



Mixed-Use Development Opportunity

85th & Prospect (NWC) | 2510 E. 85th Street, Kansas City, MO



SALE PRICE: \$525,000 | 13,793 +/- SF TOTAL SITE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,506	63,879	195,246
Avg. Household Income	\$55,468	\$96,868	\$127,898

- 4,800 SF historic commercial building paired with an adjacent 9,700 SF development lot — together creating a platform to operate today while positioning for future expansion or redevelopment.
- First floor (1,900 SF) Retail/commercial space with original storefront character and strong street presence
- Second floor (1,900 SF) Office or conversion opportunity — ideal for residential, live/work, or professional use
- Garage/Storage (900 SF) Two garage areas suitable for storage, parking, or supplemental rental income
- Zoned B3-2: Community Business District



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

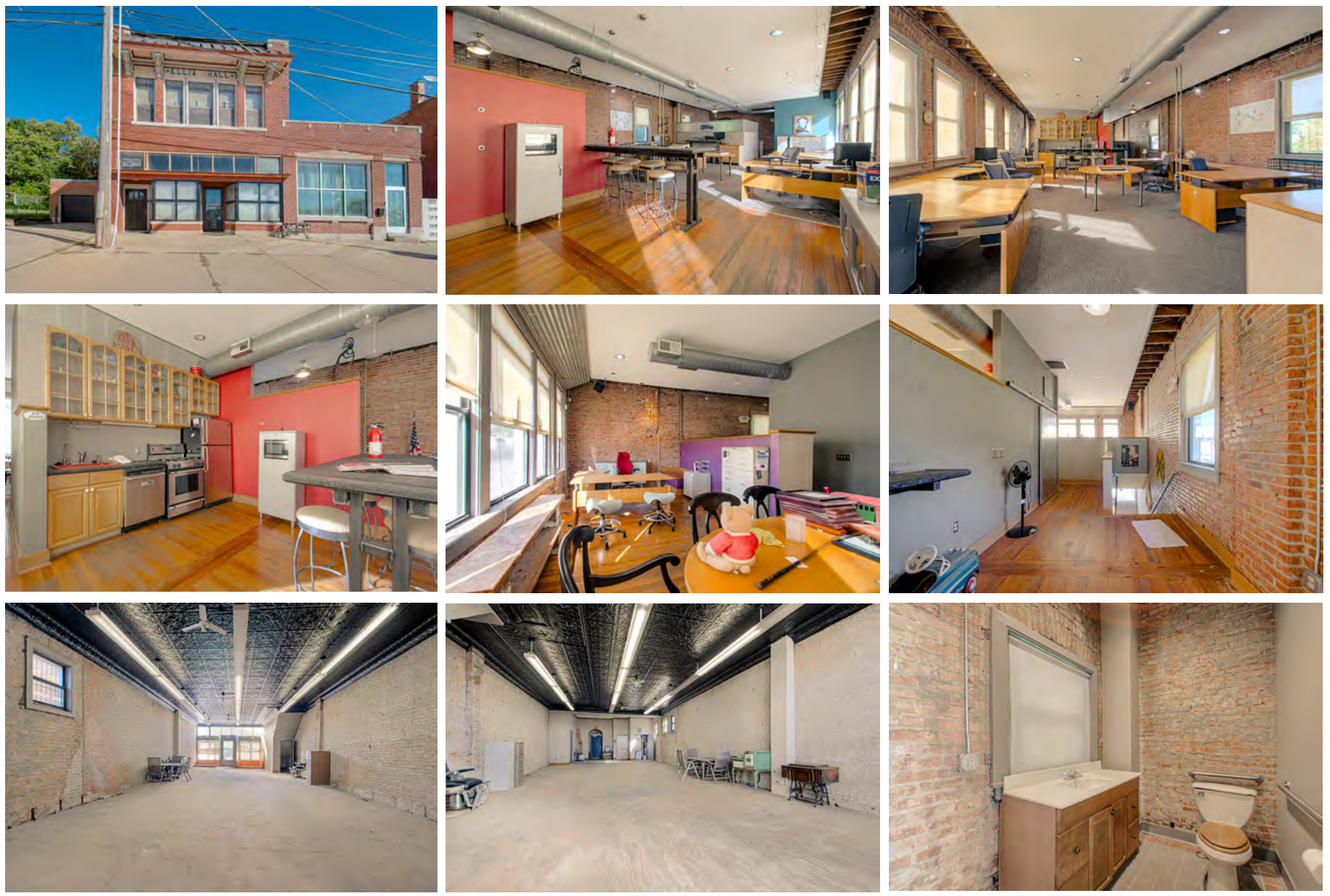
Exclusive Agent



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PHOTOS

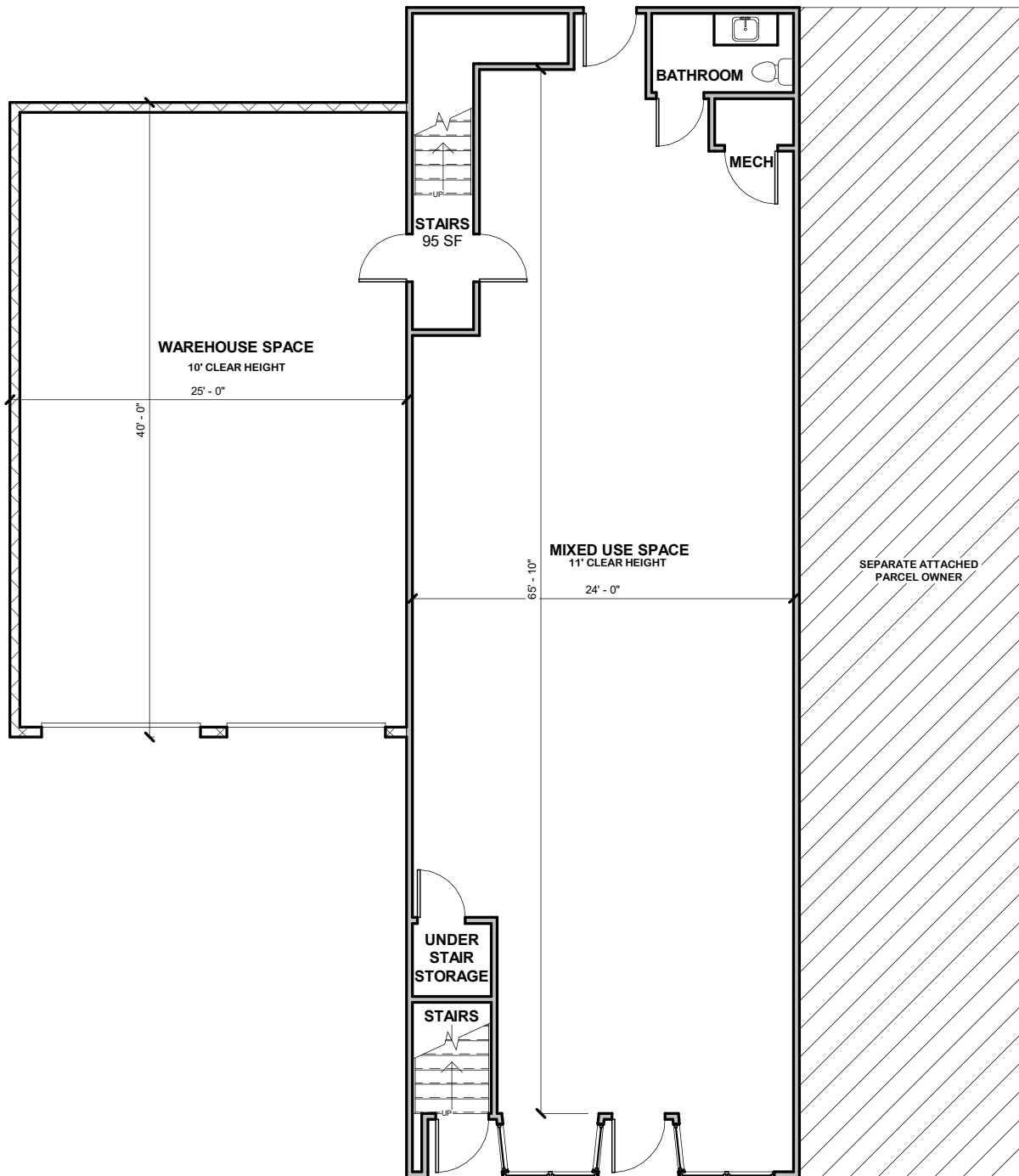




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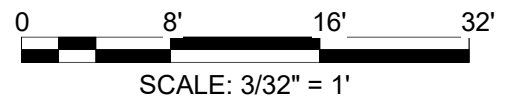
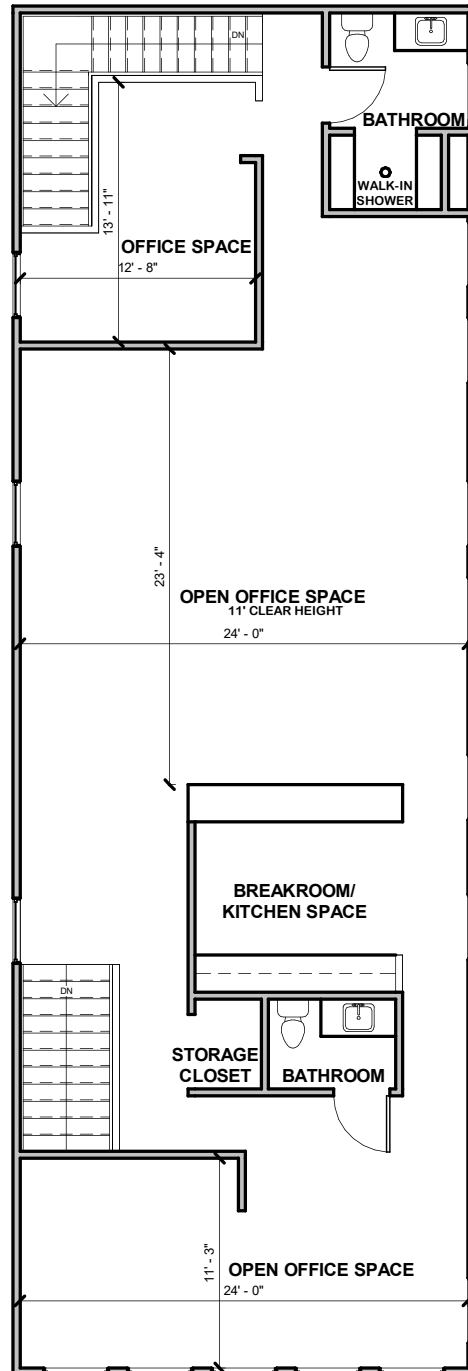
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1ST FLOOR & GARAGE/STORAGE PLAN



SCALE: 3/32" = 1'

2ND FLOOR PLAN





Map Data Summary:

Location / Road	Traffic Volume (cars per day)
State Line Road	26,125
Wornall Road	15,510
Troost Ave	9,242
85th Street	9,000
83rd Ave	83,481
Interstate 435 / State Route 71 Intersection	123,688

