



RETAIL/RESTAURANT/OFFICE LOCATION

4949 State Avenue, Kansas City, Kansas



Sale Price: \$550,000 | 2,618 SF Building on 0.55 Acres

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,074	59,698	127,359
Avg. Household Income	\$82,090	\$79,160	\$79,231

- Includes a month-to-month credit tenant
- Easy access
- One drive-thru lane
- 29 parking spaces
- Pad site to an anchored shopping center
- Nearby tenants include: Aldi, DaVita, Dollar Tree, Spectrum Paint, Gen X, and more
- Zoned C-1



CLICK HERE TO VIEW MORE
LISTING INFORMATION

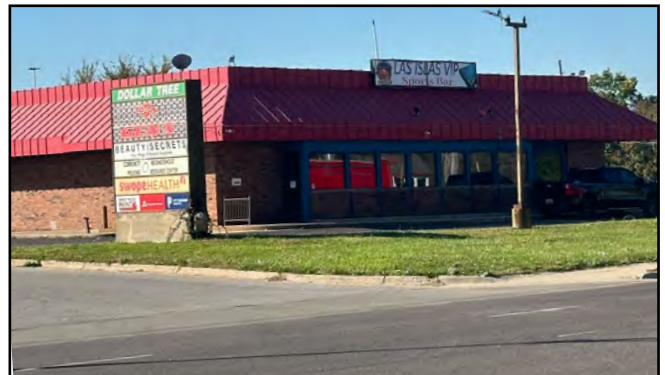
For More Information Contact:

TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

NEARBY TENANT PHOTOS





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DRONE IMAGERY





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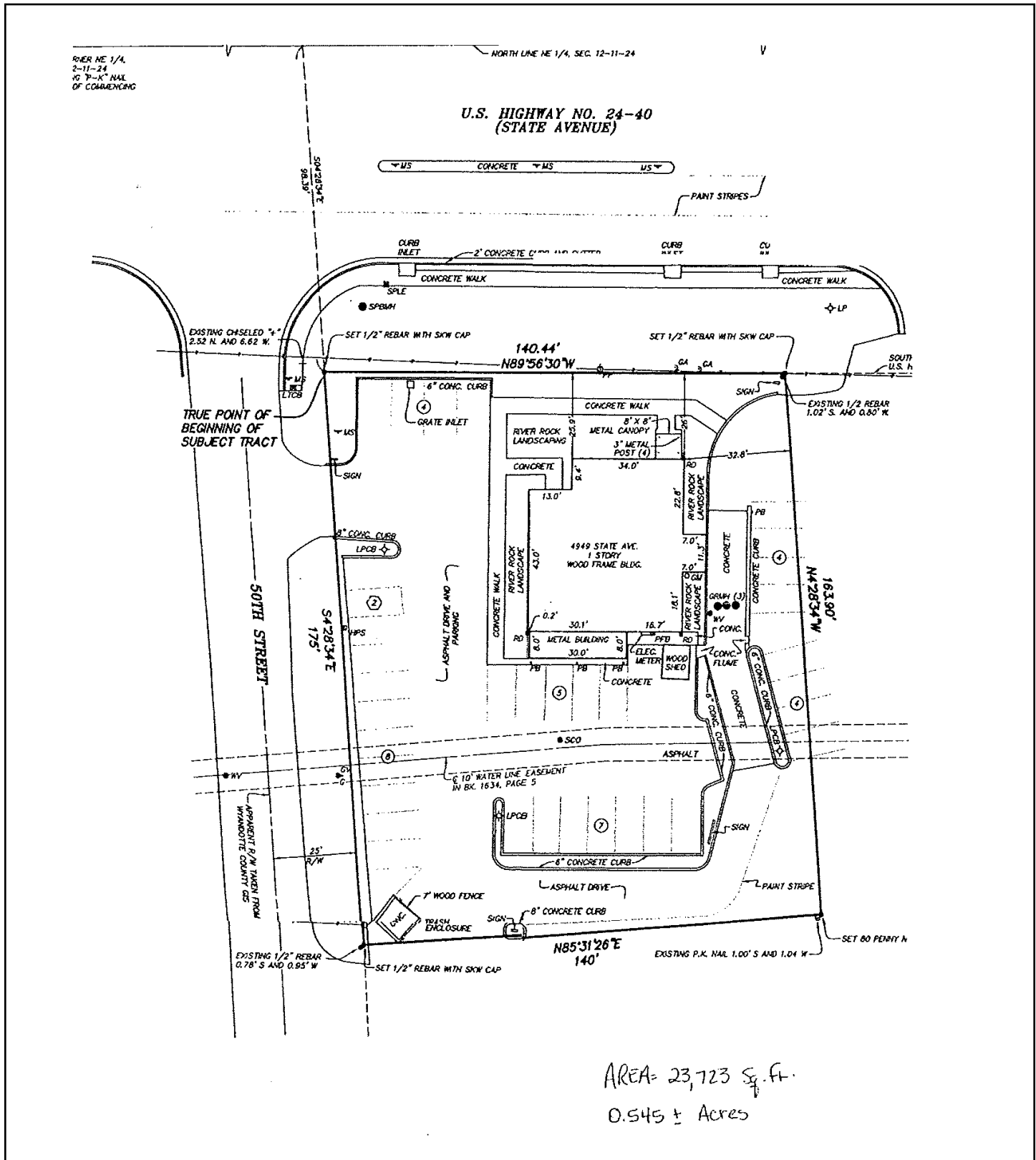
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DRONE IMAGERY

