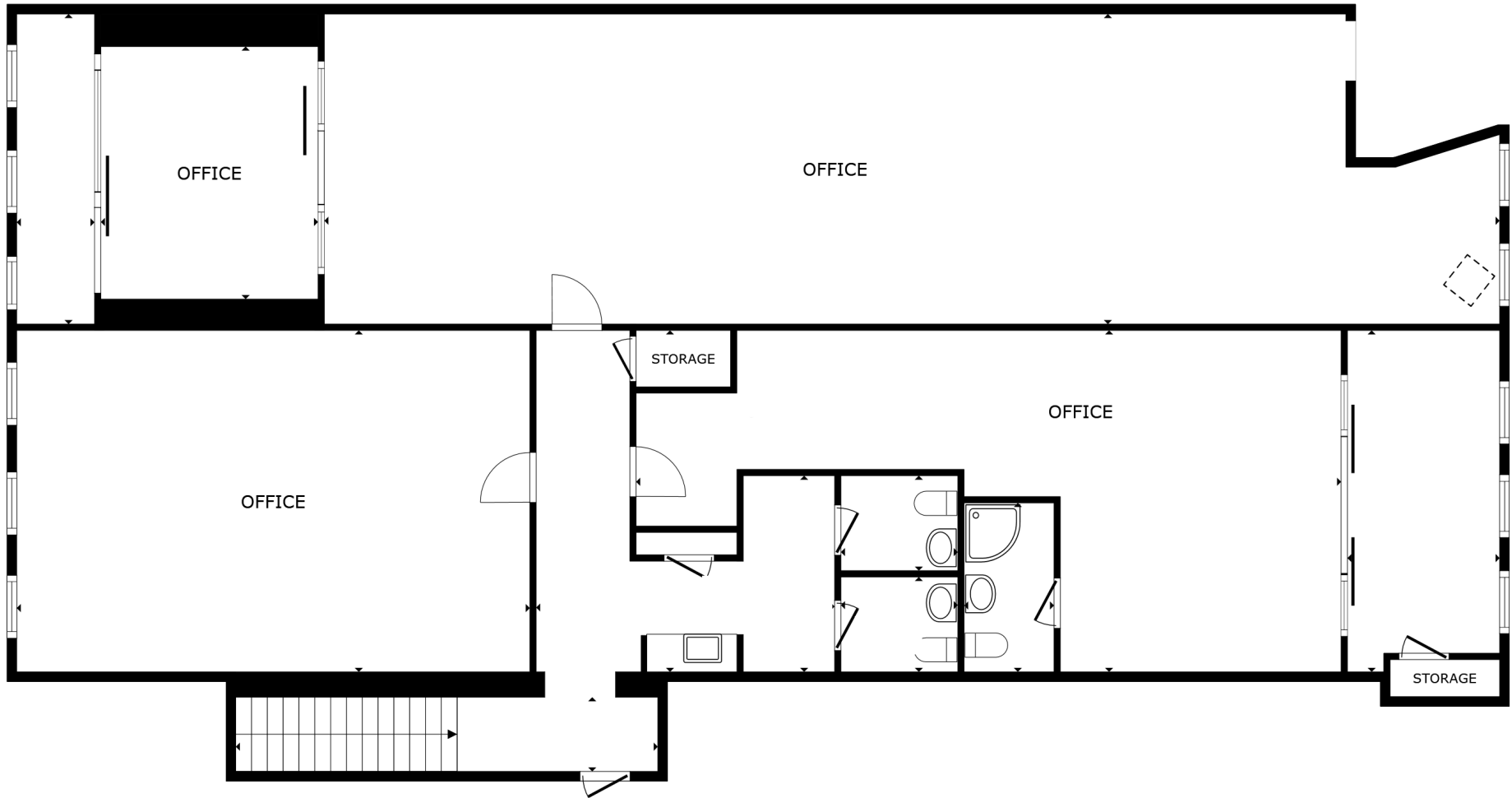
FLOOR PLAN



RARE RIVER MARKET OFFICE SPACE

525A & 529A Walnut Street, Kansas City, Missouri

3,240 SF SPACE FLOOR PLAN



FLOOR PLAN



RARE RIVER MARKET OFFICE SPACE

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AERIAL

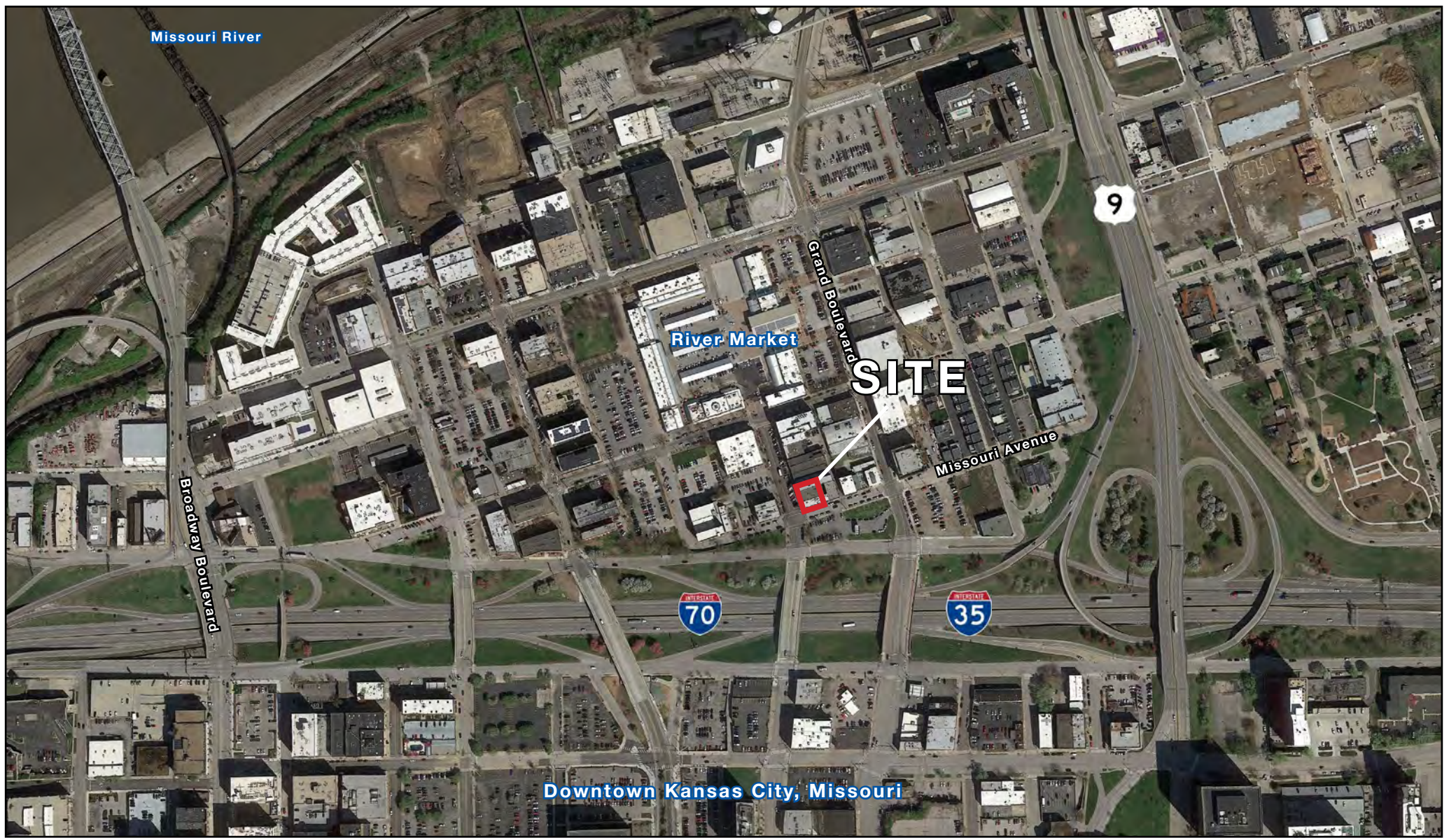




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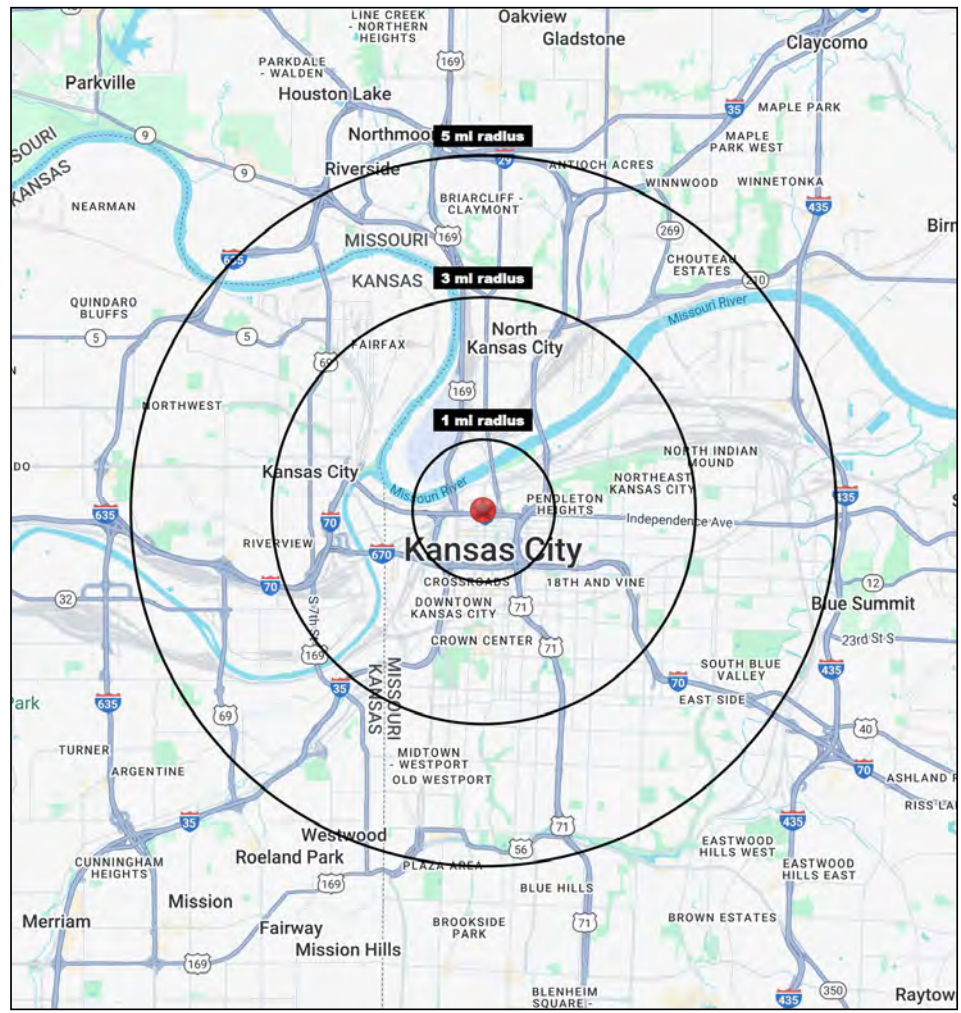
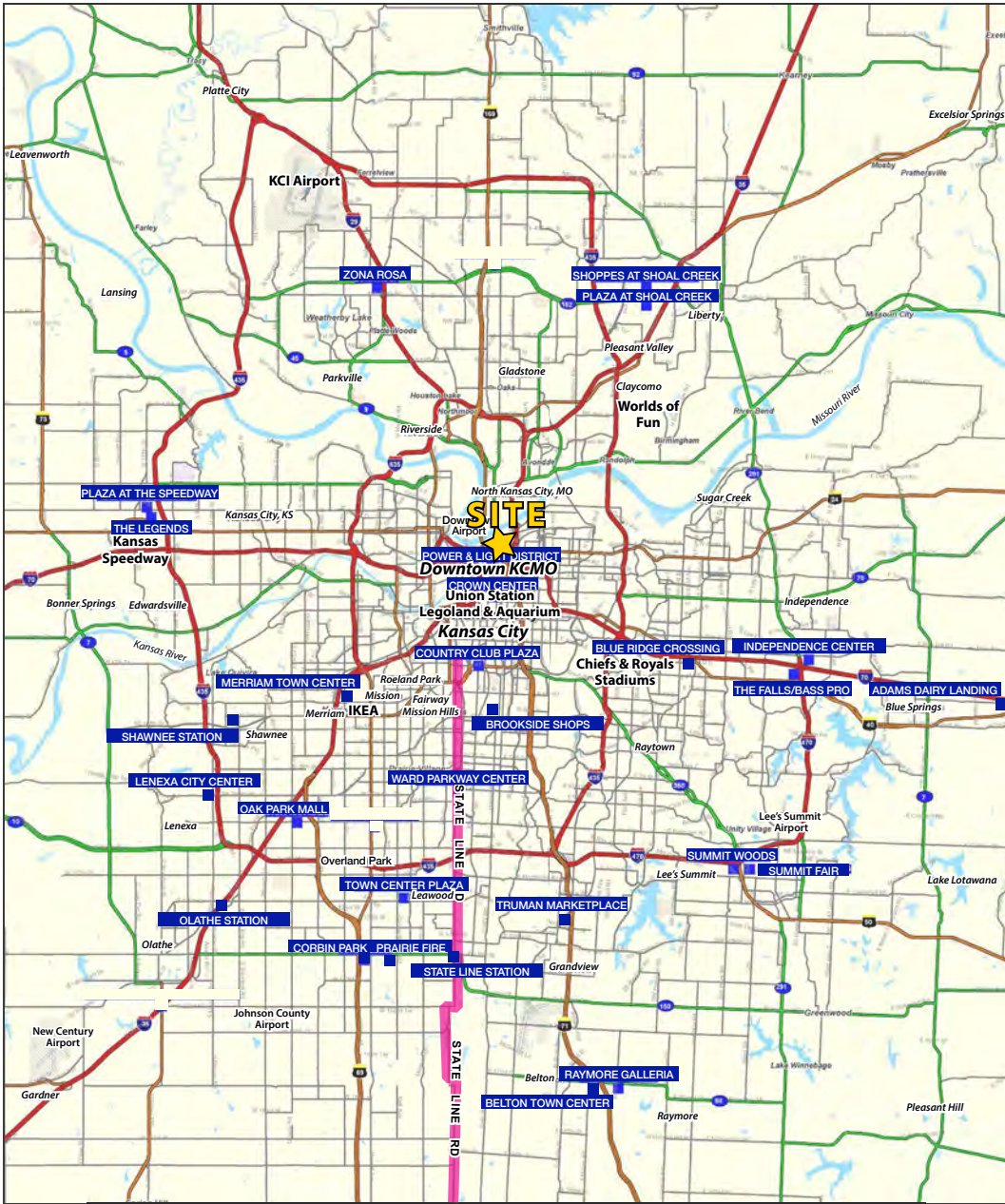
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| 525 Walnut St Kansas City, MO 64106 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 16,708 | 82,312 | 232,362 |
| 2029 Projected Population | 17,777 | 86,039 | 235,492 |
