



COMMERCIAL RETAIL/SERVICE/SHOP
7746 Wornall Road, Kansas City, Missouri

FOR SALE



SALE PRICE: \$950,000 | 8,735 +/- TOTAL SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,277	92,754	238,434
Avg. Household Income	\$126,959	\$155,816	\$129,874

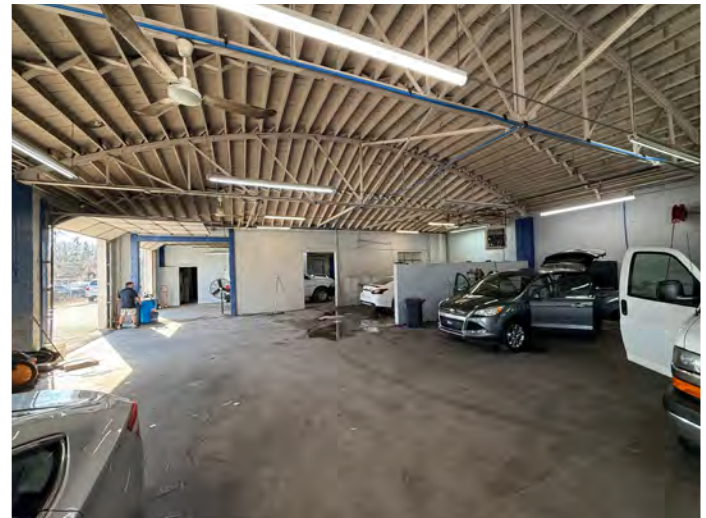
- 1st Floor: 7,035 +/- SF
- 2nd Floor unfinished office: 1,700 +/- SF
- Commercial-Service-Shop building
- Open shop floor area with three overhead doors
- Retail in front of building with 2nd floor office
- Zoned B3-2 (Community Business) & R-6 (Residential - rear lot)
- Waldo Business Corridor - very active location
- Great location in established retail trade area

 **CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact: *Exclusive Agent*
BOB WALLEN | 816.412.7371 | bwallen@blockandco.com



