BROOKSIDE OFFICE/RETAIL SPACE

6312 Brookside Plaza, Kansas City, MO



LEASE RATE: $35/SF NNN | 1,453 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,020	119,446	254,035
Avg. Household Income	$210,169	$140,530	$121,458

- Rare office/retail opportunity in Brookside
- Great retail opportunity adjacent to Price Chopper and Starbucks
- Brand new build-out for office user

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:
Exclusive Agent
MARSHAL BLOUNT | 816.806.9445 | mblount@blockandco.com

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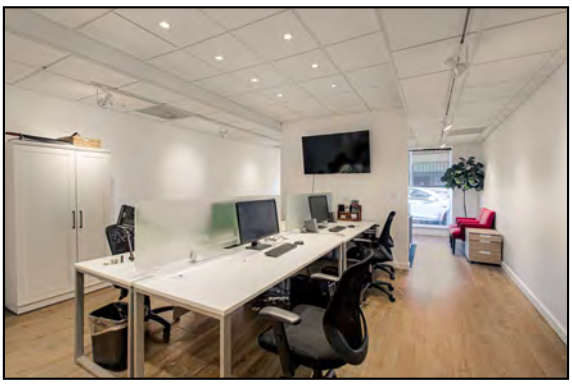
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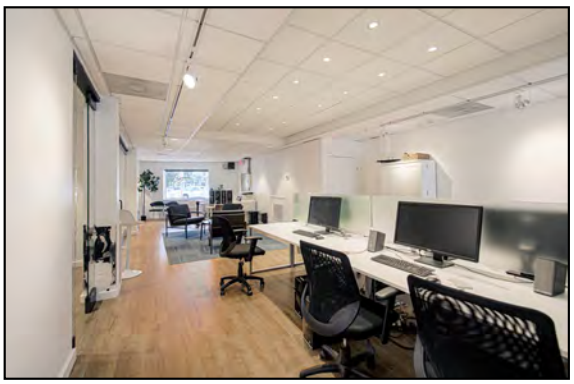
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PHOTOS