| 2020 Census Population | 15,777 | 76,819 | 221,003 |
| 2010 Census Population | 9,889 | 66,573 | 208,016 |
| Projected Annual Growth 2024 to 2029 | 1.3% | 0.9% | 0.3% |
| Historical Annual Growth 2010 to 2024 | 4.9% | 1.7% | 0.8% |
| 2024 Median Age | 31.4 | 32.7 | 33.0 |
| Households | | | |
| 2024 Estimated Households | 10,479 | 38,694 | 103,794 |
| 2029 Projected Households | 11,206 | 41,022 | 106,105 |
| 2020 Census Households | 9,755 | 34,506 | 95,402 |
| 2010 Census Households | 5,160 | 27,801 | 87,020 |
| Projected Annual Growth 2024 to 2029 | 1.4% | 1.2% | 0.4% |
| Historical Annual Growth 2010 to 2024 | 7.4% | 2.8% | 1.4% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 68.3% | 47.6% | 46.5% |
| 2024 Estimated Black or African American | 17.2% | 28.4% | 27.3% |
| 2024 Estimated Asian or Pacific Islander | 5.5% | 5.3% | 4.6% |
| 2024 Estimated American Indian or Native Alaskan | 0.4% | 0.7% | 0.7% |
| 2024 Estimated Other Races | 8.6% | 18.0% | 20.9% |
| 2024 Estimated Hispanic | 8.6% | 20.0% | 23.5% |
| Income | | | |
| 2024 Estimated Average Household Income | \$93,971 | \$76,378 | \$77,174 |
| 2024 Estimated Median Household Income | \$72,468 | \$55,339 | \$56,851 |
| 2024 Estimated Per Capita Income | \$59,189 | \$36,229 | \$34,649 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 2.3% | 7.2% | 7.2% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 3.3% | 7.1% | 7.7% |
| 2024 Estimated High School Graduate | 15.6% | 24.7% | 27.3% |
| 2024 Estimated Some College | 15.8% | 19.0% | 18.4% |
| 2024 Estimated Associates Degree Only | 5.0% | 6.3% | 6.9% |
| 2024 Estimated Bachelors Degree Only | 38.4% | 22.5% | 20.4% |
| 2024 Estimated Graduate Degree | 19.6% | 13.2% | 12.2% |
| Business | | | |
| 2024 Estimated Total Businesses | 2,259 | 7,883 | 14,264 |
| 2024 Estimated Total Employees | 34,863 | 120,917 | 201,261 |
| 2024 Estimated Employee Population per Business | 15.4 | 15.3 | 14.1 |
| 2024 Estimated Residential Population per Business | 7.4 | 10.4 | 16.3 |

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