



MAIN STREET RETAIL OPPORTUNITY

3807 Main Street, Kansas City, Missouri



6,700 SF BUILDING | CONTACT AGENT FOR PRICING

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|-----------|----------|
| Estimated Population | 24,313 | 120,973 | 281,898 |
| Avg. Household Income | \$95,600 | \$103,145 | \$99,187 |

- Located near the Westport Streetcar Stop
- Across the street from the Madrid Theater
- Building is planned for renovations (see renderings)
- Dedicated parking lot
- Highly walkable area
- Excellent traffic counts



CLICK HERE TO VIEW MORE
LISTING INFORMATION

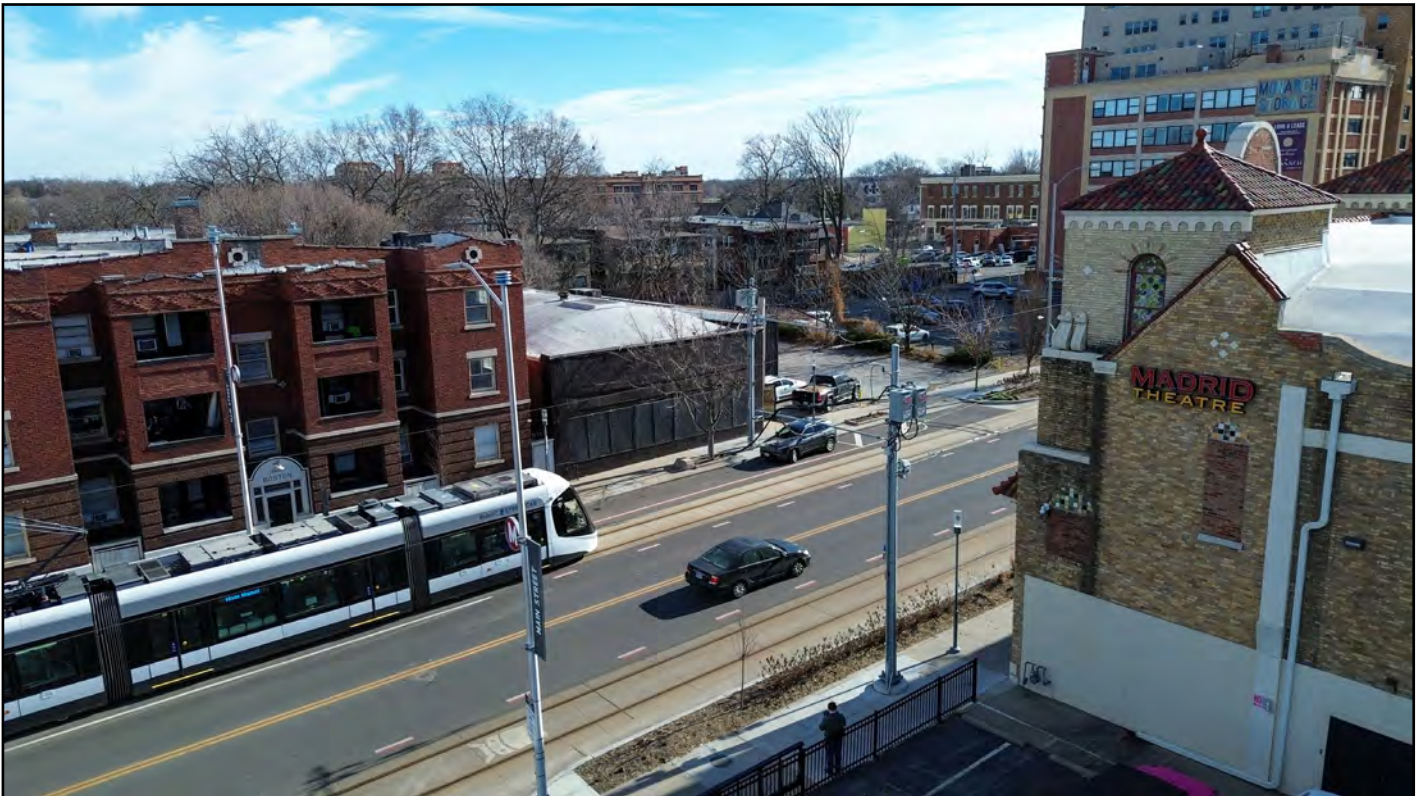
For More Information Contact:

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PAUL MASSALI | 816.412.7398 | pmassali@blockandco.com

Exclusive Agents

DRONE PHOTOS



RENDERINGS

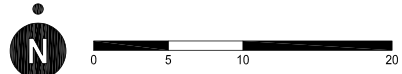




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FLOOR PLAN



3807 MAIN STREET, KANSAS CITY, MO
AS-BUILTS
6,356 BOMA GROSS SF
AUGUST 25, 2015





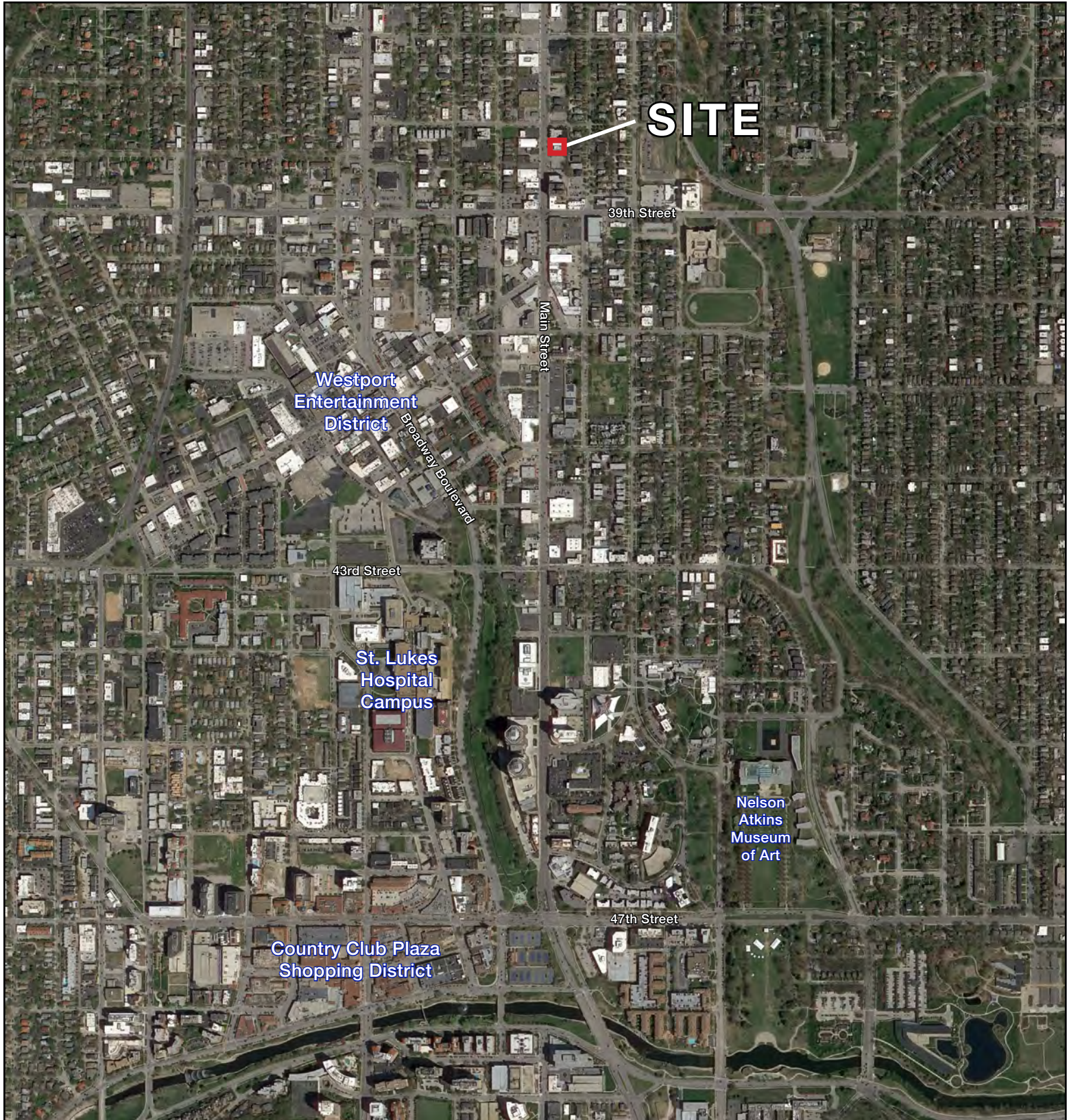
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AERIAL