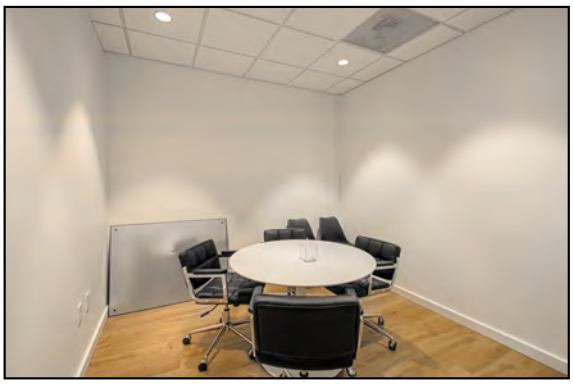




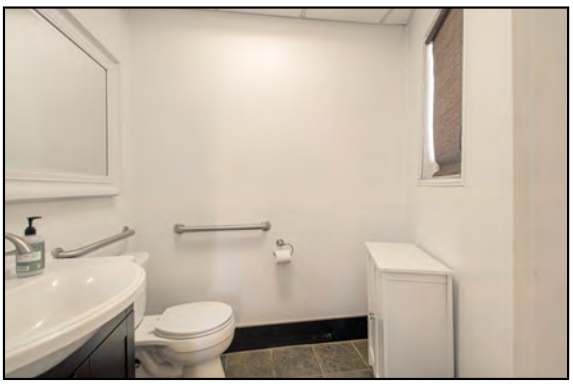












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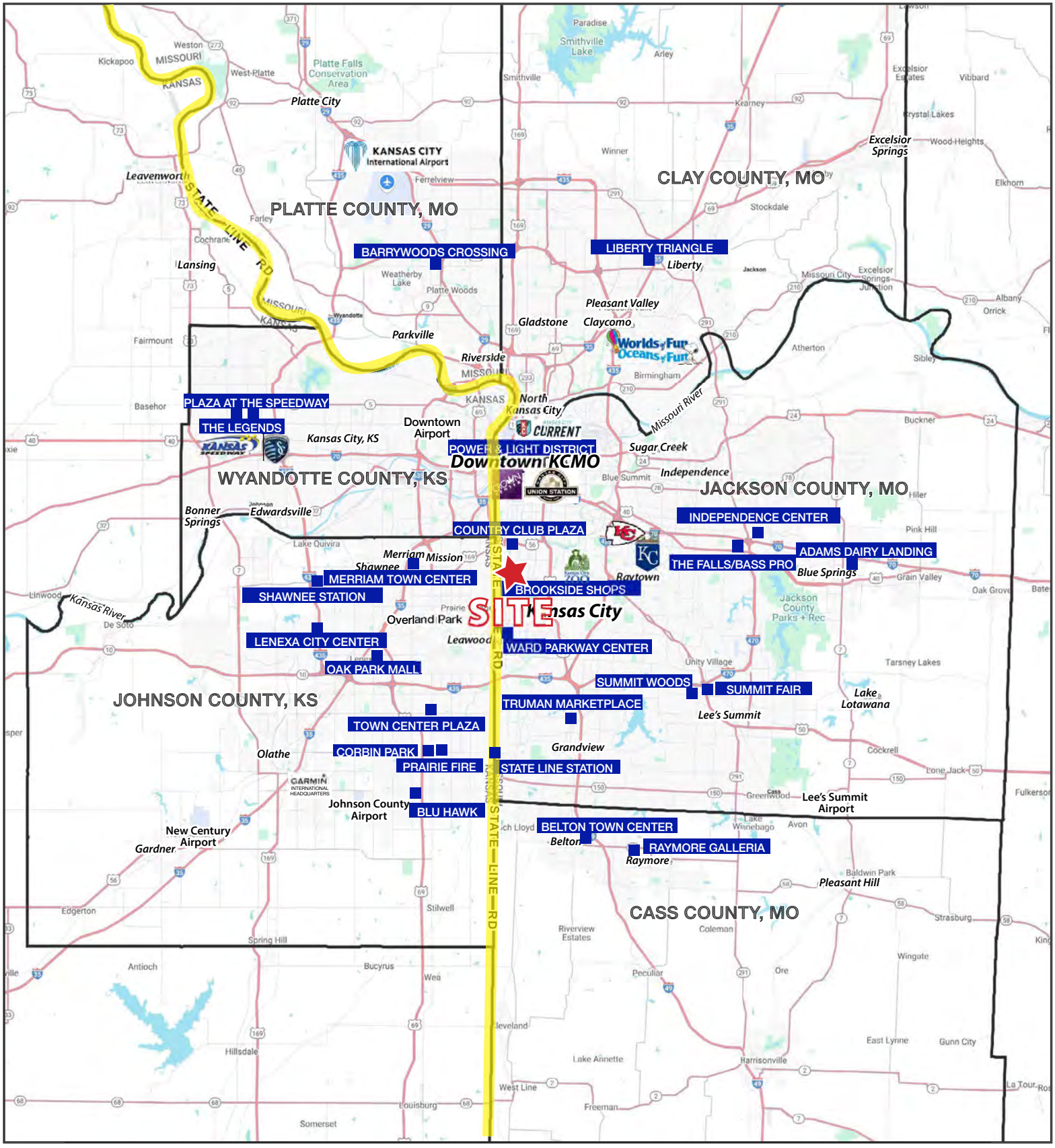
AERIAL



