



RETAIL END CAP SPACE FOR LEASE

6392 Troost Avenue, Kansas City, Missouri



LEASE RATE: \$18/SF MOD GROSS | 2,480 SF RETAIL END CAP

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,178	105,765	243,599
Avg. Household Income	\$120,577	\$128,477	\$113,817

- Outstanding retail storefront location on Troost Avenue
- Excellent parking and visibility
- Zoned B4-5 (Heavy Business/Commercial 4)
- Strong national retail trade area
- Adjacent food and retail: Landing Shopping Center, Popeye's, Captain D's, Wendy's, McDonald's, Family Dollar, BP Gas, Auto Zone, US Bank, and more



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

[For More Information Contact:](#)

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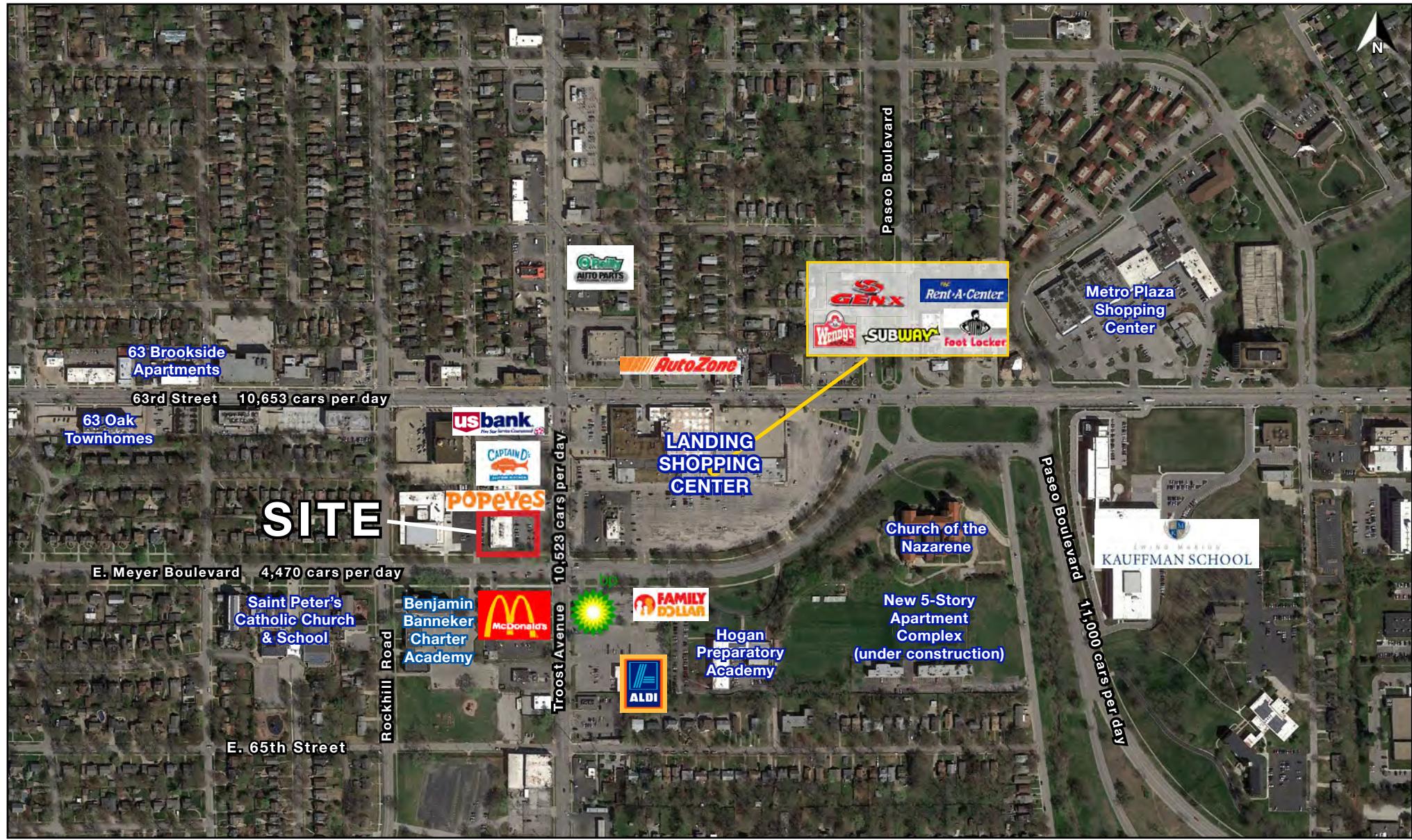
Exclusive Agent

