



Centrally Located Storage/Warehouse

Former: Freezer / Refrigerated / Cooler Building

5706 Troost Avenue, Kansas City, Missouri 64110



Sale Price: \$1,300,000 | Lease Rate: \$9,500/Month Net

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,867	99,898	240,730
Avg. Household Income	\$8,194	\$83,599	\$248,674

- Unique centrally located storage/warehouse opportunity
- Former Freezer / Refrigerated / Cooler Building
- 12,000+/- sq. ft. Bldg. on (0.43+/- acre) - 18,731+/- sq. ft. of land
- Additional/adjacent parking lot 20+/- cars (.16+/- acre) - 6,970+/- sq. ft. located at 5646 Troost Avenue
- 3,000+/- sq. ft. office-conference and multi purpose storage area
- 9,000+/- sq. ft. warehouse-storage-loading/staging dock area



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BOB WALLEN | 816.412.7371 | bwalloen@blockandco.com

Exclusive Agent

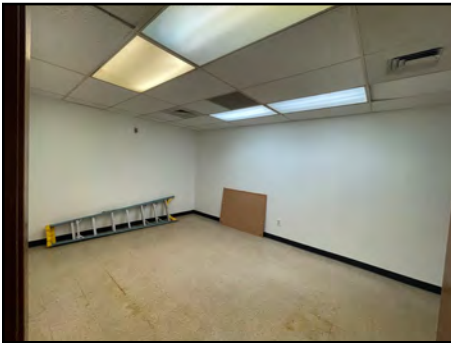
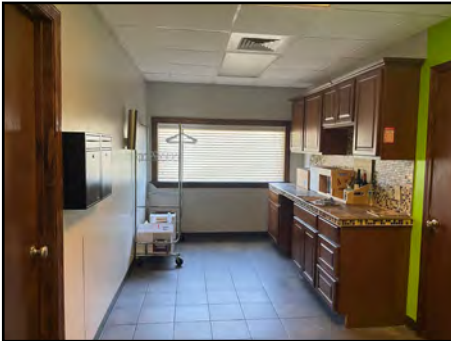