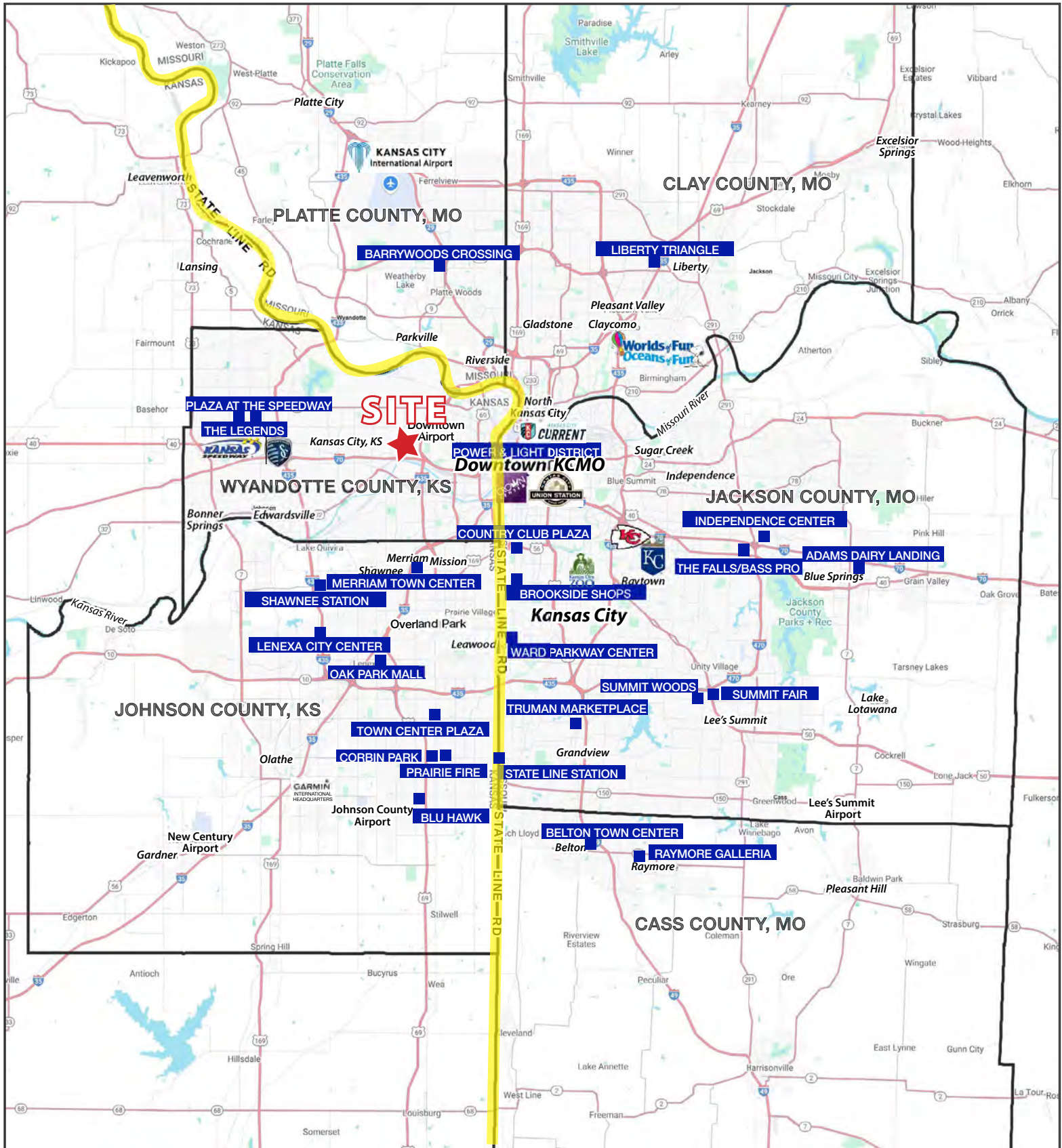


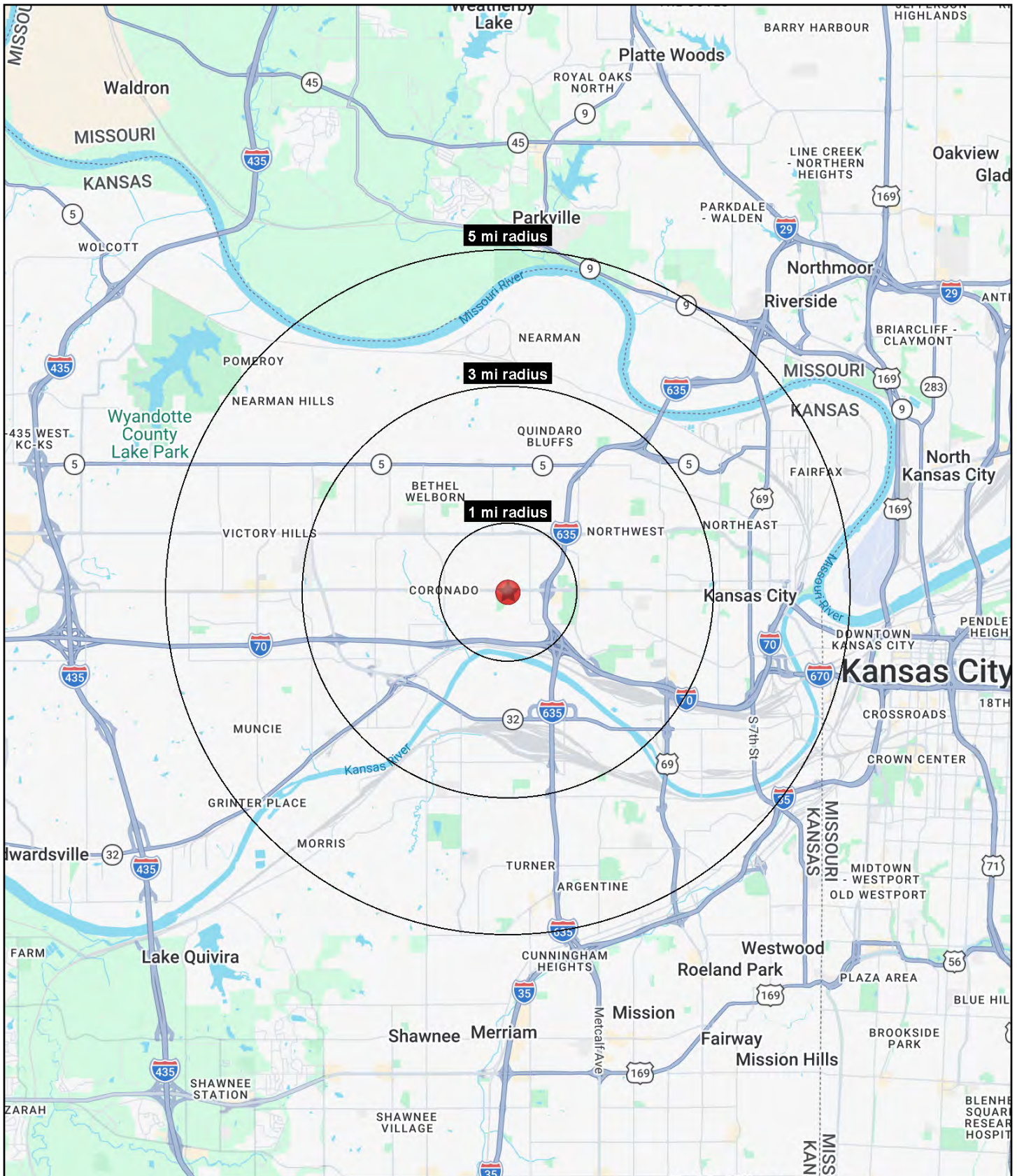
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SITE PLAN



