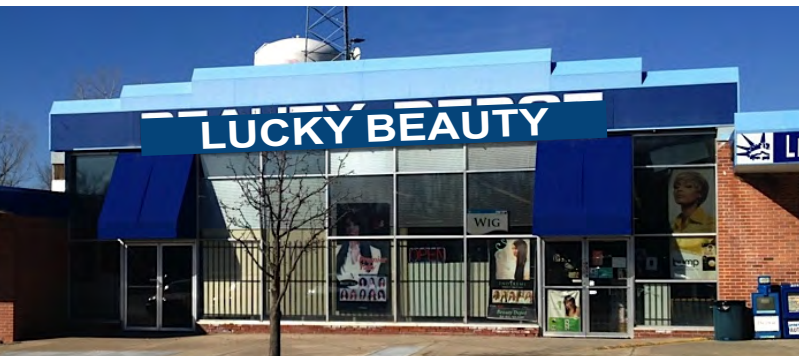




RUSKIN HEIGHTS SHOPPING CENTER

89,691 SF Shopping Center | FOR SALE

11102-11300 Blue Ridge Boulevard, Kansas City, Missouri



SALE PRICE: \$3,200,000 | VALUE ADD

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,649	55,151	119,133
Avg. Household Income	\$72,195	\$77,069	\$90,442

- Shopping center is consistently well leased
- Established South Kansas City, MO neighborhood center consisting of four concrete/masonry buildings, a freestanding car wash on pad site, and a large parking lot
- Across from the newly combined Ruskin High School and Stadium, located near I-49/71 Highway
- Excellent visibility and access to Blue Ridge Boulevard which is a major commuter artery
- Property is prime for a Community Improvement District (CID)
- Key tenants include: The United States Post Office, Dollar General, Lucky Beauty, and more
- Possible pad sites and abundant parking
- Sold all cash

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

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



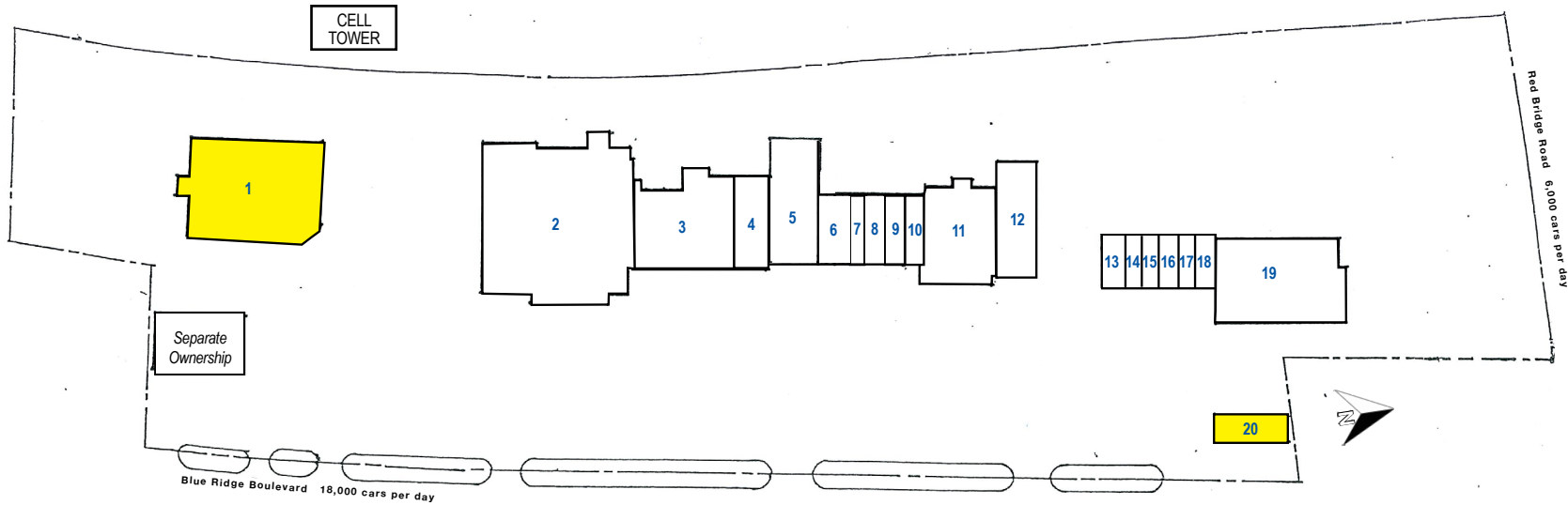


RUSKIN HEIGHTS SHOPPING CENTER

89,691 SF Shopping Center | FOR SALE
 Red Bridge Rd. & Blue Ridge Blvd. (SWC), Kansas City, MO

