



# HIGH TRAFFIC RETAIL/FLEX BUILDING

2618 NE Vivion Road, Kansas City, Missouri



## LEASE RATE: \$16/SF NNN | 6,500 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,959	80,118	142,628
Avg. Household Income	\$84,496	\$87,684	\$94,119

- Approximately 25% retail area and 75% flex area
- One 10' x 10' drive-in door
- Fully air conditioned building
- 11' joist height and 13' roof height
- Located on the northeast corner of Antioch and Vivion Roads
- Neighboring tenants include: Walgreens, QuikTrip, Taco Bell, Planet Fitness, PetSmart, Valvoline, Advance Auto, and many more

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

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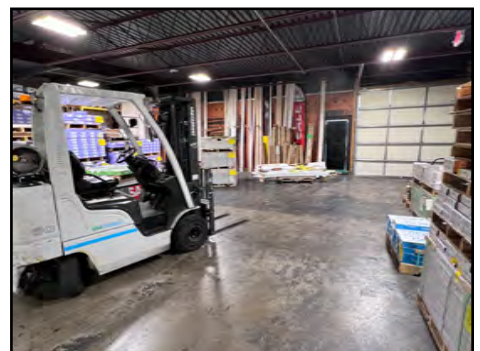
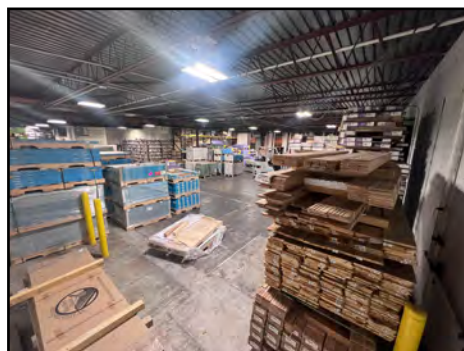
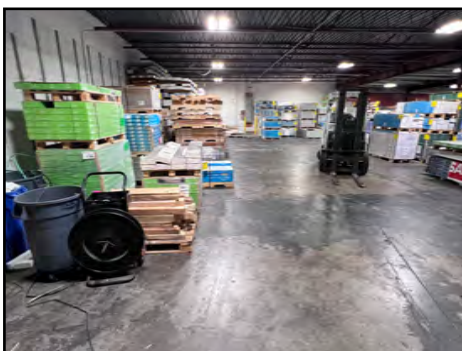
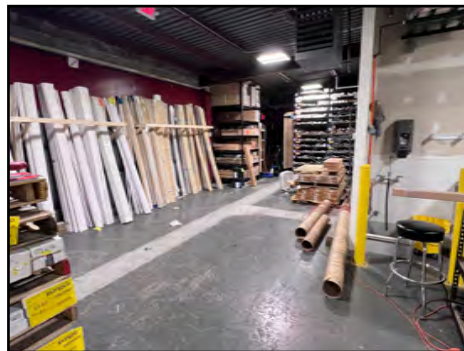
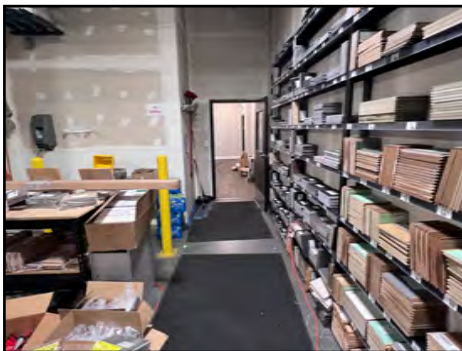
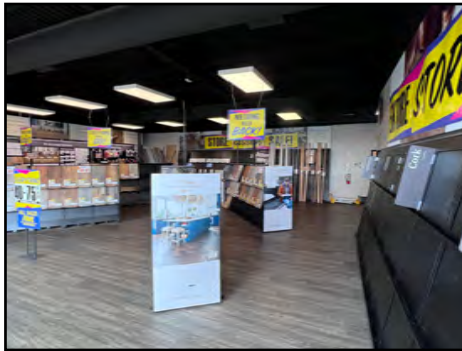
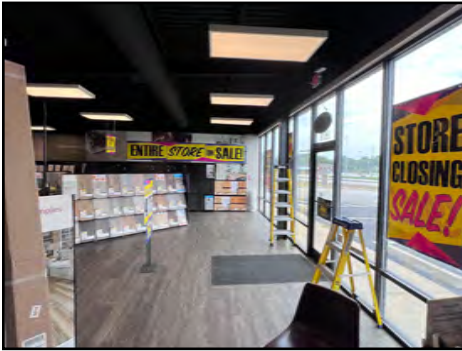
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*Exclusive Agents*