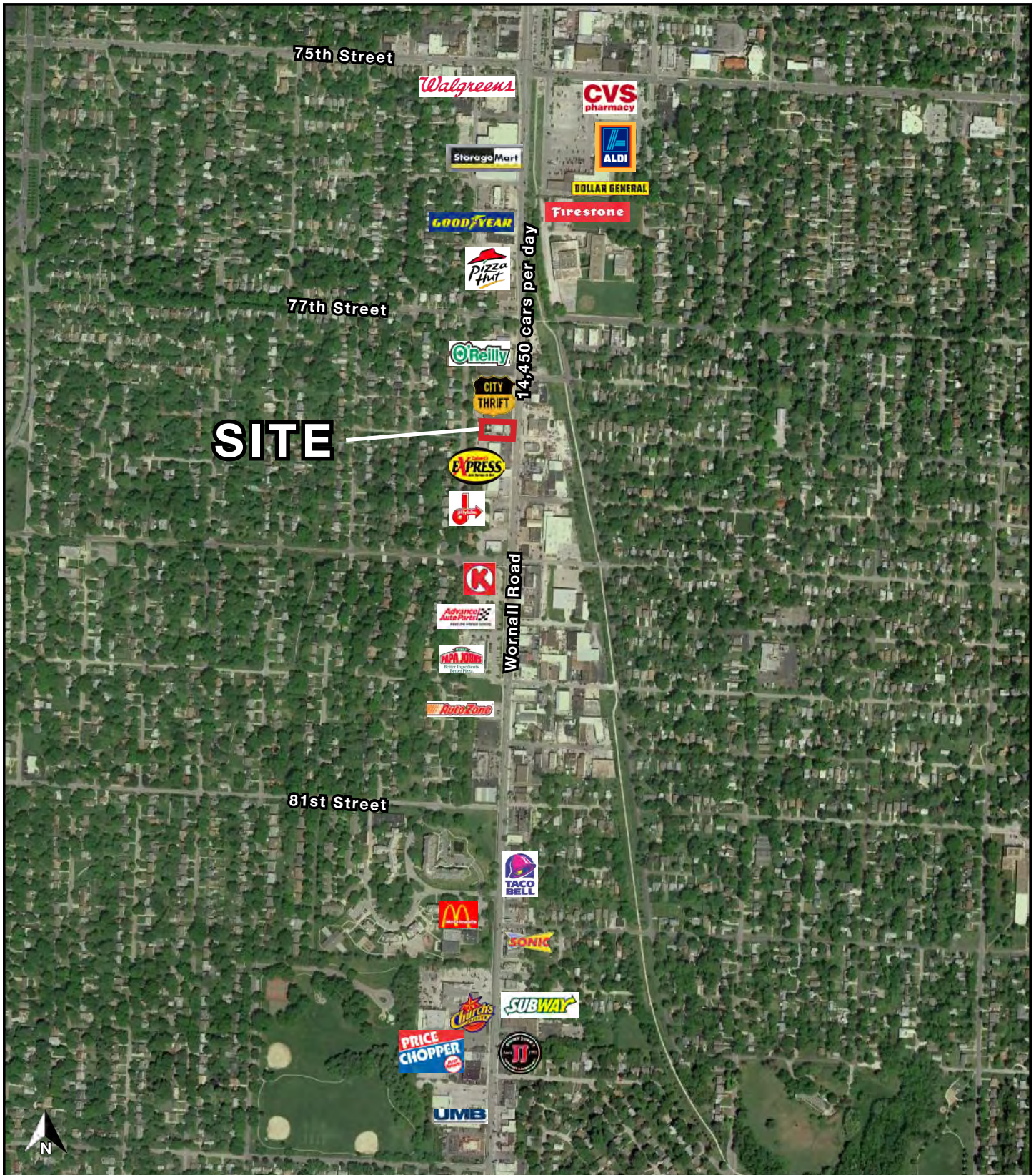
PROPERTY PHOTOS

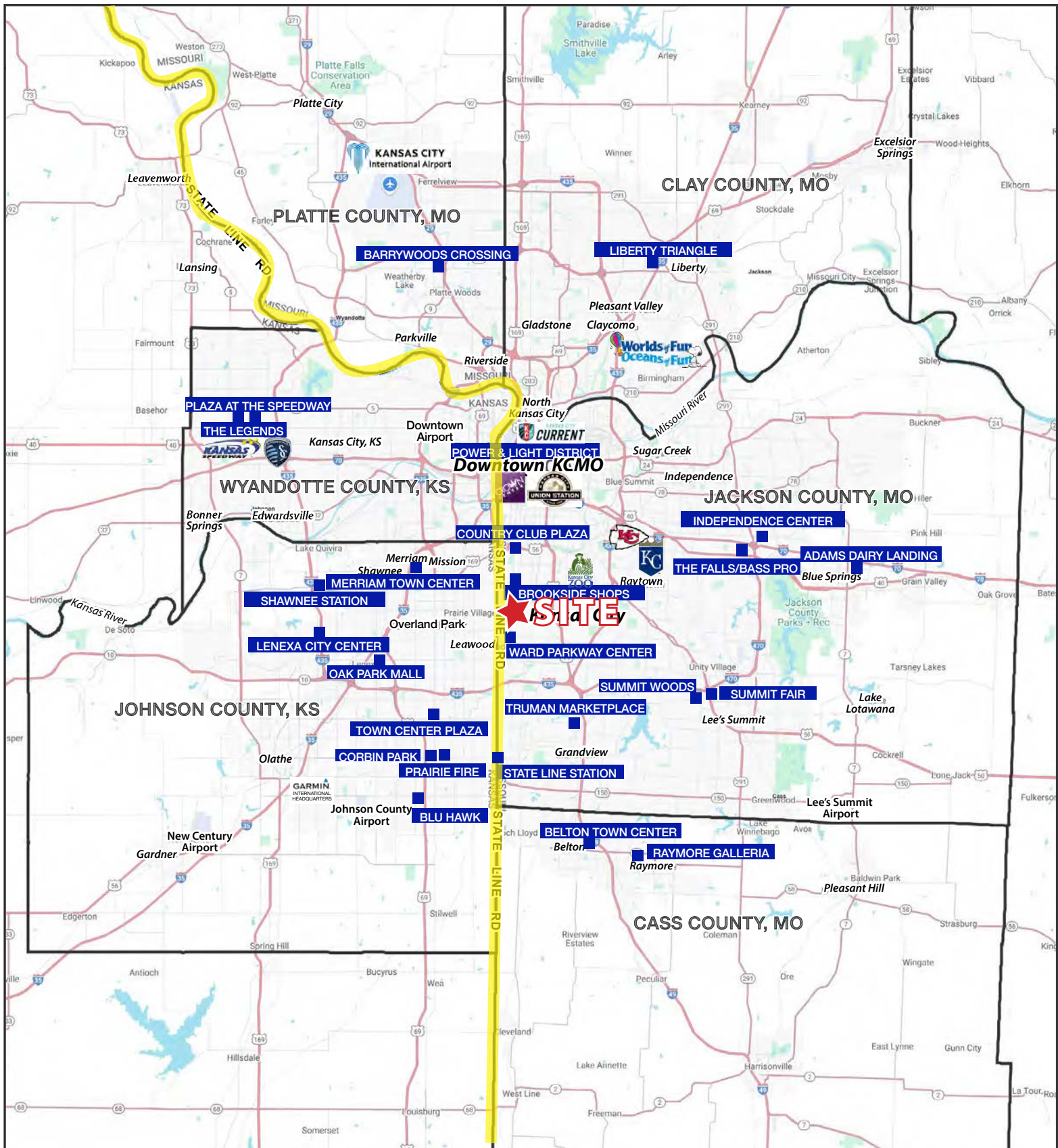


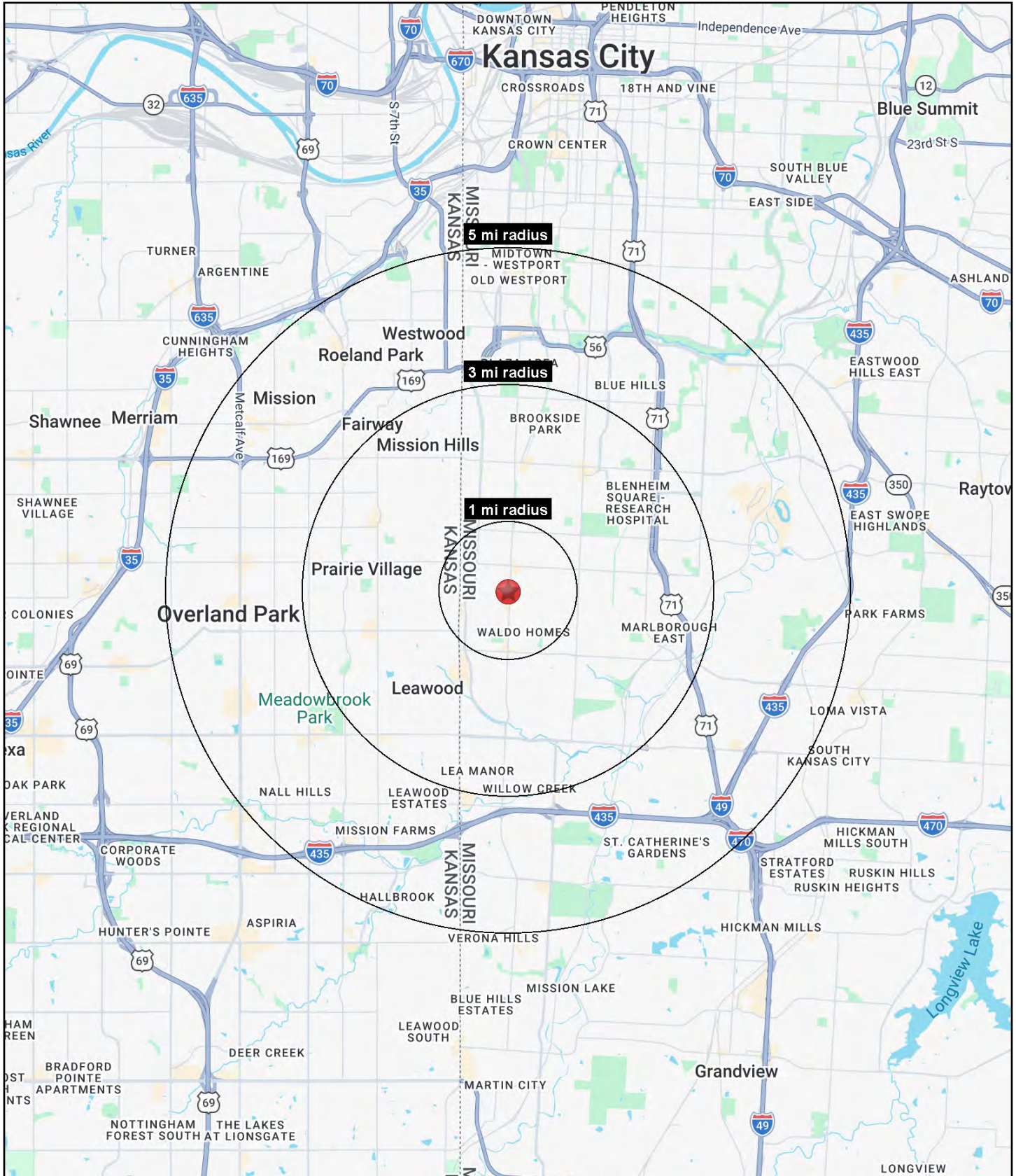
PROPERTY PHOTOS



AERIAL









COMMERCIAL RETAIL/SERVICE/SHOP

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FOR SALE

7746 Wornall Road Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,679	93,850	240,263
2030 Projected Population	12,498	92,855	239,027
2020 Census Population	13,064	94,572	237,074
2010 Census Population	12,790	91,844	227,861
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.1%	0.4%
2025 Median Age	37.0	39.1	38.3
Households			
2025 Estimated Households	6,391	41,760	112,461