INVESTMENT
 PROPERTY
 FOR SALE

SITE PLAN



#	Name	SF	Address
1	AVAILABLE	13,056 SF	11300 Blue Ridge Boulevard
2	Southside KC Bingo	23,000 SF	11154 Blue Ridge Boulevard
3	Cash America Pawn	8,210 SF	11148 Blue Ridge Boulevard
4	Light of Life Church	3,439 SF	11144 Blue Ridge Boulevard
5	Lucky Beauty	6,161 SF	11138 Blue Ridge Boulevard
6	Afro-Caribbean Market	2,244 SF	11132-34 Blue Ridge Boulevard
7	Cell Depot	1,088 SF	11130 Blue Ridge Boulevard
8	Nice & Neat Barber	1,000 SF	11128 Blue Ridge Boulevard
9	Dream Luxe Luxury Beauty Bar	1,292 SF	11126 Blue Ridge Boulevard
10	Kaddy's African Hair Braiding	1,156 SF	11124 Blue Ridge Boulevard
11	Dollar General	6,915 SF	11118 Blue Ridge Boulevard
12	Loving Child Care Center	4,500 SF	11116 Blue Ridge Boulevard
13	Supreme Advantage Cleaners	1,605 SF	11114 Blue Ridge Boulevard
14	Mother & Son Fragrances	625 SF	11112 Blue Ridge Boulevard
15	Nisha's House of Nails	403 SF	11110 Blue Ridge Boulevard
16	Discount Store	1,503 SF	11108 Blue Ridge Boulevard
17	Branded Authentics	625 SF	11106 Blue Ridge Boulevard
18	Beautiful Events	1,000 SF	11104 Blue Ridge Boulevard
19	United States Post Office	10,369 SF	6921 E. 111th Street
20	AVAILABLE	1,500 SF	11102 Blue Ridge Boulevard