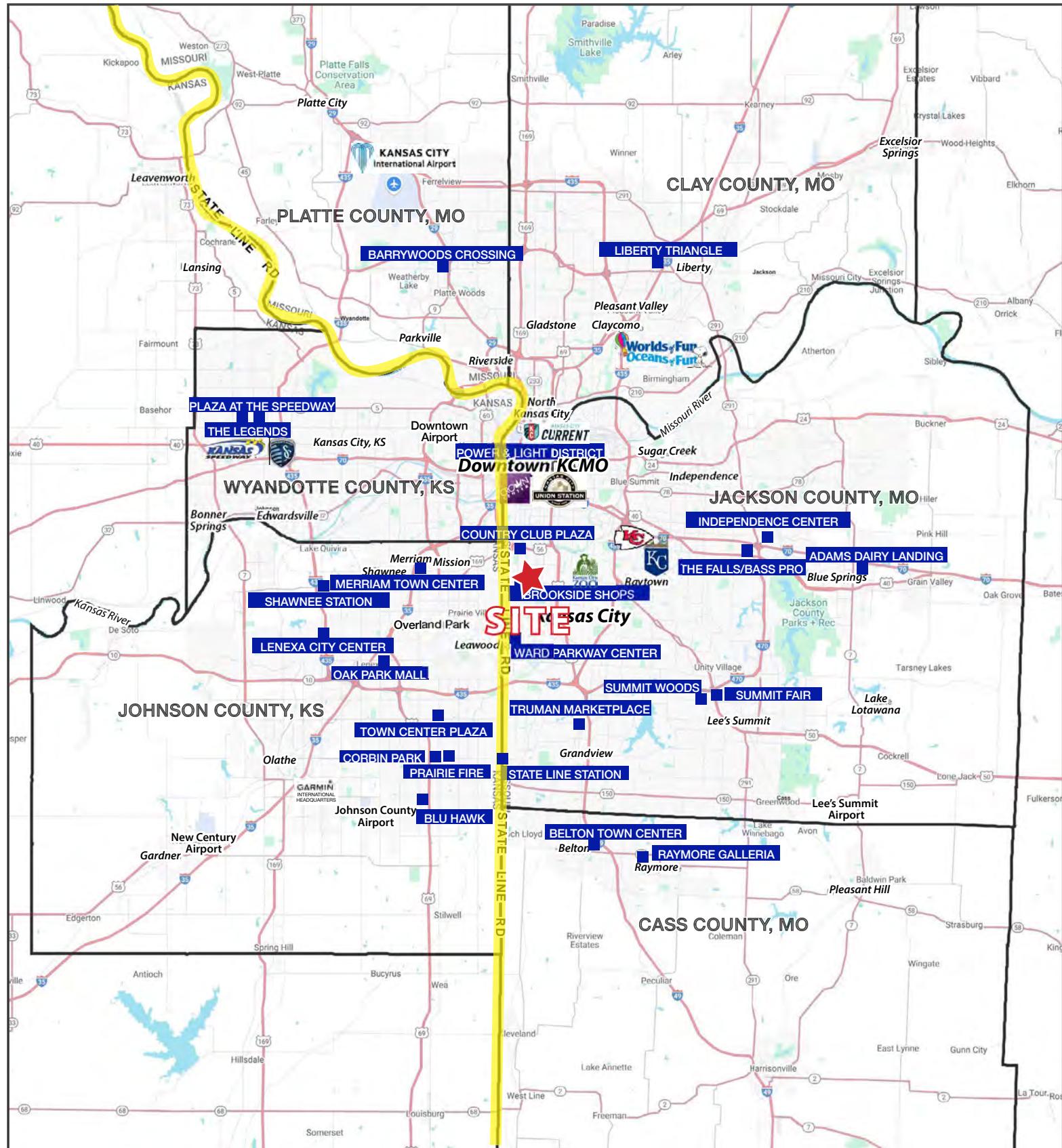


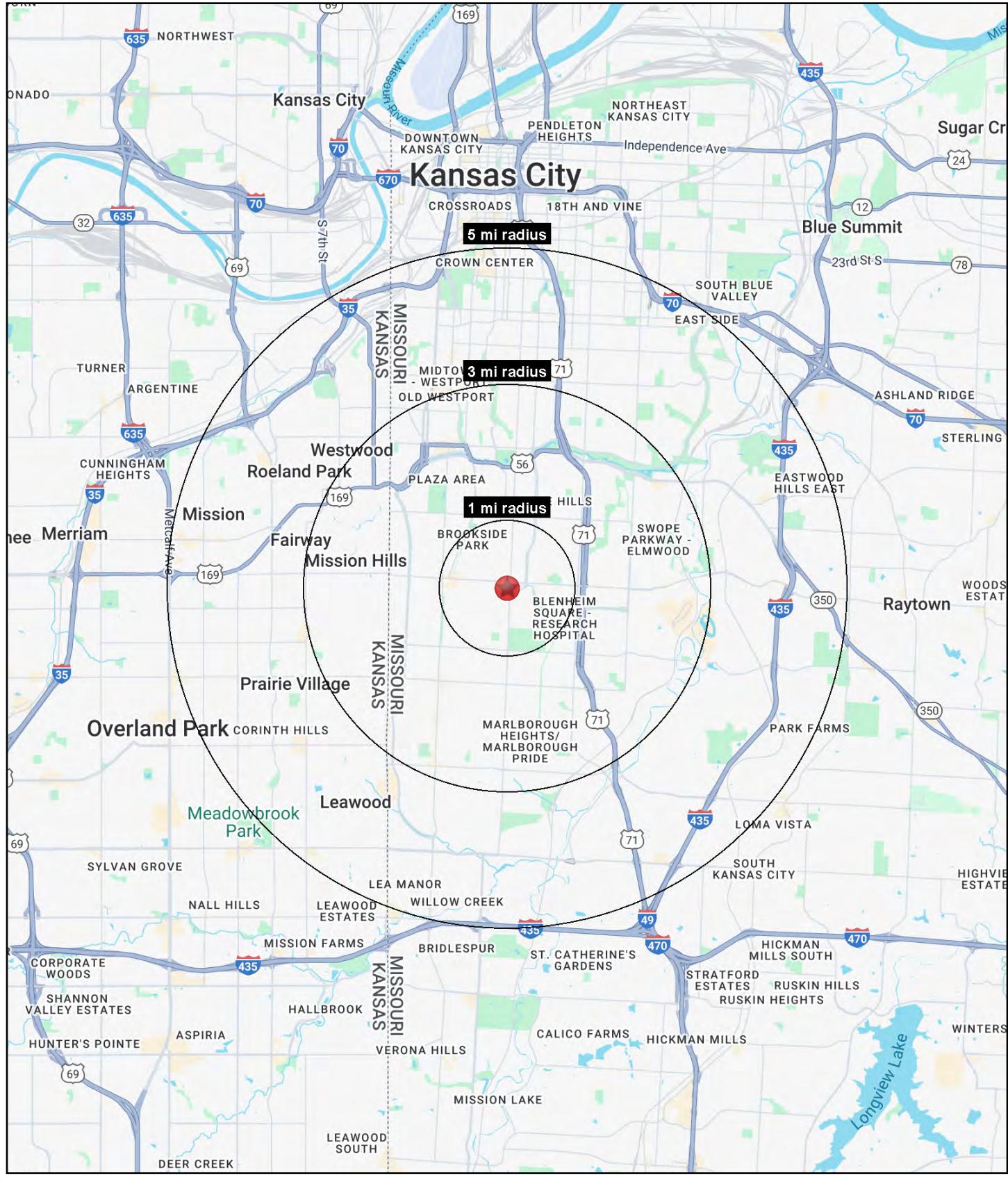
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AERIAL









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6392 Troost Avenue Kansas City, MO 64131	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,178	105,765	243,599
2030 Projected Population	14,265	104,942	244,457
2020 Census Population	14,690	105,113	237,115
2010 Census Population	13,713	101,698	228,159
Projected Annual Growth 2025 to 2030	0.1%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.5%
2025 Median Age	38.4	36.9	36.6
Households			
2025 Estimated Households	6,513	48,789	113,946
2030 Projected Households	6,614	48,916	115,947
2020 Census Households	6,629	47,882	108,907
2010 Census Households	6,107	45,989	104,262
Projected Annual Growth 2025 to 2030	0.3%	-	0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.6%
Race and Ethnicity			
2025 Estimated White	63.3%	58.8%	59.3%
2025 Estimated Black or African American	28.8%	31.6%	28.5%
2025 Estimated Asian or Pacific Islander	1.4%	2.0%	2.3%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
2025 Estimated Other Races	6.3%	7.3%	9.5%
2025 Estimated Hispanic	6.0%	6.9%	9.8%
Income			
2025 Estimated Average Household Income	\$120,577	\$128,477	\$113,817
2025 Estimated Median Household Income	\$95,622	\$92,032	\$83,838
2025 Estimated Per Capita Income	\$55,477	\$59,423	\$53,395
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	4.0%	4.1%
2025 Estimated High School Graduate	15.3%	18.9%	20.2%
2025 Estimated Some College	16.6%	17.2%	18.6%
2025 Estimated Associates Degree Only	4.4%	5.3%	6.0%
2025 Estimated Bachelors Degree Only	31.3%	29.1%	28.5%
2025 Estimated Graduate Degree	28.2%	23.6%	20.3%
Business			
2025 Estimated Total Businesses	978	5,939	12,228
2025 Estimated Total Employees	6,960	58,270	141,071
2025 Estimated Employee Population per Business	7.1	9.8	11.5
2025 Estimated Residential Population per Business	14.5	17.8	19.9

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