BROOKSIDE WAREHOUSE SPACE

310 W. 80th Street, Kansas City, Missouri

LEASE RATE: $10/SF GROSS | 13,650 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,929	91,709	234,498
Avg. Household Income	$80,410	$112,746	$98,708

- Can be divided into 4705 SF and 8,945 SF
- Two dock doors, one 15’ drive-in garage, and 25’ ceiling height
- Sits on 1.7 acres in the heart of Waldo
- Zoned M1-5
- Rare infill flex product surrounded by dense high-income rooftops

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agent

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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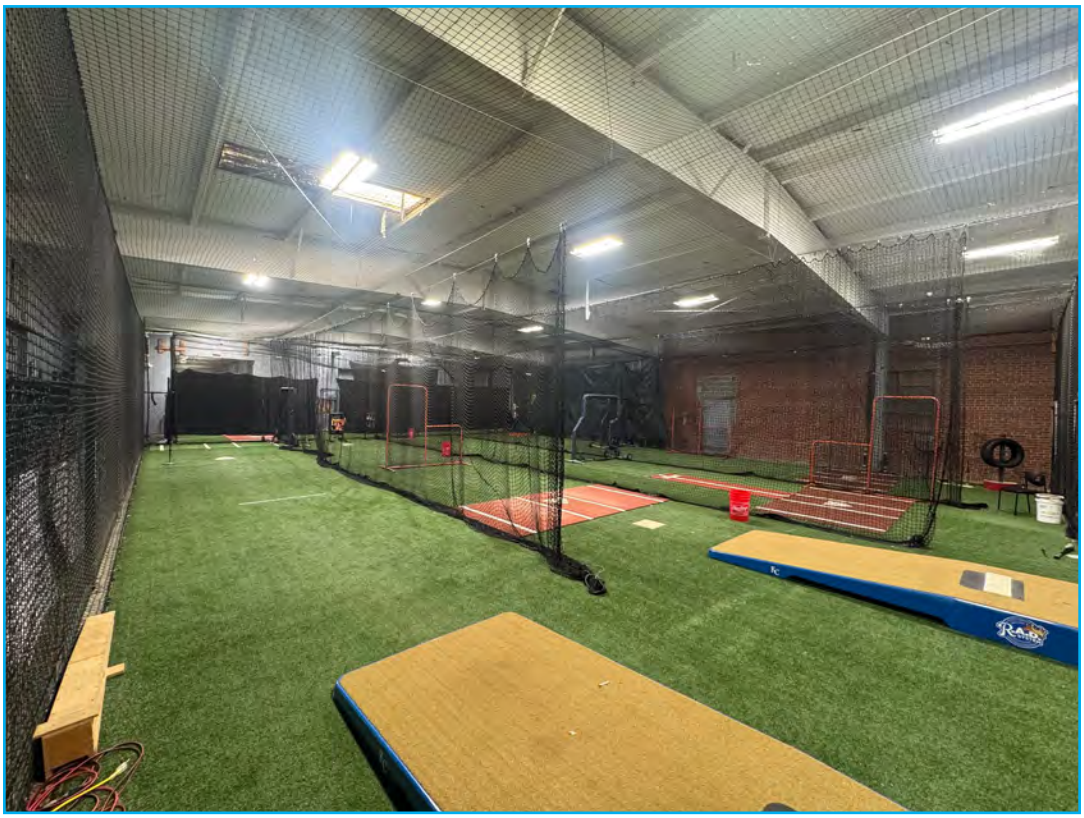
INTERIOR PHOTOS



