



FLEX WAREHOUSE & LAND FOR SALE

2103 Forest Avenue, Kansas City, Missouri



SALE PRICE: \$295,000 | 2,166 SF BUILDING

DEMOGRAPHICS

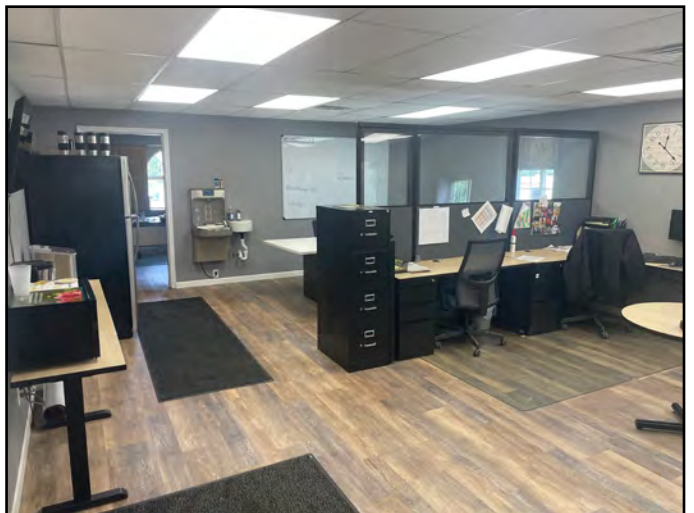
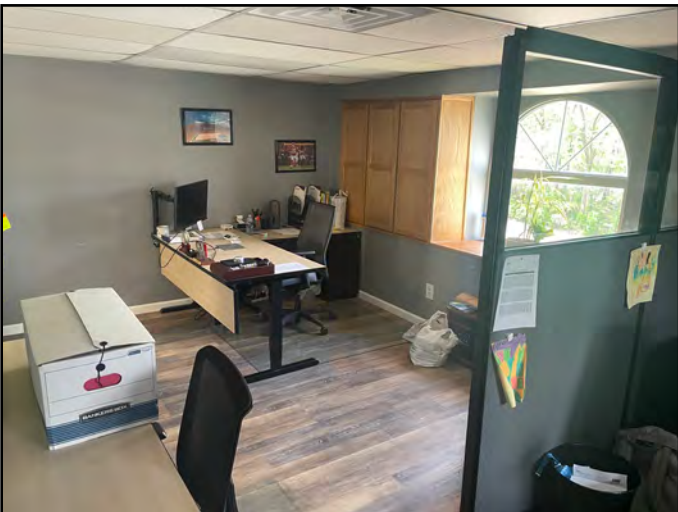
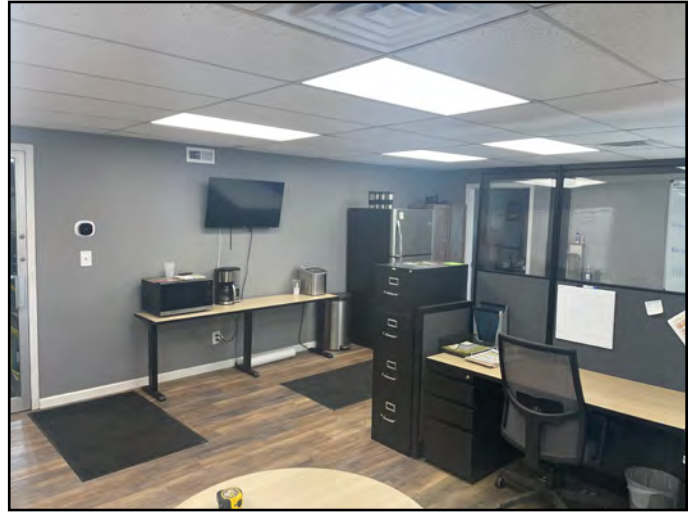
	1 mile	3 miles	5 miles
Estimated Population	12,377	118,351	238,557
Avg. Household Income	\$90,551	\$80,415	\$85,265