2030 Projected Households	6,342	41,794	113,579
2020 Census Households	6,706	42,131	108,697
2010 Census Households	6,464	40,888	104,009
Projected Annual Growth 2025 to 2030	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	-	0.1%	0.5%
Race and Ethnicity			
2025 Estimated White	80.9%	69.4%	68.3%
2025 Estimated Black or African American	9.6%	21.9%	20.4%
2025 Estimated Asian or Pacific Islander	1.7%	1.7%	2.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2025 Estimated Other Races	7.5%	6.7%	8.4%
2025 Estimated Hispanic	7.3%	6.3%	8.6%
Income			
2025 Estimated Average Household Income	\$115,978	\$148,419	\$124,871
2025 Estimated Median Household Income	\$96,417	\$108,904	\$94,166
2025 Estimated Per Capita Income	\$58,506	\$66,126	\$58,610
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.9%	3.1%
2025 Estimated High School Graduate	13.6%	15.0%	16.7%
2025 Estimated Some College	15.2%	16.8%	18.3%
2025 Estimated Associates Degree Only	5.7%	5.1%	5.9%
2025 Estimated Bachelors Degree Only	37.3%	33.3%	32.1%
2025 Estimated Graduate Degree	25.6%	25.4%	22.1%
Business			
2025 Estimated Total Businesses	1,021	4,457	12,648
2025 Estimated Total Employees	7,090	37,149	142,477
2025 Estimated Employee Population per Business	6.9	8.3	11.3
2025 Estimated Residential Population per Business	12.4	21.1	19.0

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