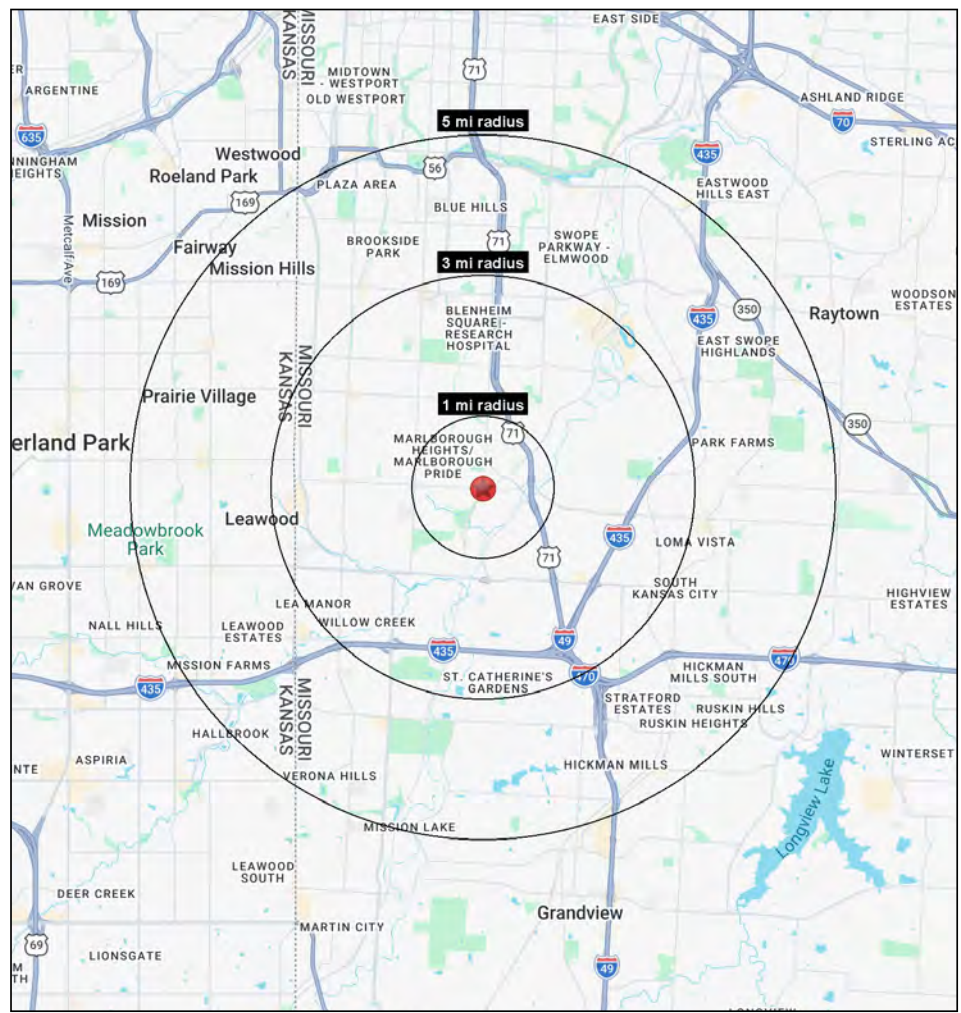
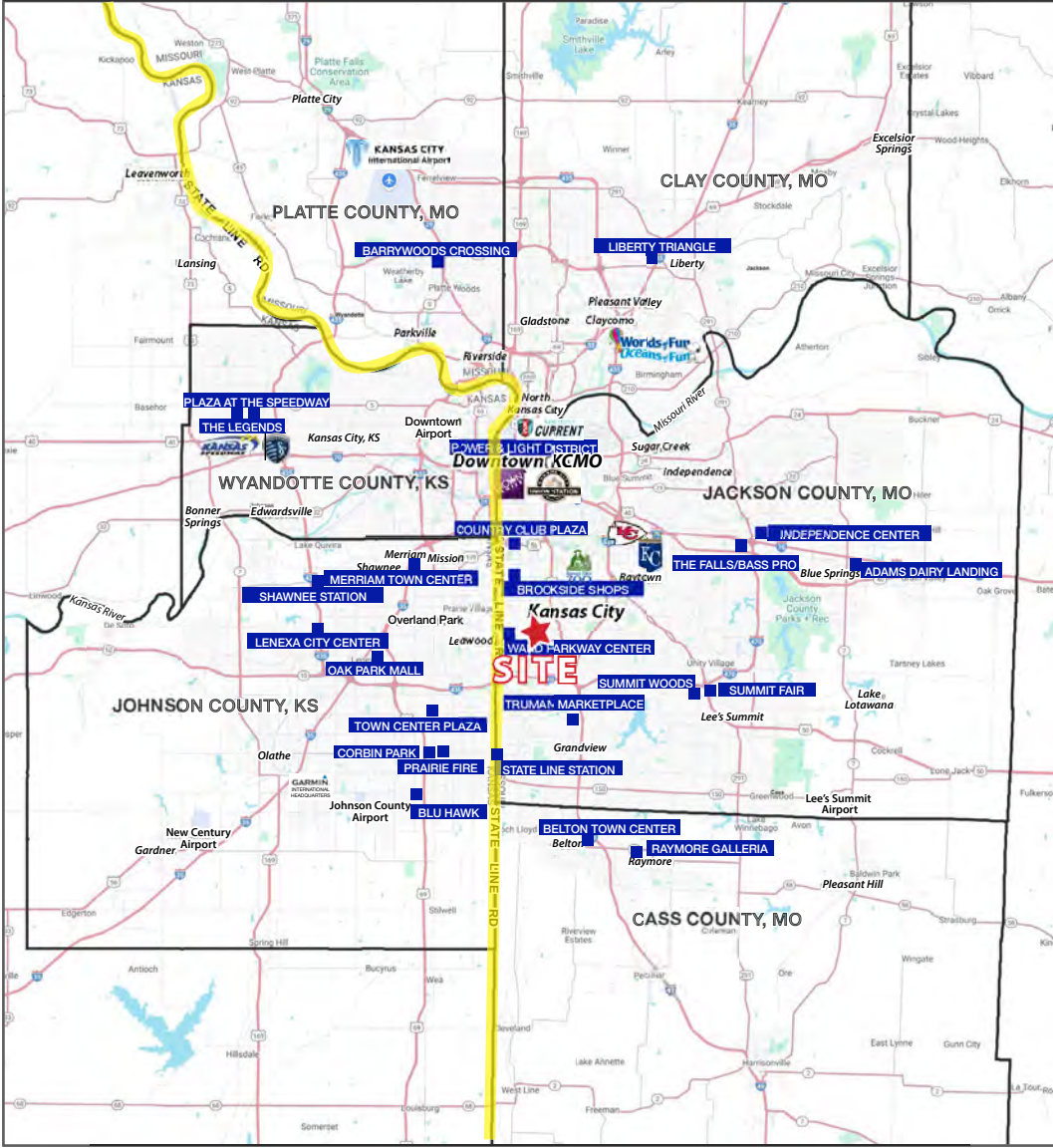
Proposed Site Location: Near the intersection of 85th Street and Troost Ave.

