



FREESTANDING WESTPORT BUILDING

1130 Westport Road, Kansas City, Missouri



SALE PRICE: \$350,000 | 1,555 SF BUILDING ON 0.07 ACRE LOT

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 22,975 | 113,627 | 282,715 |
| Avg. Household Income | \$107,455 | \$117,442 | \$101,971 |

- Freestanding commercial building situated at the corner of Westport Road & Holly Street with adequate highway access
- Locally owned and well-kept with light renovations over the past 25+ years
- Dedicated off street parking lot with approx. 5 parking stalls
- Lighted pylon pole Signage directly on Westport Road
- Excellent visibility and access from highly traveled Westport Road with 33' frontage
- Located just outside the Westport shopping and entertainment district, a mature area of retail, mixed office, restaurants, and residential
- Minutes from the Country Club Plaza
- Surrounding tenants include, QuikTrip, Andy's Frozen Custard, Ace Hardware, Mike's Wine & Spirits, First Watch, and newly constructed Chipotle Mexican Grill



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

Exclusive Agent

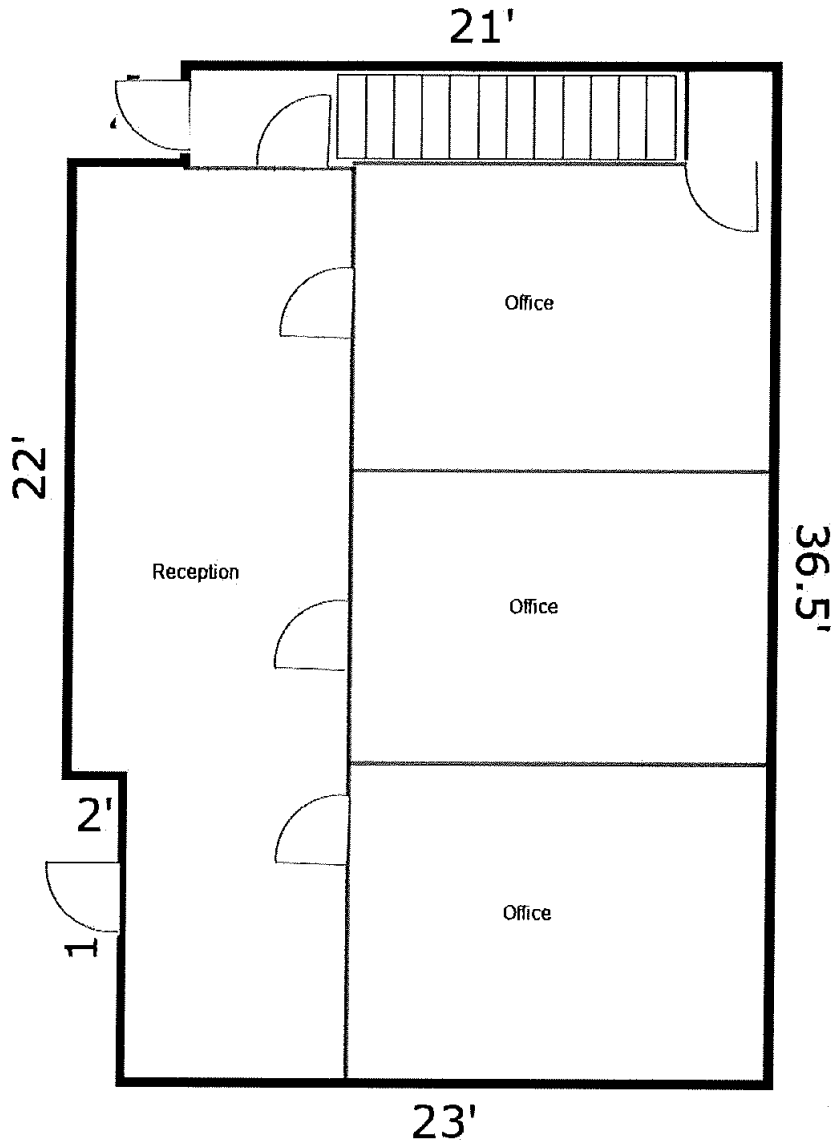


PHOTOS



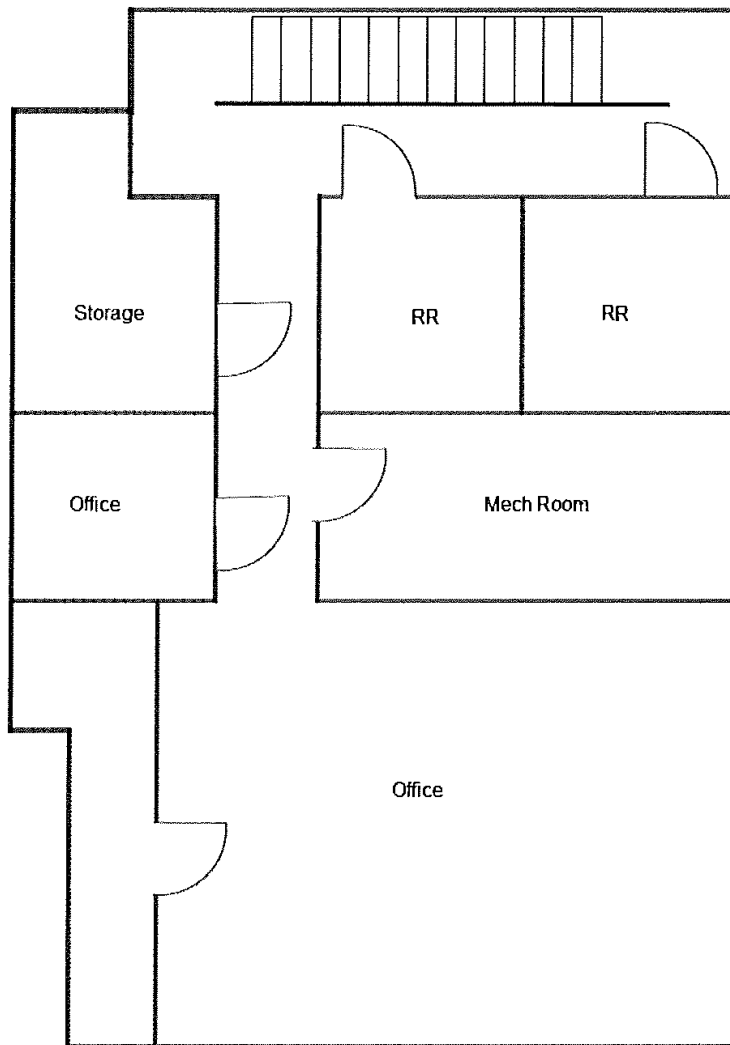
FIRST FLOOR PLAN

FLOOR PLANS



BASEMENT FLOOR PLAN

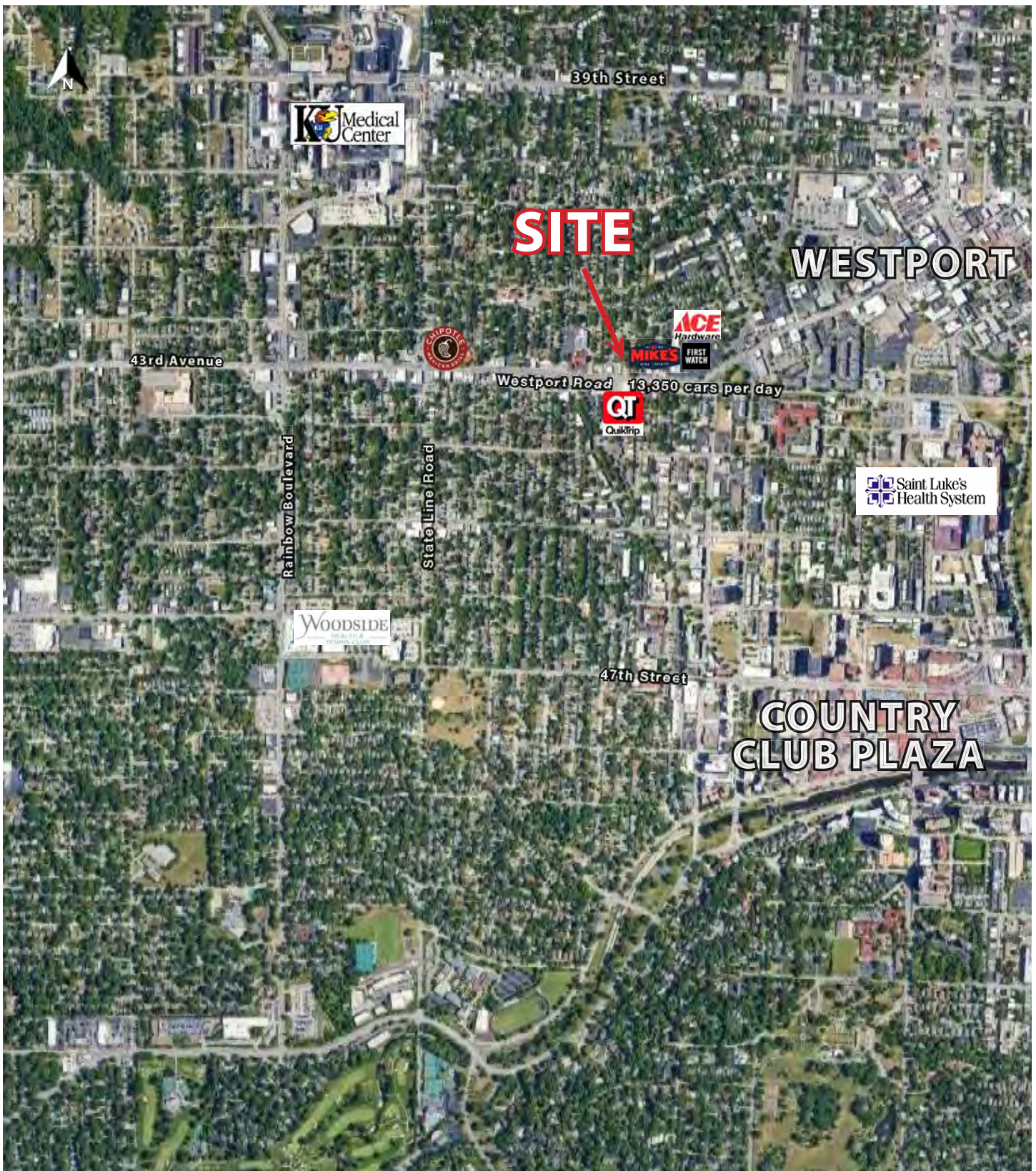
Basement



PHOTOS



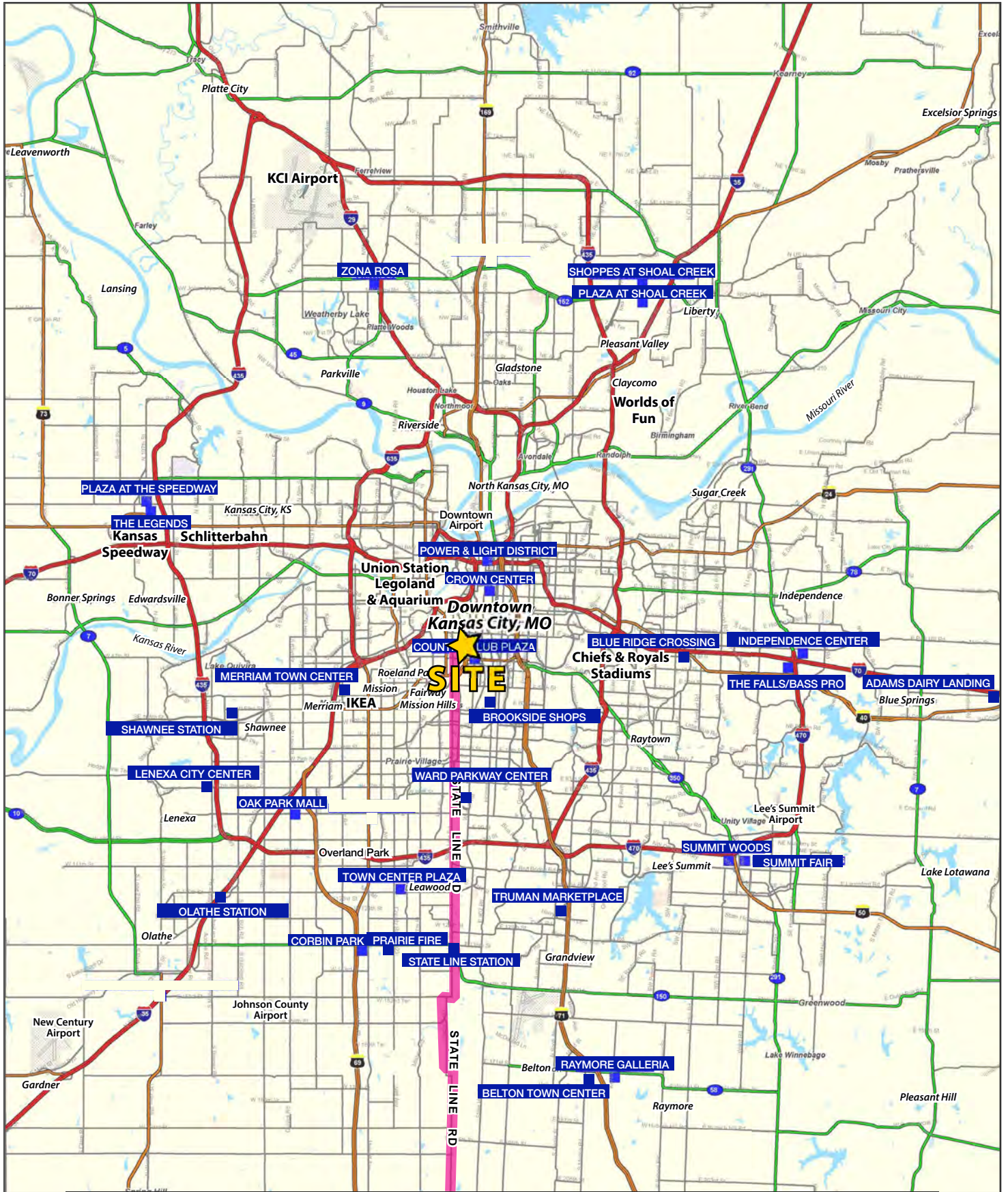
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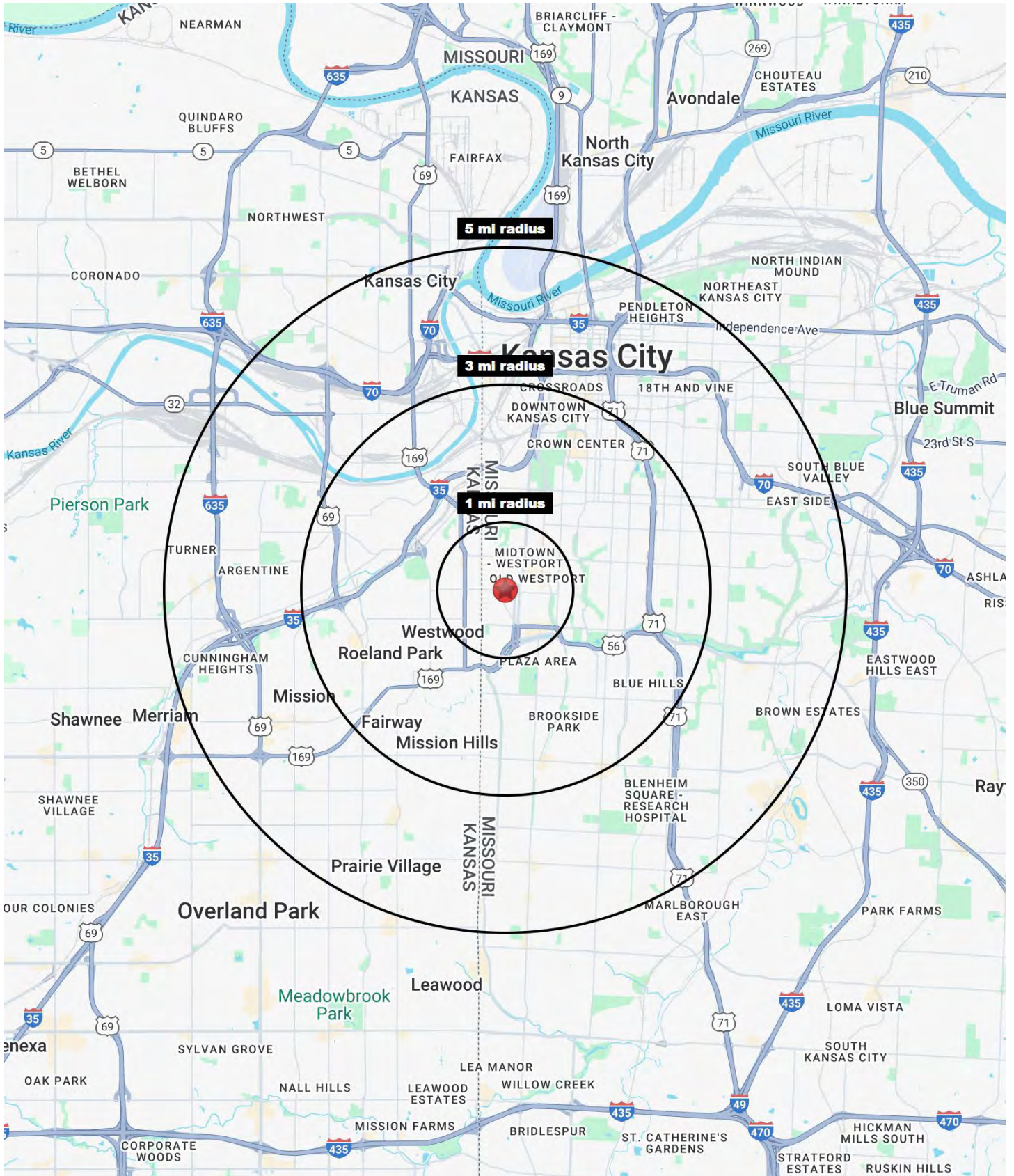