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4949 State Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	5,074	59,698	127,359
2031 Projected Population	5,015	59,339	127,267
2020 Census Population	4,968	57,223	125,474
2010 Census Population	4,625	55,934	121,120
Projected Annual Growth 2026 to 2031	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2026	0.6%	0.4%	0.3%
2026 Median Age	31.0	31.9	32.8
Households			
2026 Estimated Households	1,731	20,517	45,496
2031 Projected Households	1,710	20,344	45,411
2020 Census Households	1,700	20,201	45,028
2010 Census Households	1,582	19,781	43,943
Projected Annual Growth 2026 to 2031	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2026	0.6%	0.2%	0.2%
Race and Ethnicity			
2026 Estimated White	33.2%	35.3%	39.1%
2026 Estimated Black or African American	24.3%	24.3%	22.2%
2026 Estimated Asian or Pacific Islander	7.7%	7.1%	6.8%
2026 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.1%
2026 Estimated Other Races	33.6%	32.2%	30.7%
2026 Estimated Hispanic	39.8%	39.7%	37.7%
Income			
2026 Estimated Average Household Income	\$82,090	\$79,160	\$79,231
2026 Estimated Median Household Income	\$65,662	\$65,508	\$63,740
2026 Estimated Per Capita Income	\$28,005	\$27,265	\$28,461
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	11.8%	12.0%	10.6%
2026 Estimated Some High School (Grade Level 9 to 11)	19.6%	11.6%	9.9%
2026 Estimated High School Graduate	27.2%	32.1%	33.2%
2026 Estimated Some College	21.5%	20.7%	19.8%
2026 Estimated Associates Degree Only	6.1%	9.0%	8.7%
2026 Estimated Bachelors Degree Only	8.4%	9.7%	11.7%
2026 Estimated Graduate Degree	5.5%	5.0%	6.1%
Business			
2026 Estimated Total Businesses	144	1,094	3,319
2026 Estimated Total Employees	2,208	17,645	51,881
2026 Estimated Employee Population per Business	15.3	16.1	15.6
2026 Estimated Residential Population per Business	35.3	54.6	38.4

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