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Mixed-Use Development Opportunity

85th & Prospect (NWC) | 2510 E. 85th Street, Kansas City, MO

2510 E. 85th Street Kansas City, MO 64132	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	5,506	63,879	195,246
2031 Projected Population	5,375	63,259	193,105
2020 Census Population	5,339	63,715	197,686
2010 Census Population	5,329	62,349	190,718
Projected Annual Growth 2026 to 2031	-0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.2%	0.2%	0.1%
2026 Median Age	32.3	36.1	38.1
Households			
2026 Estimated Households	2,263	29,610	86,141
2031 Projected Households	2,204	29,192	85,097
2020 Census Households	2,161	29,194	85,152
2010 Census Households	2,119	28,157	81,605
Projected Annual Growth 2026 to 2031	-0.5%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2026	0.4%	0.3%	0.3%
Race and Ethnicity			
2026 Estimated White	27.8%	51.2%	58.5%
2026 Estimated Black or African American	62.3%	39.0%	31.3%
2026 Estimated Asian or Pacific Islander	0.8%	1.5%	2.1%
2026 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
2026 Estimated Other Races	8.7%	8.0%	7.8%
2026 Estimated Hispanic	6.5%	7.3%	7.3%
Income			
2026 Estimated Average Household Income	\$55,468	\$96,868	\$127,898
2026 Estimated Median Household Income	\$48,025	\$77,787	\$95,679
2026 Estimated Per Capita Income	\$22,801	\$44,972	\$56,554
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	8.9%	3.4%	2.4%
2026 Estimated Some High School (Grade Level 9 to 11)	9.6%	4.4%	3.8%
2026 Estimated High School Graduate	33.0%	23.8%	20.8%
2026 Estimated Some College	24.7%	22.0%	20.1%
2026 Estimated Associates Degree Only	6.2%	5.9%	6.3%
2026 Estimated Bachelors Degree Only	14.3%	25.4%	26.9%
2026 Estimated Graduate Degree	3.3%	15.1%	19.8%
Business			
2026 Estimated Total Businesses	169	3,229	8,183
2026 Estimated Total Employees	3,703	33,324	82,690
2026 Estimated Employee Population per Business	22.0	10.3	10.1
2026 Estimated Residential Population per Business	32.7	19.8	23.9

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