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PHOTOS



AERIAL



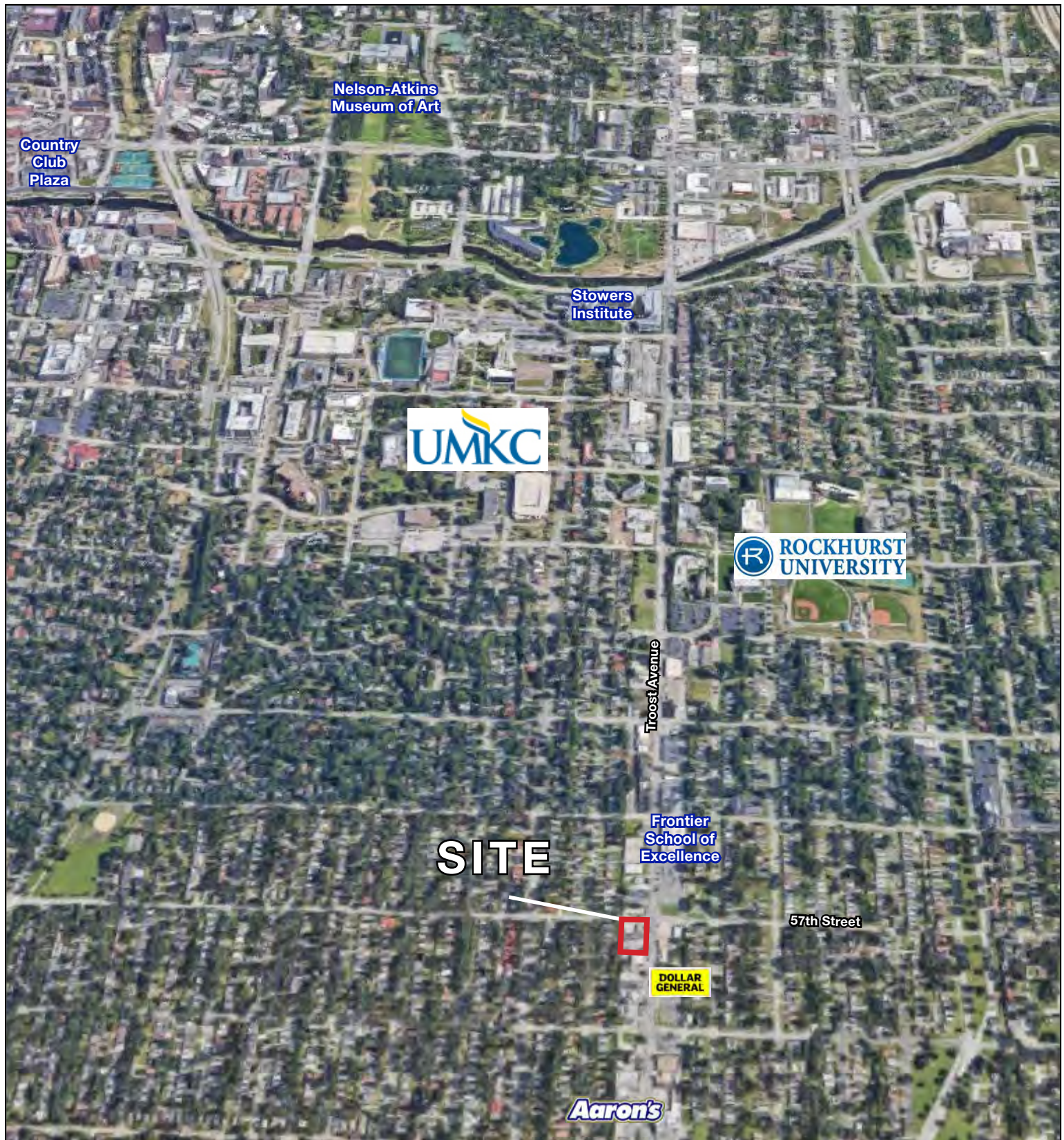


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5706 Troost Avenue Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	16,565	121,120	242,603
2031 Projected Population	16,250	121,535	244,064
2020 Census Population	17,126	118,121	234,863
2010 Census Population	16,205	114,231	226,518
Projected Annual Growth 2026 to 2031	-0.4%	-	0.1%
Historical Annual Growth 2010 to 2026	0.1%	0.4%	0.4%
2026 Median Age	34.6	36.3	36.0
Households			
2026 Estimated Households	6,816	57,708	114,470
2031 Projected Households	6,655	58,087	115,762
2020 Census Households	6,885	54,454	107,238
2010 Census Households	6,503	52,311	102,523
Projected Annual Growth 2026 to 2031	-0.5%	0.1%	0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.6%	0.7%
Race and Ethnicity			
2026 Estimated White	55.4%	56.4%	57.1%
2026 Estimated Black or African American	34.2%	32.7%	29.4%
2026 Estimated Asian or Pacific Islander	2.2%	2.2%	2.2%
2026 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2026 Estimated Other Races	7.9%	8.3%	10.9%
2026 Estimated Hispanic	7.1%	8.2%	11.4%
Income			
2026 Estimated Average Household Income	\$113,946	\$125,515	\$116,773
2026 Estimated Median Household Income	\$84,824	\$89,205	\$85,294
2026 Estimated Per Capita Income	\$47,307	\$59,981	\$55,253
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.4%	2.9%
2026 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.1%	4.4%
2026 Estimated High School Graduate	19.6%	19.6%	20.9%
2026 Estimated Some College	19.5%	17.5%	18.6%
2026 Estimated Associates Degree Only	4.7%	4.9%	5.9%
2026 Estimated Bachelors Degree Only	27.3%	28.1%	27.2%
2026 Estimated Graduate Degree	24.4%	23.3%	20.2%
Business			
2026 Estimated Total Businesses	746	6,675	13,551
2026 Estimated Total Employees	6,346	72,284	167,158
2026 Estimated Employee Population per Business	8.5	10.8	12.3
2026 Estimated Residential Population per Business	22.2	18.1	17.9