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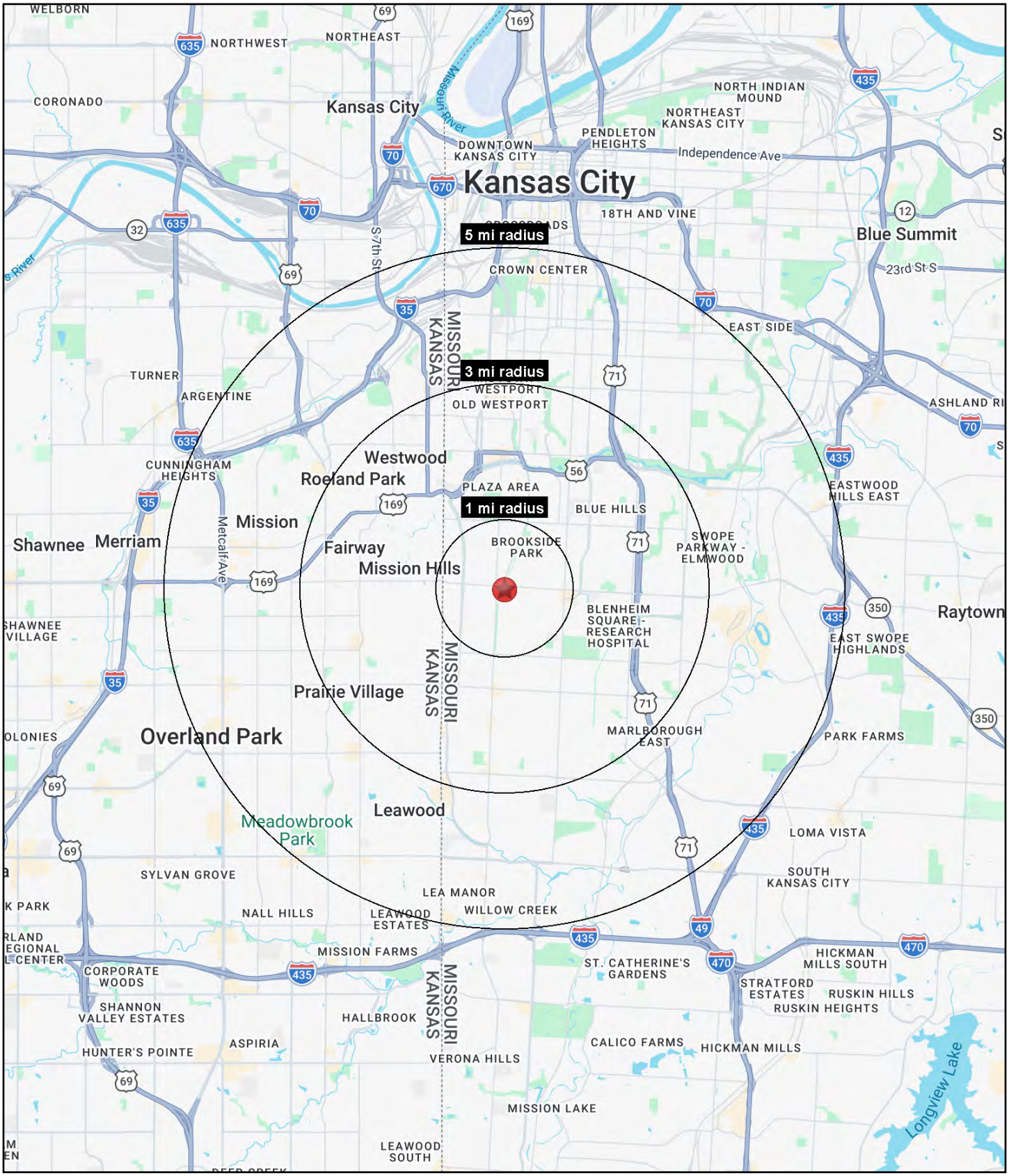
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6312 Brookside Plaza Kansas City, MO 64113	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	15,020	119,446	254,035
2031 Projected Population	15,053	118,301	254,310
2020 Census Population	15,476	120,004	247,760
2010 Census Population	14,911	116,084	237,819
Projected Annual Growth 2026 to 2031	-	-0.2%	-
Historical Annual Growth 2010 to 2026	-	0.2%	0.4%
2026 Median Age	40.9	37.0	36.8
Households			
2026 Estimated Households	6,556	56,462	120,959
2031 Projected Households	6,571	56,087	121,644
2020 Census Households	6,719	55,097	114,145
2010 Census Households	6,368	53,237	108,973
Projected Annual Growth 2026 to 2031	-	-0.1%	0.1%
Historical Annual Growth 2010 to 2026	0.2%	0.4%	0.7%
Race and Ethnicity			
2026 Estimated White	88.1%	65.2%	61.7%
2026 Estimated Black or African American	4.7%	24.6%	25.5%
2026 Estimated Asian or Pacific Islander	1.7%	2.2%	2.5%
2026 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2026 Estimated Other Races	5.4%	7.7%	9.9%
2026 Estimated Hispanic	5.2%	7.7%	10.3%
Income			
2026 Estimated Average Household Income	$210,169	$140,530	$121,458
2026 Estimated Median Household Income	$165,391	$101,818	$89,428
2026 Estimated Per Capita Income	$91,762	$66,583	$57,976
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.6%	2.0%	2.5%
2026 Estimated Some High School (Grade Level 9 to 11)	0.7%	3.2%	3.8%
2026 Estimated High School Graduate	5.6%	16.9%	19.3%
2026 Estimated Some College	8.4%	16.2%	18.3%
2026 Estimated Associates Degree Only	2.8%	4.7%	5.6%
2026 Estimated Bachelors Degree Only	39.5%	31.7%	29.2%
2026 Estimated Graduate Degree	42.3%	25.3%	21.3%
Business			
2026 Estimated Total Businesses	914	6,630	13,421
2026 Estimated Total Employees	7,016	66,557	163,973
2026 Estimated Employee Population per Business	7.7	10.0	12.2
2026 Estimated Residential Population per Business	16.4	18.0	18.9

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