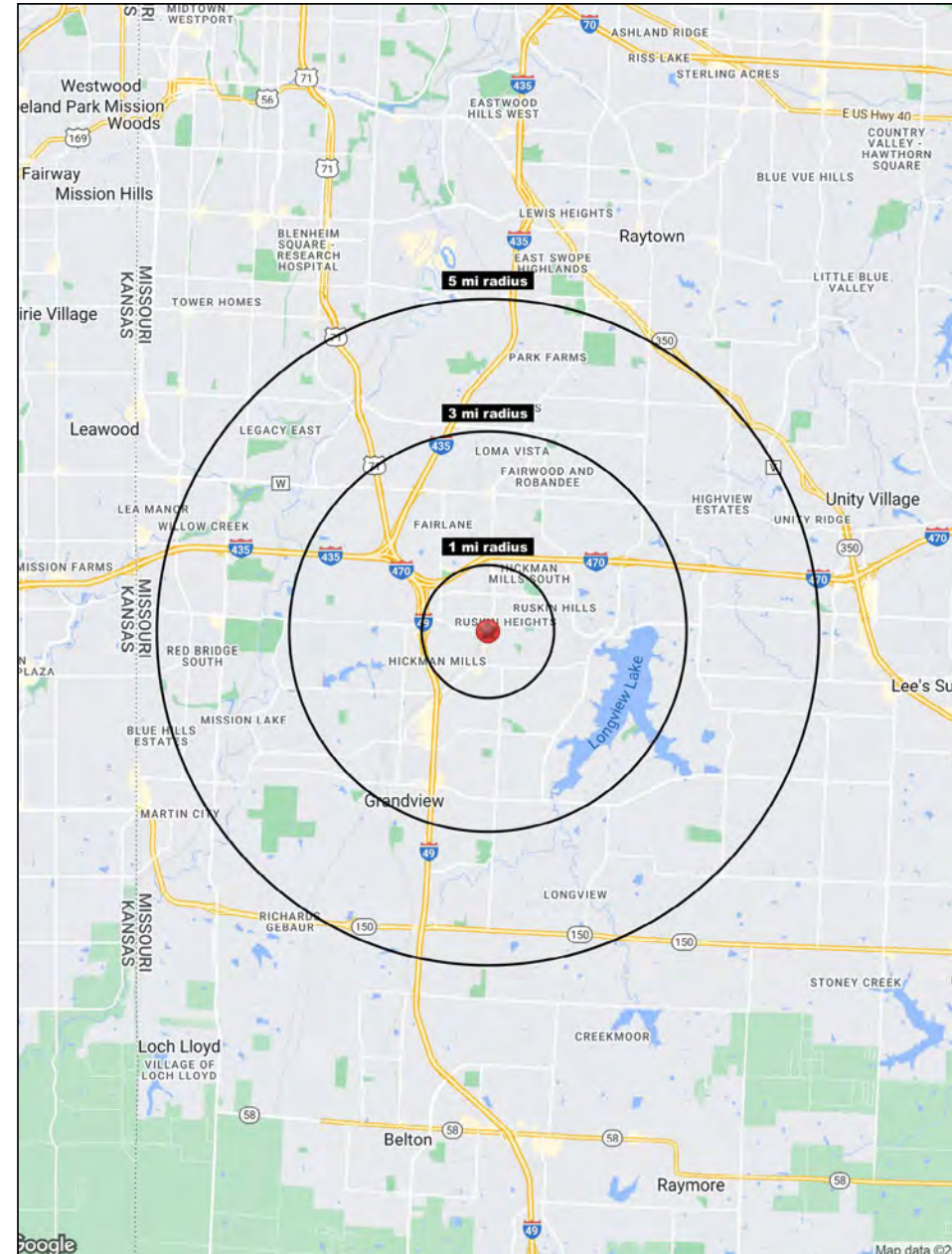
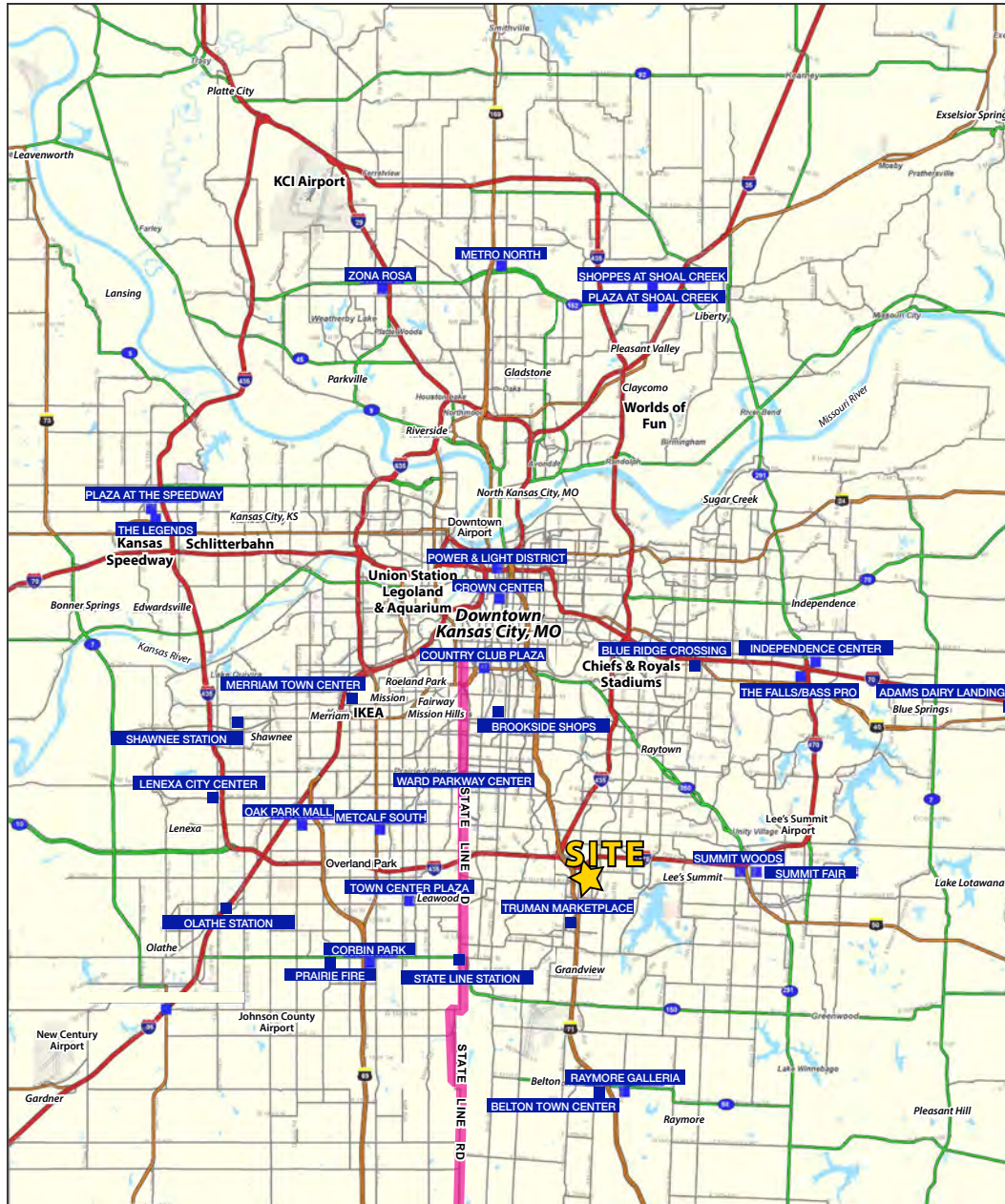