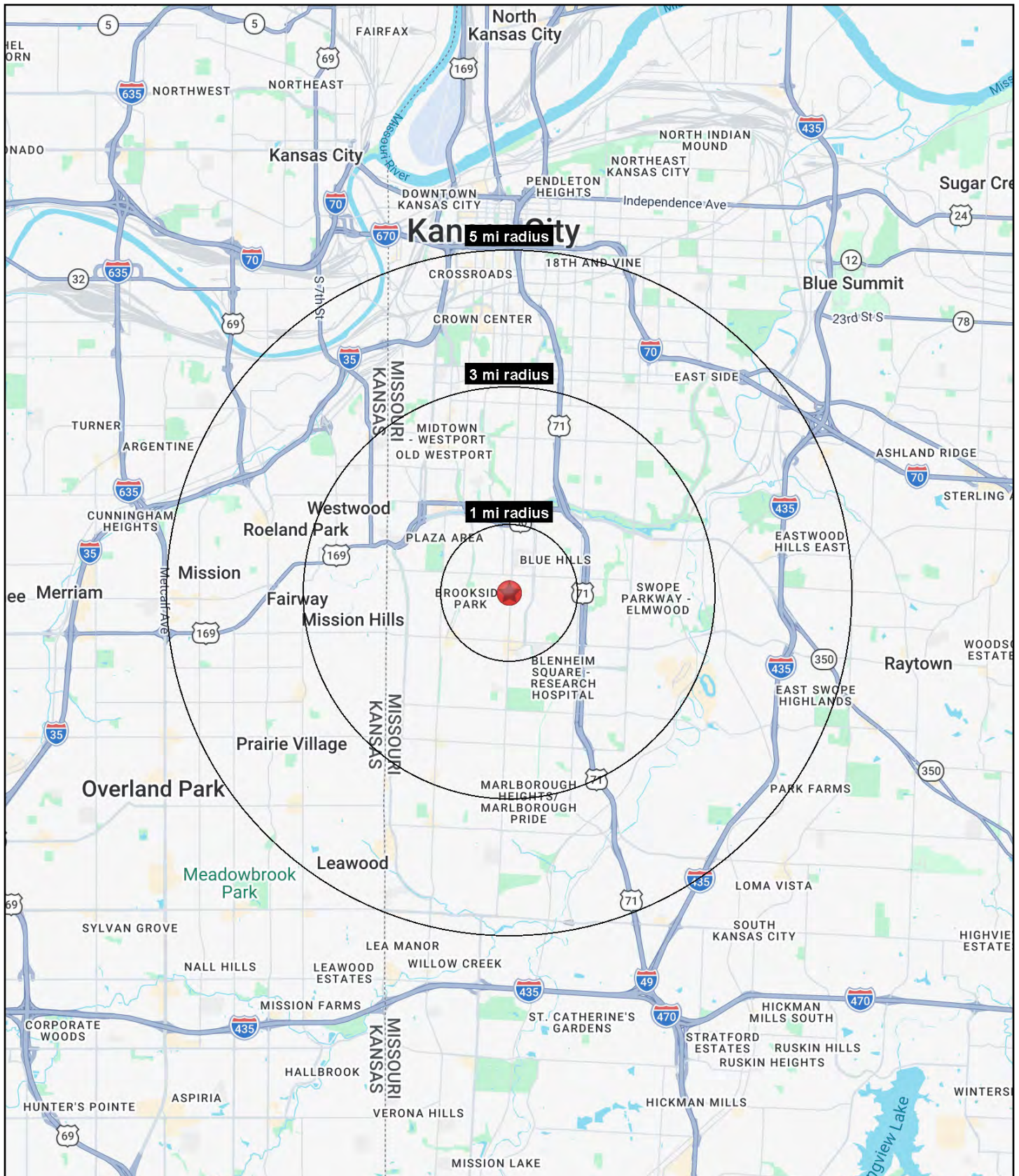
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