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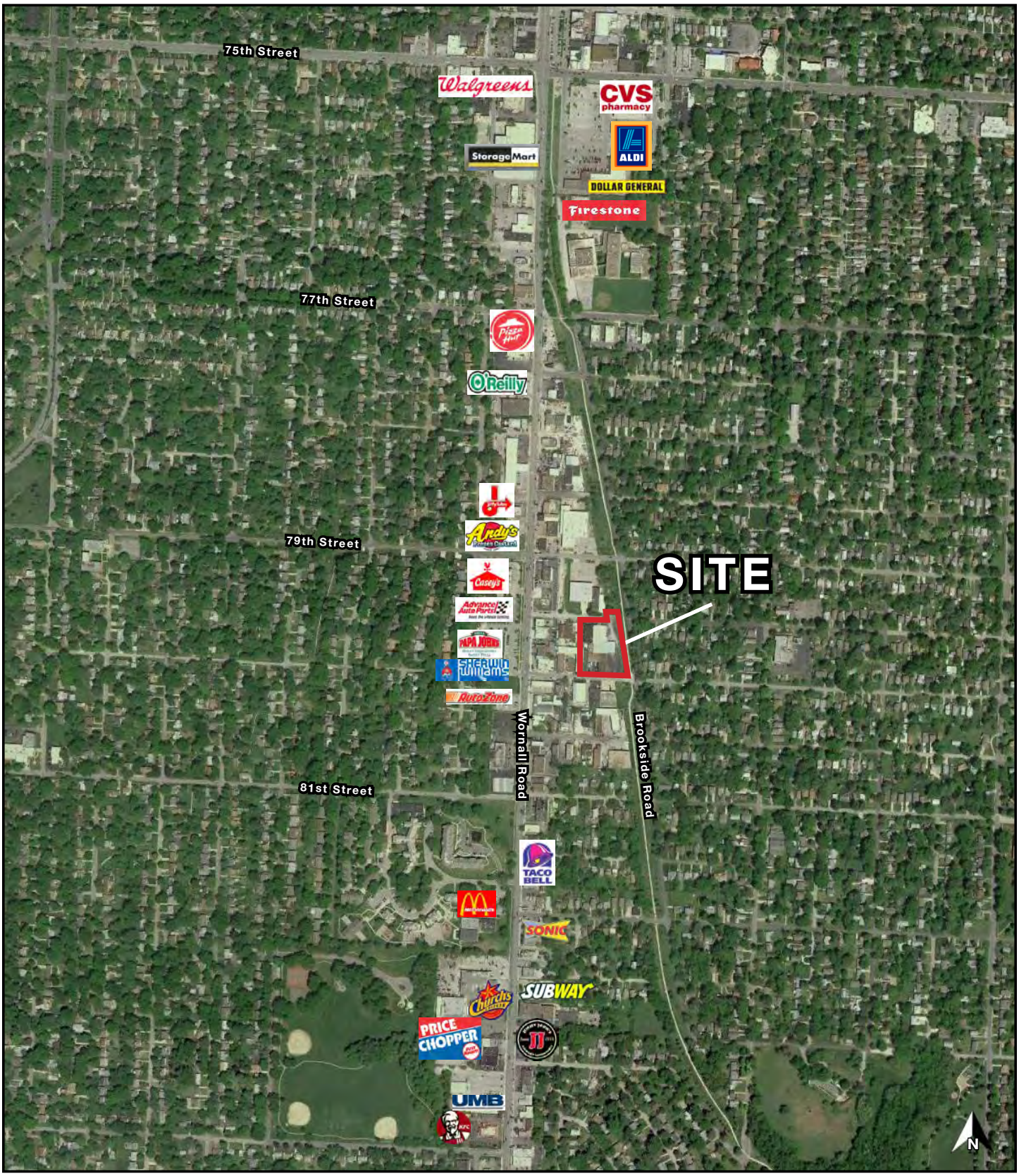

