



NE Kansas City Industrial/Warehouse

6300 St. John Avenue, Kansas City, Missouri



SALE PRICE: \$4,100,000 | LEASE RATE: \$15,000/FLOOR

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	9,685	59,150	177,150
Avg. Household Income	\$60,691	\$60,562	\$74,223

- Two floors for lease:
33,000 SF each with loading docks
\$15,000/floor plus utilities
- 1.5 acres of fenced paved yard.
- Railroad spur
- Easy access to 435, I-29 and I-70

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

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

PHOTOS

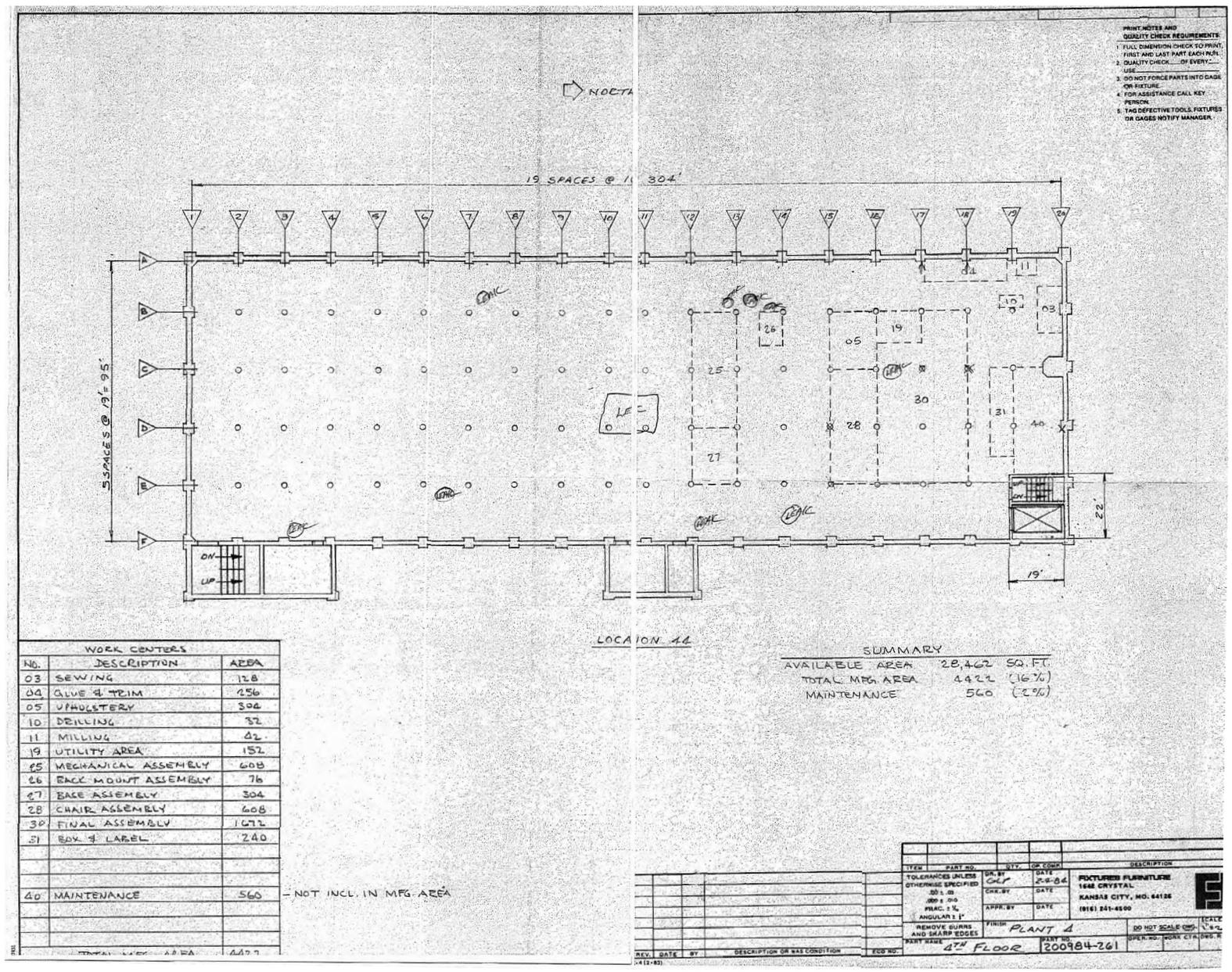




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FLOOR PLAN



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AERIAL





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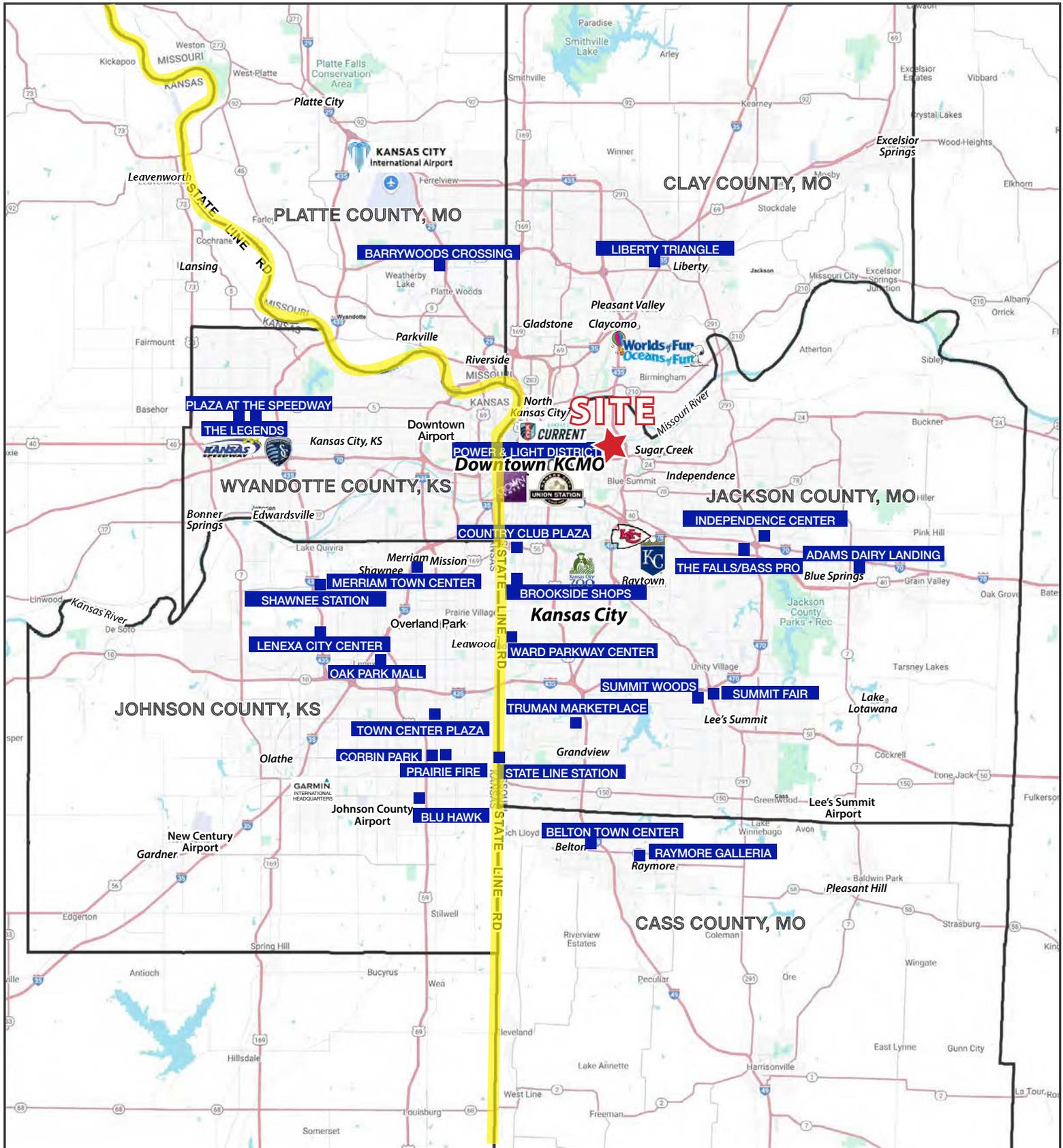
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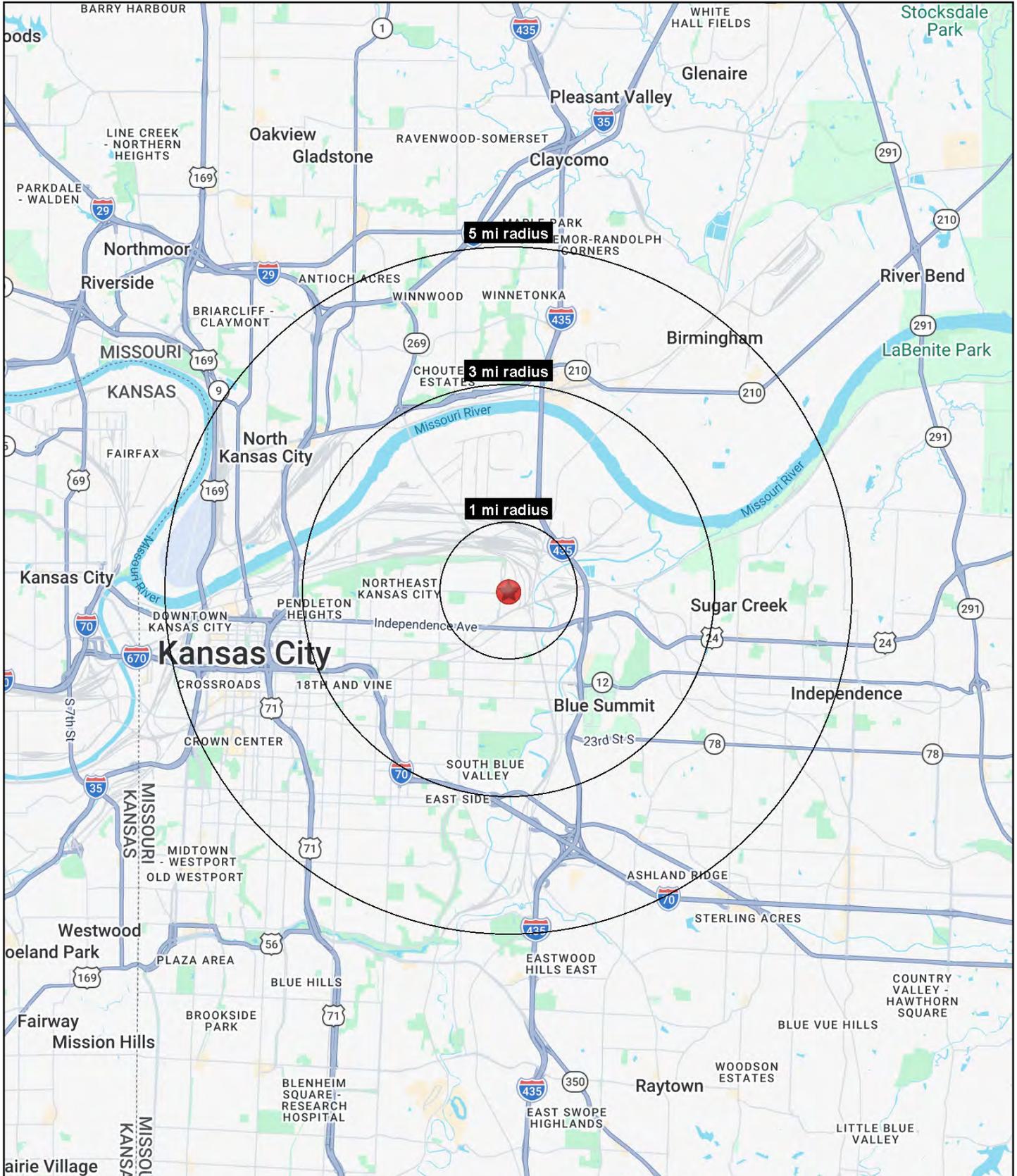