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| 1130 Westport Road Kansas City, MO 64111 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 22,975 | 113,627 | 282,715 |
| 2029 Projected Population | 23,089 | 114,232 | 282,648 |
| 2020 Census Population | 22,050 | 111,726 | 278,956 |
| 2010 Census Population | 20,652 | 104,783 | 263,253 |
| Projected Annual Growth 2024 to 2029 | - | 0.1% | - |
| Historical Annual Growth 2010 to 2024 | 0.8% | 0.6% | 0.5% |
| 2024 Median Age | 35.1 | 34.9 | 34.9 |
| Households | | | |
| 2024 Estimated Households | 13,626 | 55,728 | 129,616 |
| 2029 Projected Households | 13,736 | 56,347 | 130,603 |
| 2020 Census Households | 12,706 | 52,476 | 124,082 |
| 2010 Census Households | 12,089 | 48,904 | 114,895 |
| Projected Annual Growth 2024 to 2029 | 0.2% | 0.2% | 0.2% |
| Historical Annual Growth 2010 to 2024 | 0.9% | 1.0% | 0.9% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 75.7% | 62.7% | 55.0% |
| 2024 Estimated Black or African American | 9.8% | 22.2% | 26.2% |
| 2024 Estimated Asian or Pacific Islander | 3.9% | 2.9% | 3.0% |
| 2024 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.6% |
| 2024 Estimated Other Races | 10.1% | 11.8% | 15.2% |
| 2024 Estimated Hispanic | 11.8% | 13.1% | 17.0% |
| Income | | | |
| 2024 Estimated Average Household Income | \$107,455 | \$117,442 | \$101,971 |
| 2024 Estimated Median Household Income | \$77,515 | \$83,674 | \$75,824 |
| 2024 Estimated Per Capita Income | \$64,046 | \$57,800 | \$46,935 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.2% | 2.5% | 4.2% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.4% | 4.0% | 5.6% |
| 2024 Estimated High School Graduate | 15.2% | 18.3% | 22.4% |
| 2024 Estimated Some College | 12.7% | 16.1% | 17.8% |
| 2024 Estimated Associates Degree Only | 5.2% | 5.6% | 6.1% |
| 2024 Estimated Bachelors Degree Only | 36.2% | 30.7% | 26.0% |
| 2024 Estimated Graduate Degree | 27.1% | 22.8% | 18.0% |
| Business | | | |
| 2024 Estimated Total Businesses | 2,514 | 7,463 | 16,029 |
| 2024 Estimated Total Employees | 28,837 | 96,312 | 201,309 |
| 2024 Estimated Employee Population per Business | 11.5 | 12.9 | 12.6 |
| 2024 Estimated Residential Population per Business | 9.1 | 15.2 | 17.6 |

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