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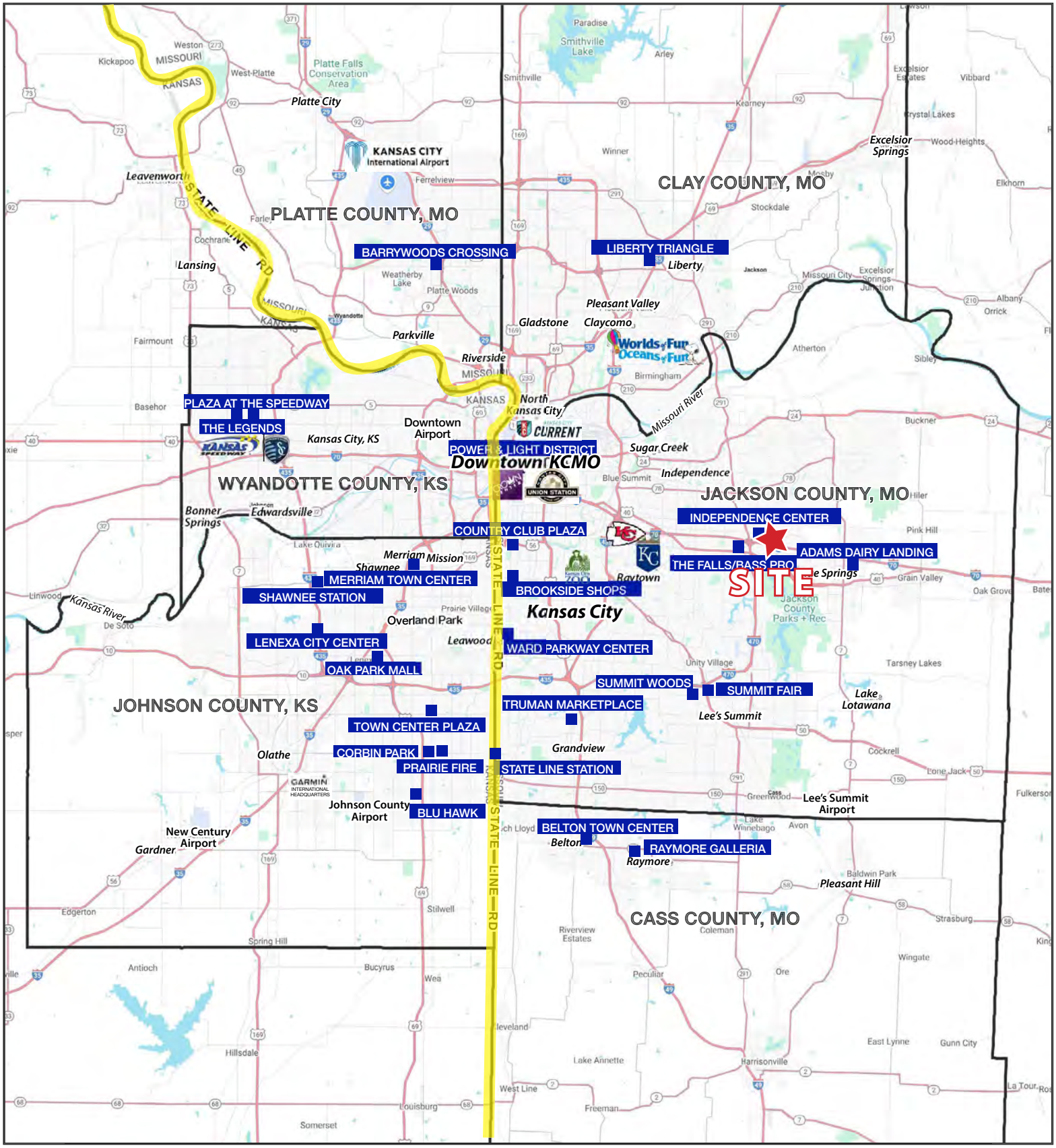