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6300 St. John Avenue Kansas City, MO 64123	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,685	59,150	177,150
2030 Projected Population	9,497	59,416	181,339
2020 Census Population	9,574	54,773	164,267
2010 Census Population	9,780	56,551	154,516
Projected Annual Growth 2025 to 2030	-0.4%	-	0.5%
Historical Annual Growth 2010 to 2025	-	0.3%	1.0%
2025 Median Age	29.4	31.0	33.9
Households			
2025 Estimated Households	3,159	21,587	78,160
2030 Projected Households	3,128	22,134	82,322
2020 Census Households	3,082	19,593	70,667
2010 Census Households	3,096	19,989	63,426
Projected Annual Growth 2025 to 2030	-0.2%	0.5%	1.1%
Historical Annual Growth 2010 to 2025	0.1%	0.5%	1.5%
Race and Ethnicity			
2025 Estimated White	31.7%	36.1%	49.5%
2025 Estimated Black or African American	11.6%	23.9%	26.8%
2025 Estimated Asian or Pacific Islander	8.0%	5.7%	3.7%
2025 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.7%
2025 Estimated Other Races	47.3%	33.3%	19.3%
2025 Estimated Hispanic	55.4%	37.7%	21.0%
Income			
2025 Estimated Average Household Income	\$60,691	\$60,562	\$74,223
2025 Estimated Median Household Income	\$49,802	\$44,415	\$56,467
2025 Estimated Per Capita Income	\$19,840	\$22,201	\$32,911
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	9.1%	11.2%	6.0%
2025 Estimated Some High School (Grade Level 9 to 11)	16.6%	13.1%	8.6%
2025 Estimated High School Graduate	39.3%	33.8%	31.2%
2025 Estimated Some College	14.6%	20.6%	21.7%
2025 Estimated Associates Degree Only	6.4%	6.4%	6.8%
2025 Estimated Bachelors Degree Only	8.5%	9.1%	16.6%
2025 Estimated Graduate Degree	5.4%	5.8%	9.1%
Business			
2025 Estimated Total Businesses	160	1,923	9,671
2025 Estimated Total Employees	2,142	27,875	139,957
2025 Estimated Employee Population per Business	13.4	14.5	14.5
2025 Estimated Residential Population per Business	60.7	30.8	18.3

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