## PHOTOS



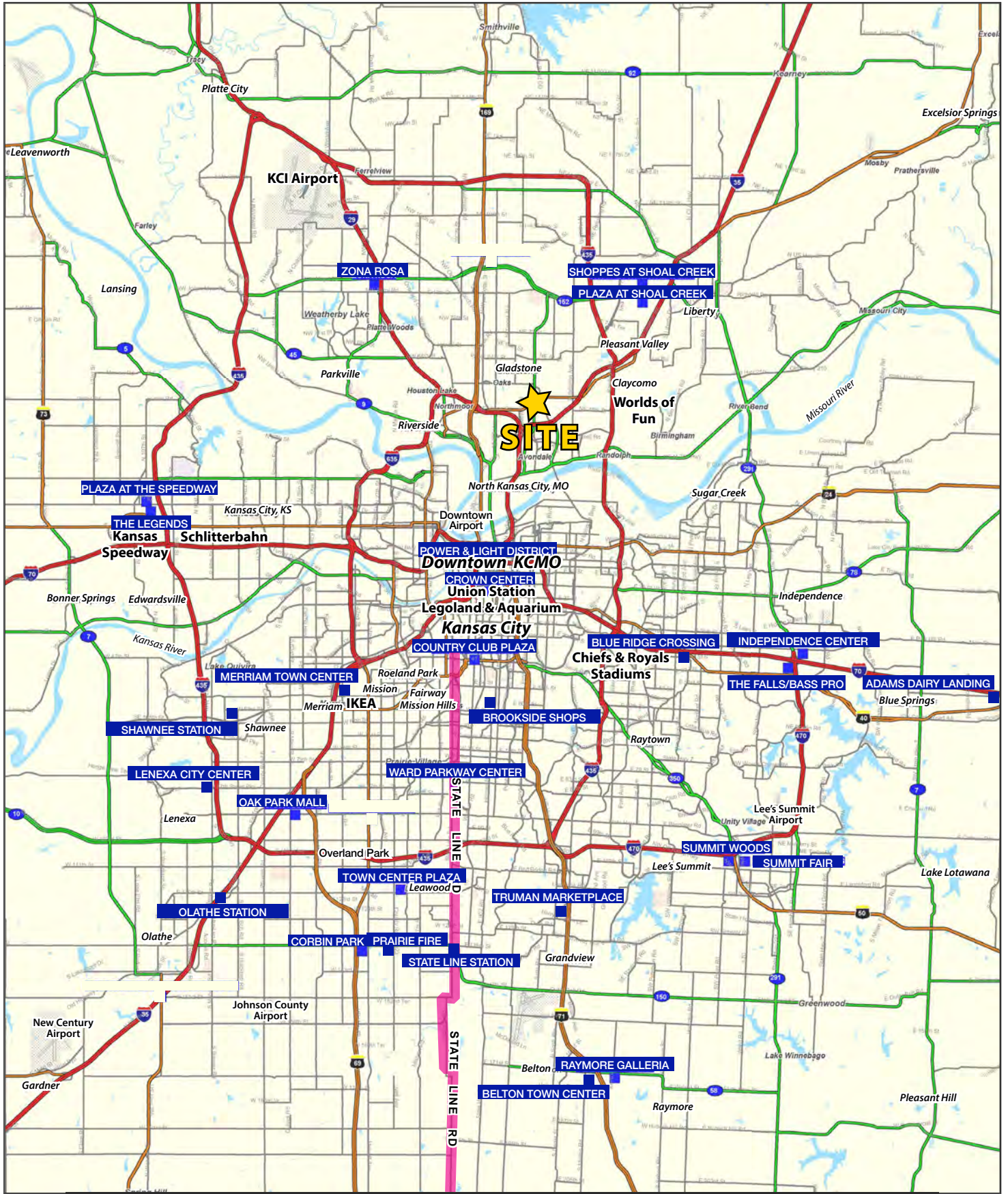






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2618 NE Vivion Road Kansas City, MO 64119	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,959	80,118	142,628
2029 Projected Population	11,221	82,507	149,597
2020 Census Population	10,627	79,183	137,629
2010 Census Population	10,041	72,514	123,247
Projected Annual Growth 2024 to 2029	0.5%	0.6%	1.0%
Historical Annual Growth 2010 to 2024	0.7%	0.7%	1.1%
2024 Median Age	38.0	36.9	36.8
<b>Households</b>			
2024 Estimated Households	4,924	35,251	62,150
2029 Projected Households	5,130	36,942	66,495
2020 Census Households	4,755	34,048	57,879
2010 Census Households	4,478	31,299	51,977
Projected Annual Growth 2024 to 2029	0.8%	1.0%	1.4%
Historical Annual Growth 2010 to 2024	0.7%	0.9%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	76.5%	73.3%	74.3%
2024 Estimated Black or African American	9.1%	12.2%	11.9%
2024 Estimated Asian or Pacific Islander	4.6%	4.2%	4.0%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2024 Estimated Other Races	9.4%	9.8%	9.4%
2024 Estimated Hispanic	9.4%	9.8%	9.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$84,496	\$87,684	\$94,119
2024 Estimated Median Household Income	\$66,370	\$70,422	\$76,478
2024 Estimated Per Capita Income	\$37,971	\$38,613	\$41,045
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.9%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.6%	4.9%
2024 Estimated High School Graduate	33.6%	29.2%	27.2%
2024 Estimated Some College	23.3%	23.4%	23.8%
2024 Estimated Associates Degree Only	7.6%	8.8%	9.1%
2024 Estimated Bachelors Degree Only	17.9%	19.8%	21.4%
2024 Estimated Graduate Degree	9.8%	10.3%	10.9%
<b>Business</b>			
2024 Estimated Total Businesses	359	2,315	5,547
2024 Estimated Total Employees	2,424	20,700	72,976
2024 Estimated Employee Population per Business	6.7	8.9	13.2
2024 Estimated Residential Population per Business	30.5	34.6	25.7

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