



RETAIL SUITE AVAILABLE FOR LEASE

4721 Tracy Avenue, Suite A, Kansas City, Missouri



LEASE RATE: \$15/SF NNN | 1,600 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,861	124,930	263,095
Avg. Household Income	\$90,404	\$105,737	\$103,233

- Open floor plan - approximately 1,600 SF move-in ready
- Two private restrooms included in suite
- Polished concrete floors with drop ceiling and recessed lighting
- Storefront windows - strong natural light and street visibility
- Covered colonnade entry with dedicated suite entrance
- Ample on-site parking - NNN lease, available now

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

For More Information Contact: *Exclusive Agent*
BIANCA GATES | 816.412.7323 | bgates@blockandco.com





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AERIAL





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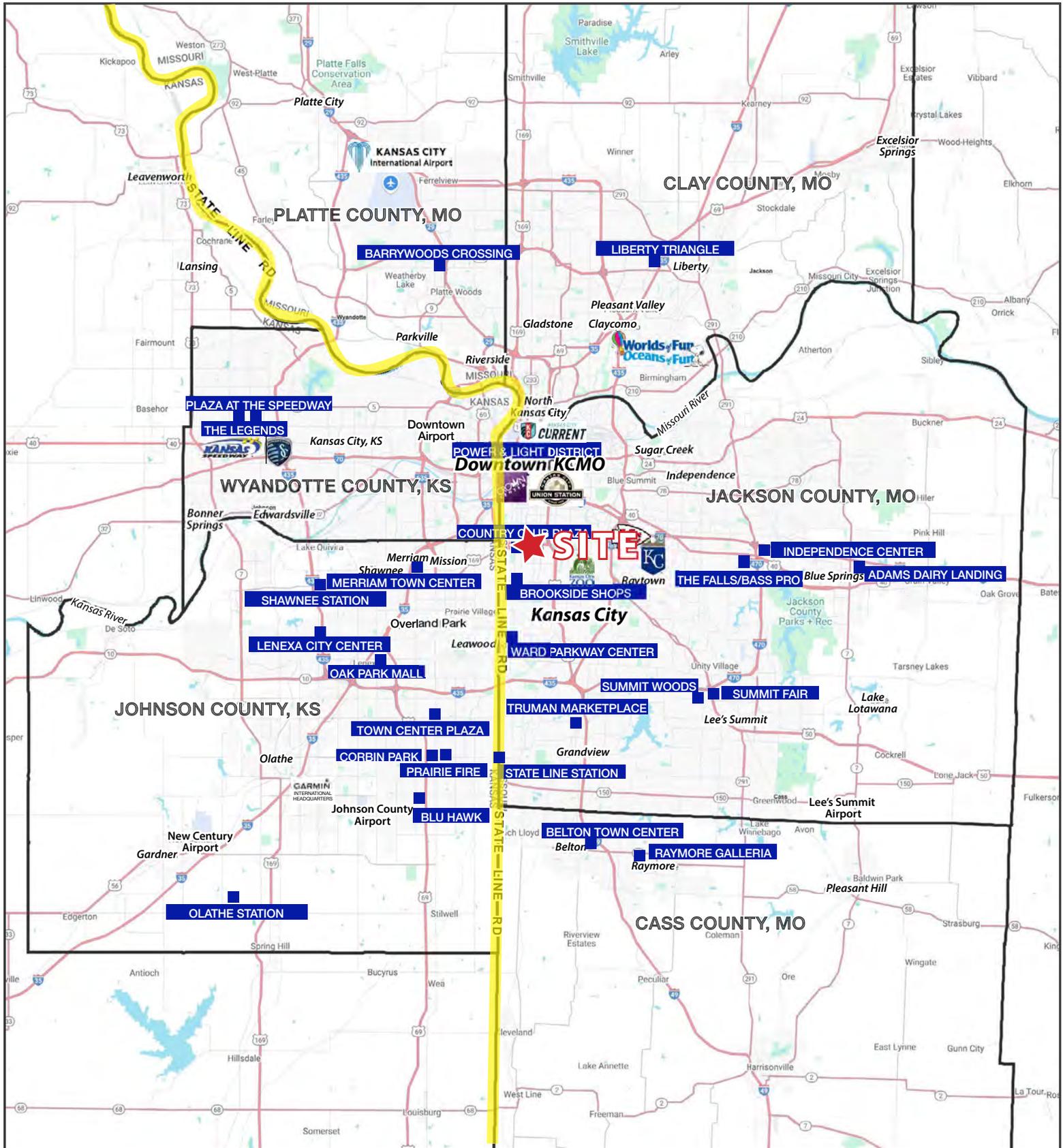
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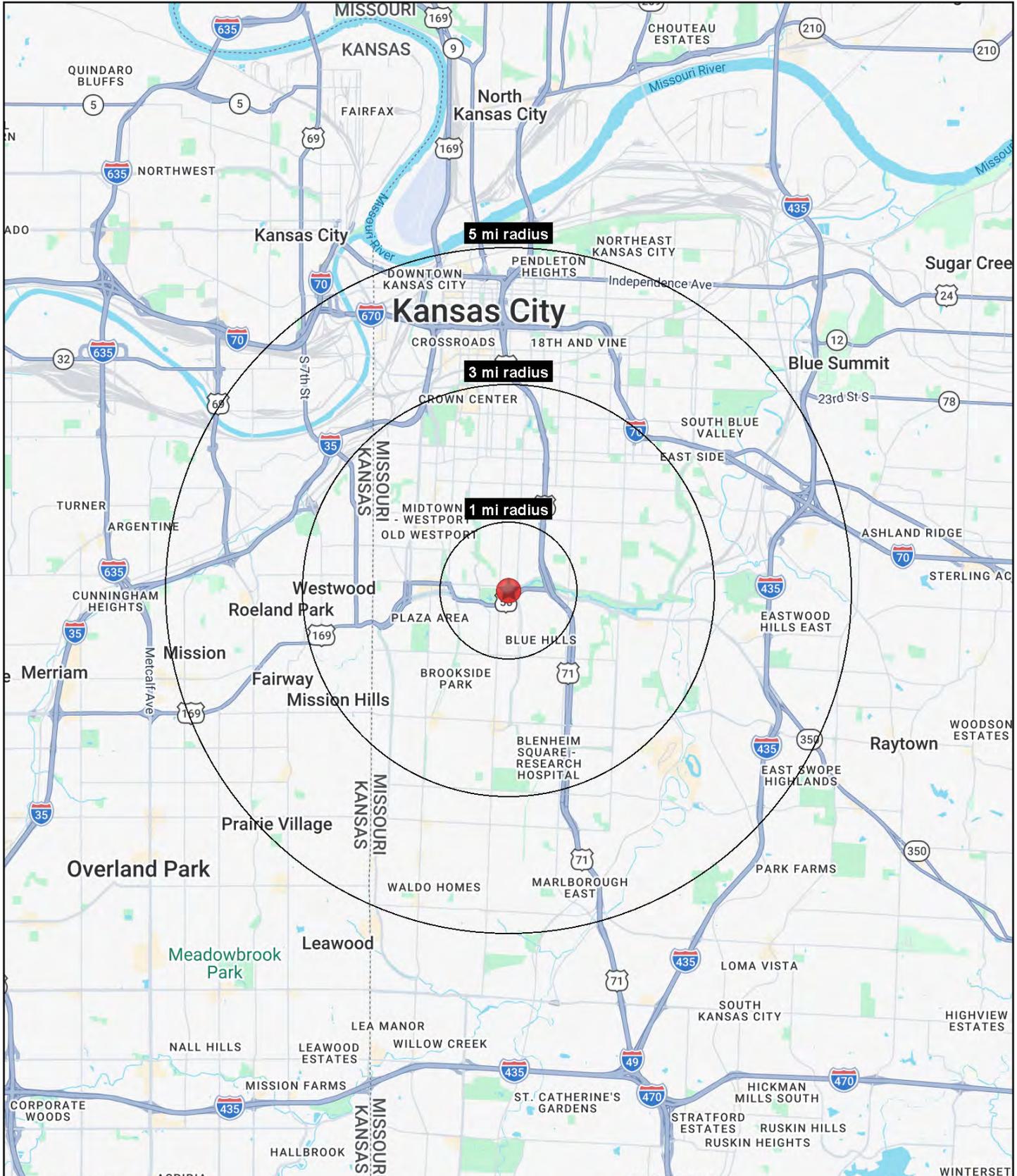