RUSKIN HEIGHTS SHOPPING CENTER

89,691 SF Shopping Center | FOR SALE

Red Bridge Rd. & Blue Ridge Blvd. (SWC), Kansas City, MO

INVESTMENT PROPERTY FOR SALE





RUSKIN HEIGHTS SHOPPING CENTER

89,691 SF Shopping Center | FOR SALE

Red Bridge Rd. & Blue Ridge Blvd. (SWC), Kansas City, MO

Red Bridge Road & Blue Ridge Boulevard Kansas City, MO 64134	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,649	55,151	119,133
2028 Projected Population	11,638	55,145	120,272
2020 Census Population	11,538	55,244	119,126
2010 Census Population	11,248	53,653	113,890
Projected Annual Growth 2023 to 2028	-	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.4%
2023 Median Age	33.1	34.8	36.8
Households			
2023 Estimated Households	4,397	22,184	49,102
2028 Projected Households	4,336	21,880	48,903
2020 Census Households	4,297	21,940	48,503
2010 Census Households	4,133	20,953	45,711
Projected Annual Growth 2023 to 2028	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.6%
Race and Ethnicity			
2023 Estimated White	34.6%	42.8%	51.2%
2023 Estimated Black or African American	53.9%	44.3%	36.9%
2023 Estimated Asian or Pacific Islander	0.9%	2.4%	2.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	10.2%	10.1%	9.0%
2023 Estimated Hispanic	9.9%	9.1%	8.1%
Income			
2023 Estimated Average Household Income	\$72,195	\$77,069	\$90,442
2023 Estimated Median Household Income	\$49,831	\$54,617	\$64,120
2023 Estimated Per Capita Income	\$27,288	\$31,084	\$37,362
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.9%	2.8%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.1%	5.0%
2023 Estimated High School Graduate	36.6%	31.9%	27.8%
2023 Estimated Some College	26.7%	26.3%	25.3%
2023 Estimated Associates Degree Only	7.8%	8.0%	8.1%
2023 Estimated Bachelors Degree Only	11.8%	16.8%	20.6%
2023 Estimated Graduate Degree	6.4%	8.1%	11.1%
Business			
2023 Estimated Total Businesses	320	1,773	3,564
2023 Estimated Total Employees	2,056	16,116	39,082
2023 Estimated Employee Population per Business	6.4	9.1	11.0
2023 Estimated Residential Population per Business	36.4	31.1	33.4

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