



# ICONIC MIDTOWN CORNER - RETAIL / SHOWROOM

1326 Emanuel Cleaver II Boulevard, Kansas City, Missouri



## LEASE RATE: \$15/SF NNN | 20,502 SF SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,836	123,089	264,218
Avg. Household Income	\$85,185	\$103,843	\$102,709

- Large open showroom floor with polished concrete
- Rear garage bays with overhead doors - ideal for auto/service uses
- Floor-to-ceiling storefront window frontage
- Zoned B3-2 & B4-5
- High daily traffic count on Emanuel Cleaver II Blvd
- Minutes from the Country Club Plaza and Midtown Kansas City



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BIANCA GATES | 816.412.7323 | [bgates@blockandco.com](mailto:bgates@blockandco.com)

Exclusive Agent





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AERIAL





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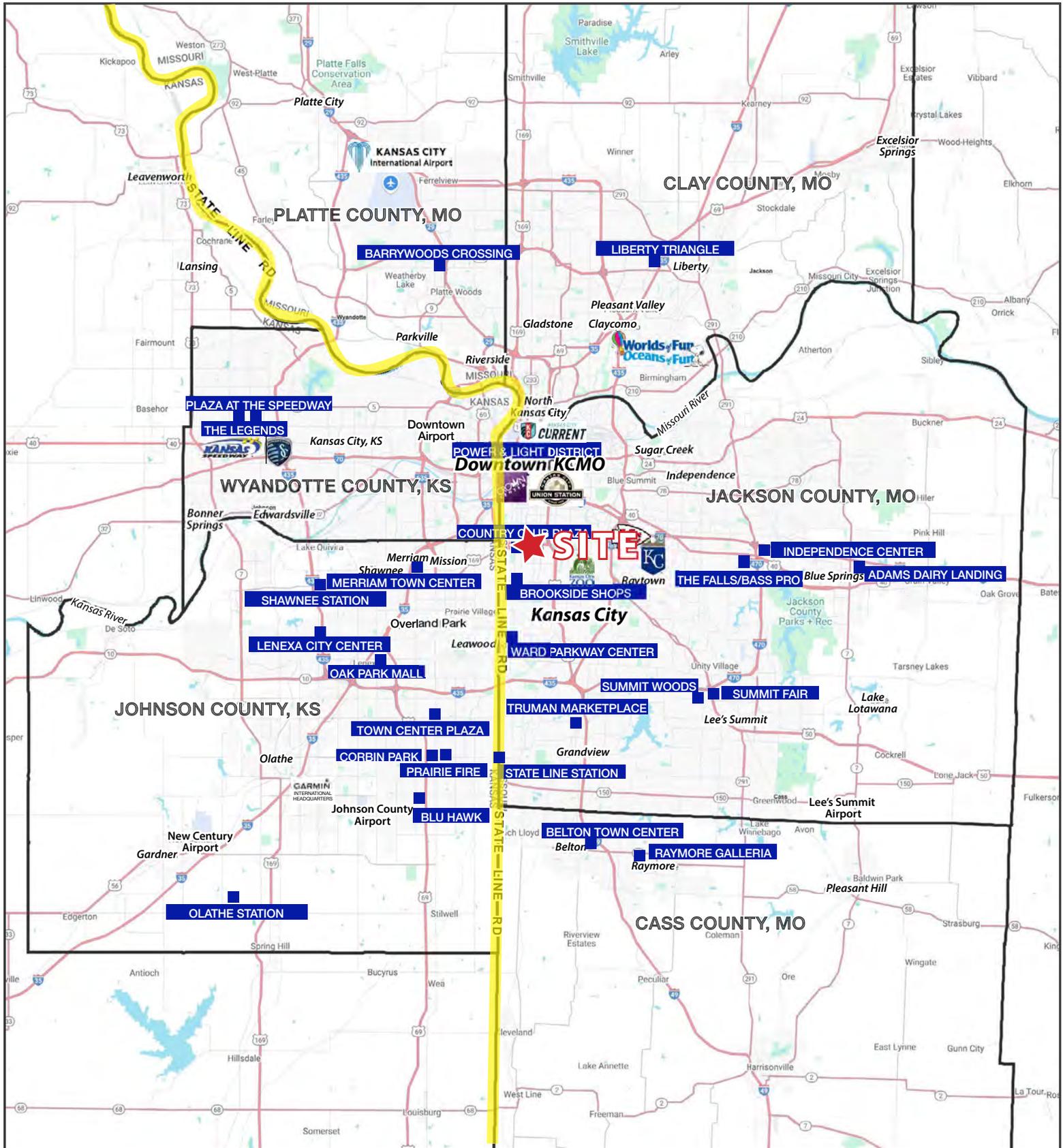
AERIAL





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## 1326 Emanuel Cleaver II Boulevard, Kansas City, Missouri

1326 Emanuel Cleaver II Boulevard Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	15,836	123,089	264,218
2030 Projected Population	15,704	124,878	267,343
2020 Census Population	15,205	117,342	253,332
2010 Census Population	14,504	111,004	241,217
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.7%	0.6%
2025 Median Age	31.8	35.5	34.7
<b>Households</b>			
2025 Estimated Households	7,178	58,950	122,400
2030 Projected Households	7,172	60,596	126,198
2020 Census Households	6,681	54,662	114,767
2010 Census Households	6,394	51,291	106,262
Projected Annual Growth 2025 to 2030	-	0.6%	0.6%
Historical Annual Growth 2010 to 2025	0.8%	1.0%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	51.4%	51.0%	52.8%
2025 Estimated Black or African American	35.7%	36.1%	30.0%
2025 Estimated Asian or Pacific Islander	3.2%	2.5%	2.9%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	9.4%	10.0%	13.8%
2025 Estimated Hispanic	8.8%	10.1%	15.0%
<b>Income</b>			
2025 Estimated Average Household Income	\$85,185	\$103,843	\$102,709
2025 Estimated Median Household Income	\$59,048	\$74,296	\$75,333
2025 Estimated Per Capita Income	\$39,055	\$49,965	\$47,764
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.7%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.0%	5.6%
2025 Estimated High School Graduate	22.6%	22.8%	22.5%
2025 Estimated Some College	18.5%	17.8%	18.3%
2025 Estimated Associates Degree Only	5.6%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	27.2%	26.4%	25.9%
2025 Estimated Graduate Degree	19.3%	19.9%	18.1%
<b>Business</b>			
2025 Estimated Total Businesses	554	7,217	15,602
2025 Estimated Total Employees	10,369	89,335	188,880
2025 Estimated Employee Population per Business	18.7	12.4	12.1
2025 Estimated Residential Population per Business	28.6	17.1	16.9

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