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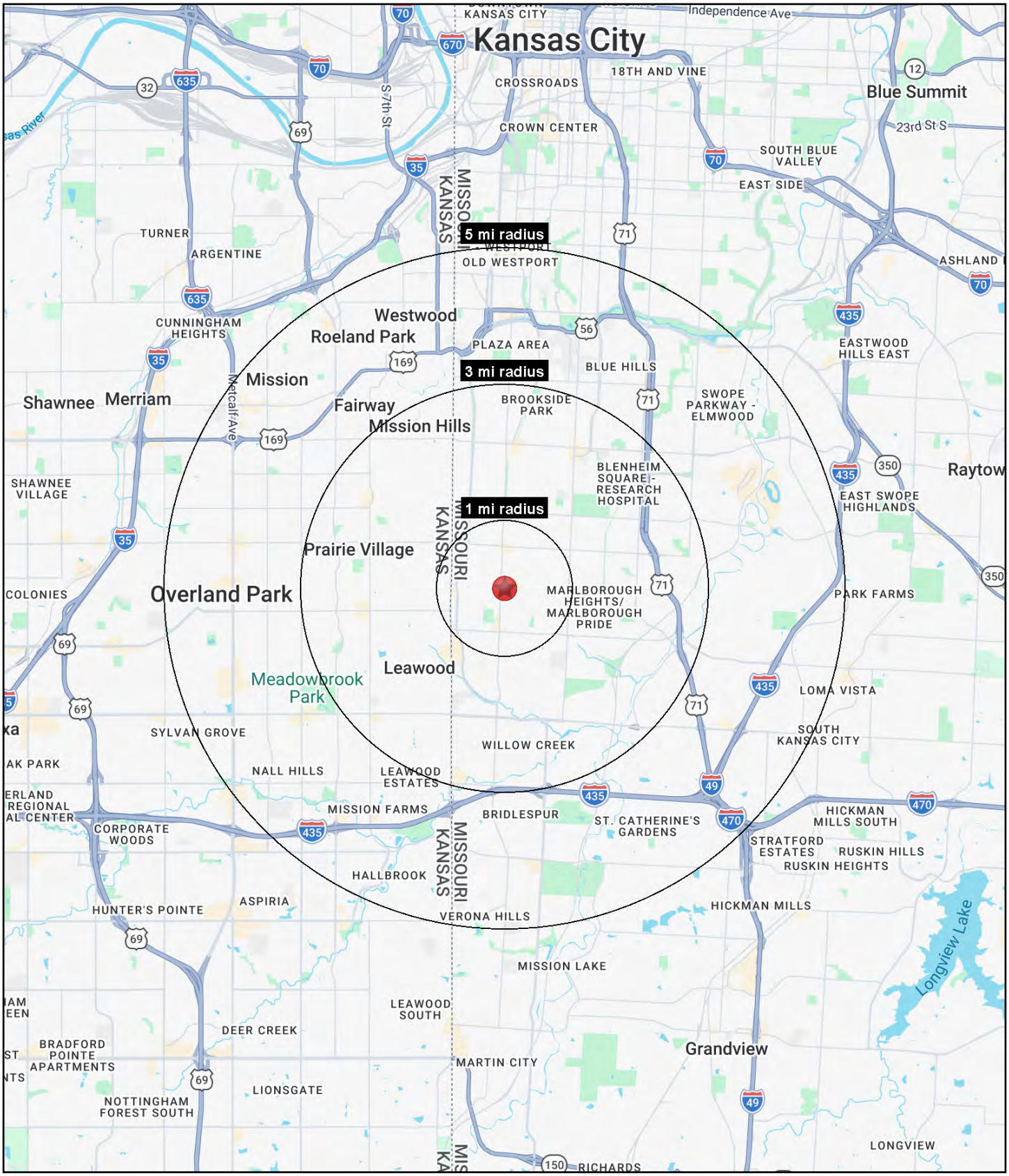

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310 W. 80th Street Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,300	90,518	233,651
2031 Projected Population	12,103	89,313	231,775
2020 Census Population	12,725	91,935	233,171
2010 Census Population	12,418	89,391	224,302
Projected Annual Growth 2026 to 2031	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	-	-	0.3%
2026 Median Age	36.7	39.2	38.4
Households			
2026 Estimated Households	6,445	40,963	110,093
2031 Projected Households	6,312	40,429	109,599
2020 Census Households	6,656	41,246	106,565
2010 Census Households	6,392	40,010	101,995
Projected Annual Growth 2026 to 2031	-0.4%	-0.3%	-
Historical Annual Growth 2010 to 2026	-	0.1%	0.5%
Race and Ethnicity			
2026 Estimated White	76.3%	69.1%	68.5%
2026 Estimated Black or African American	13.6%	22.2%	20.5%
2026 Estimated Asian or Pacific Islander	1.7%	1.7%	2.6%
2026 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2026 Estimated Other Races	8.0%	6.7%	8.2%
2026 Estimated Hispanic	7.8%	6.3%	8.3%
Income			
2026 Estimated Average Household Income	$108,271	$152,918	$133,828
2026 Estimated Median Household Income	$89,782	$114,650	$100,618
2026 Estimated Per Capita Income	$56,782	$69,275	$63,198
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.1%	2.0%
2026 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.7%	2.9%
2026 Estimated High School Graduate	16.2%	15.5%	16.7%
2026 Estimated Some College	17.2%	16.6%	18.1%
2026 Estimated Associates Degree Only	4.8%	4.9%	5.5%
2026 Estimated Bachelors Degree Only	35.5%	32.5%	31.8%
2026 Estimated Graduate Degree	21.8%	25.6%	23.0%
Business			
2026 Estimated Total Businesses	845	4,476	12,504
2026 Estimated Total Employees	6,405	40,206	151,759
2026 Estimated Employee Population per Business	7.6	9.0	12.1
2026 Estimated Residential Population per Business	14.6	20.2	18.7

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