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4721 Tracy Avenue Kansas City, MO 64110	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	15,861	124,930	263,095
2030 Projected Population	15,702	126,677	266,168
2020 Census Population	15,510	119,221	251,802
2010 Census Population	14,515	112,717	239,665
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.7%	0.7%
2025 Median Age	31.7	35.6	34.8
Households			
2025 Estimated Households	7,168	59,821	122,399
2030 Projected Households	7,152	61,452	126,175
2020 Census Households	6,765	55,544	114,688
2010 Census Households	6,377	52,093	106,175
Projected Annual Growth 2025 to 2030	-	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.8%	1.0%	1.0%
Race and Ethnicity			
2025 Estimated White	54.0%	51.7%	53.3%
2025 Estimated Black or African American	32.9%	35.5%	29.9%
2025 Estimated Asian or Pacific Islander	3.5%	2.5%	2.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2025 Estimated Other Races	9.2%	9.9%	13.4%
2025 Estimated Hispanic	8.6%	10.1%	14.5%
Income			
2025 Estimated Average Household Income	\$90,404	\$105,737	\$103,233
2025 Estimated Median Household Income	\$62,327	\$75,549	\$75,819
2025 Estimated Per Capita Income	\$41,344	\$50,854	\$48,212
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.7%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.4%	5.0%	5.5%
2025 Estimated High School Graduate	21.3%	22.4%	22.3%
2025 Estimated Some College	18.2%	17.6%	18.3%
2025 Estimated Associates Degree Only	5.3%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	28.5%	26.5%	26.2%
2025 Estimated Graduate Degree	20.4%	20.3%	18.3%
Business			
2025 Estimated Total Businesses	723	6,987	15,581
2025 Estimated Total Employees	13,568	85,151	188,546
2025 Estimated Employee Population per Business	18.8	12.2	12.1
2025 Estimated Residential Population per Business	21.9	17.9	16.9

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