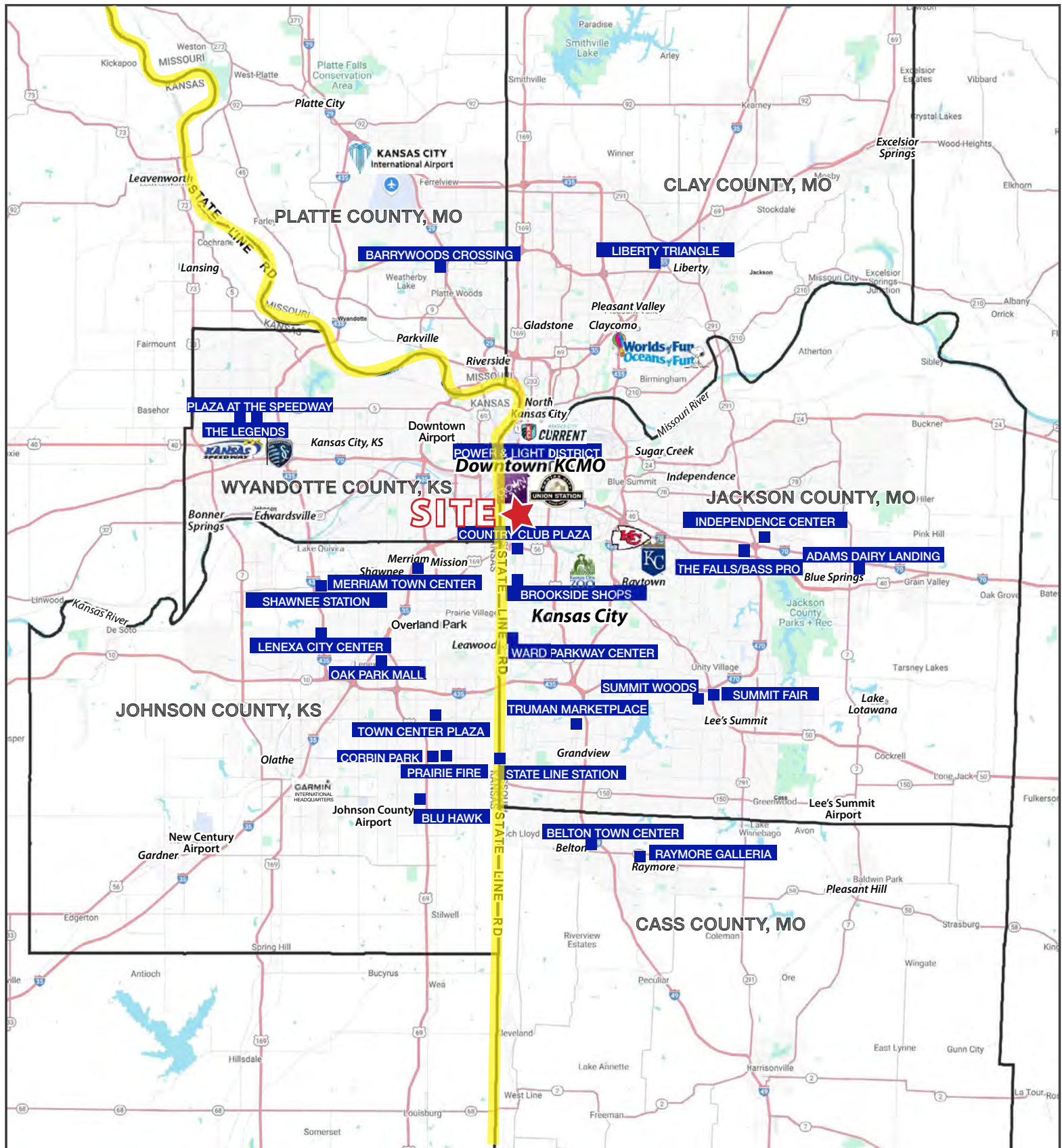


AERIAL



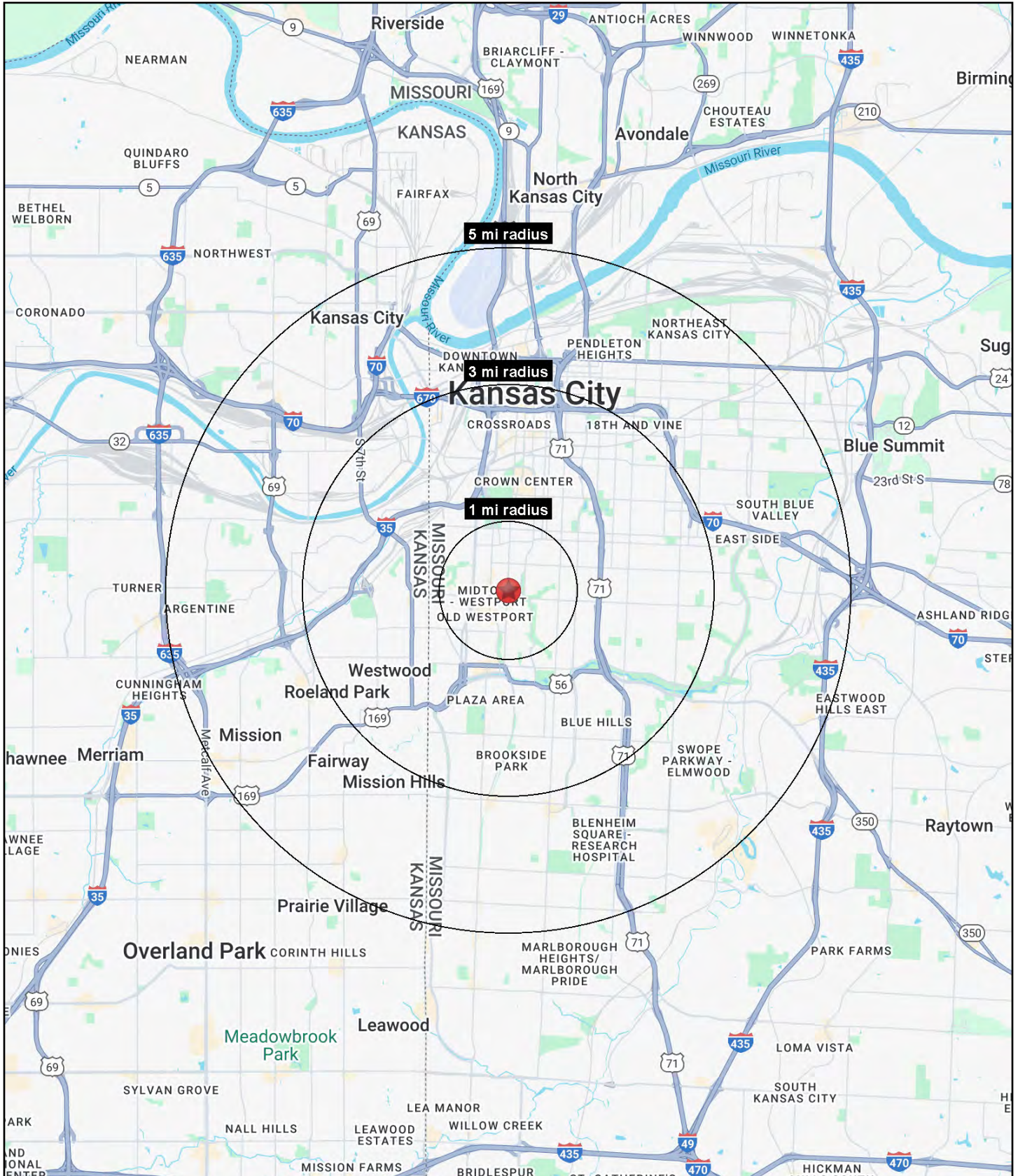
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| 3807 Main Street Kansas City, MO 64111 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 24,313 | 120,973 | 281,898 |
| 2030 Projected Population | 26,205 | 123,922 | 285,333 |
| 2020 Census Population | 20,513 | 113,822 | 270,302 |
| 2010 Census Population | 19,657 | 105,743 | 255,539 |
| Projected Annual Growth 2025 to 2030 | 1.6% | 0.5% | 0.2% |
| Historical Annual Growth 2010 to 2025 | 1.6% | 1.0% | 0.7% |
| 2025 Median Age | 32.7 | 34.6 | 34.2 |
| Households | | | |
| 2025 Estimated Households | 13,790 | 59,581 | 127,211 |
| 2030 Projected Households | 15,056 | 62,108 | 131,409 |
| 2020 Census Households | 11,602 | 54,029 | 118,462 |
| 2010 Census Households | 10,921 | 49,441 | 109,437 |
| Projected Annual Growth 2025 to 2030 | 1.8% | 0.8% | 0.7% |
| Historical Annual Growth 2010 to 2025 | 1.8% | 1.4% | 1.1% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 68.0% | 53.8% | 51.3% |
| 2025 Estimated Black or African American | 17.9% | 30.8% | 27.3% |
| 2025 Estimated Asian or Pacific Islander | 3.3% | 2.8% | 3.6% |
| 2025 Estimated American Indian or Native Alaskan | 0.4% | 0.5% | 0.6% |
| 2025 Estimated Other Races | 10.4% | 12.0% | 17.2% |
| 2025 Estimated Hispanic | 11.2% | 13.0% | 19.3% |
| Income | | | |
| 2025 Estimated Average Household Income | \$95,600 | \$103,145 | \$99,187 |
| 2025 Estimated Median Household Income | \$66,435 | \$74,260 | \$72,708 |
| 2025 Estimated Per Capita Income | \$54,379 | \$51,056 | \$44,959 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.9% | 3.0% | 5.1% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 3.8% | 5.1% | 6.2% |
| 2025 Estimated High School Graduate | 14.4% | 21.8% | 23.1% |
| 2025 Estimated Some College | 15.3% | 17.4% | 18.1% |
| 2025 Estimated Associates Degree Only | 4.8% | 5.7% | 5.8% |
| 2025 Estimated Bachelors Degree Only | 36.0% | 27.5% | 24.5% |
| 2025 Estimated Graduate Degree | 23.7% | 19.5% | 17.1% |
| Business | | | |
| 2025 Estimated Total Businesses | 1,851 | 8,822 | 15,966 |
| 2025 Estimated Total Employees | 23,813 | 117,697 | 198,357 |
| 2025 Estimated Employee Population per Business | 12.9 | 13.3 | 12.4 |
| 2025 Estimated Residential Population per Business | 13.1 | 13.7 | 17.7 |

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