- Includes two additional lots:
 - 1) 2100 Forest (fenced storage) .127 Acres
 - 2) 2112 Forest (undeveloped lot) .103 Acres
- Both dock high and drive in door
- Beautiful 800 SF upstairs office built out with two private offices
- 23'+/- high ceilings in main area and 12' ceilings below office
- Directly off 71 Highway

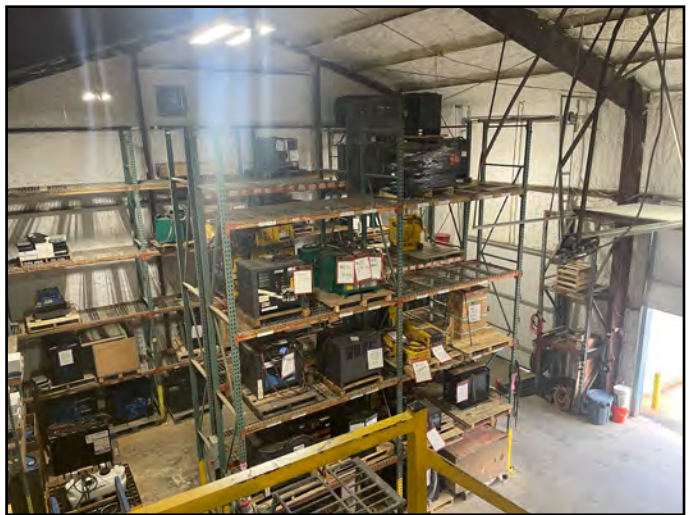
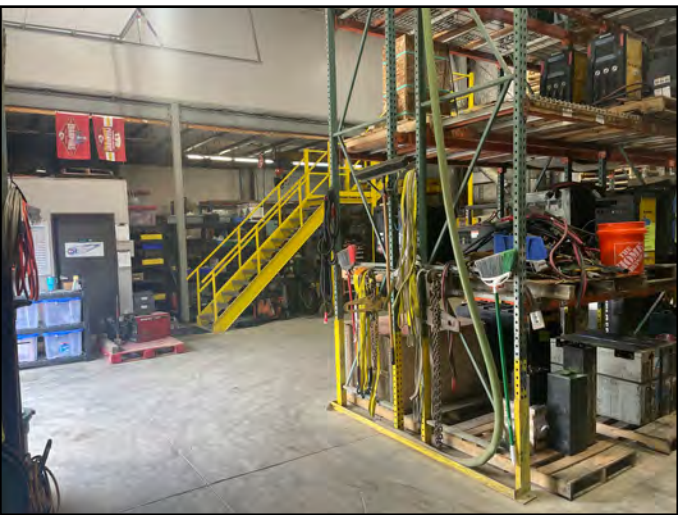
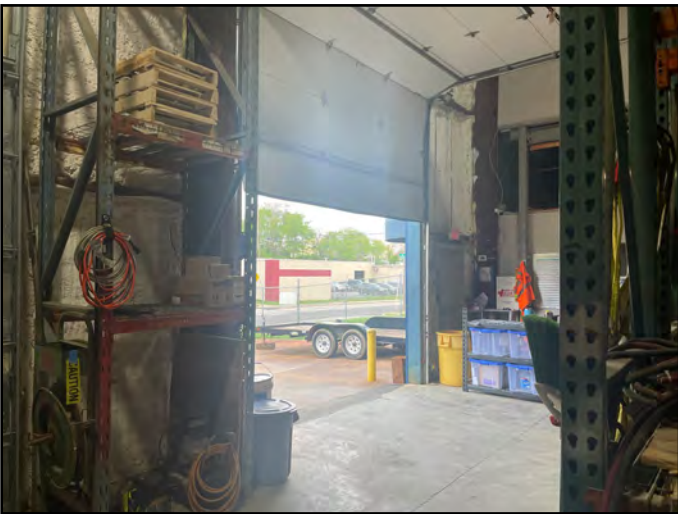
 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
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PHOTOS



PHOTOS



PHOTOS





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AERIAL

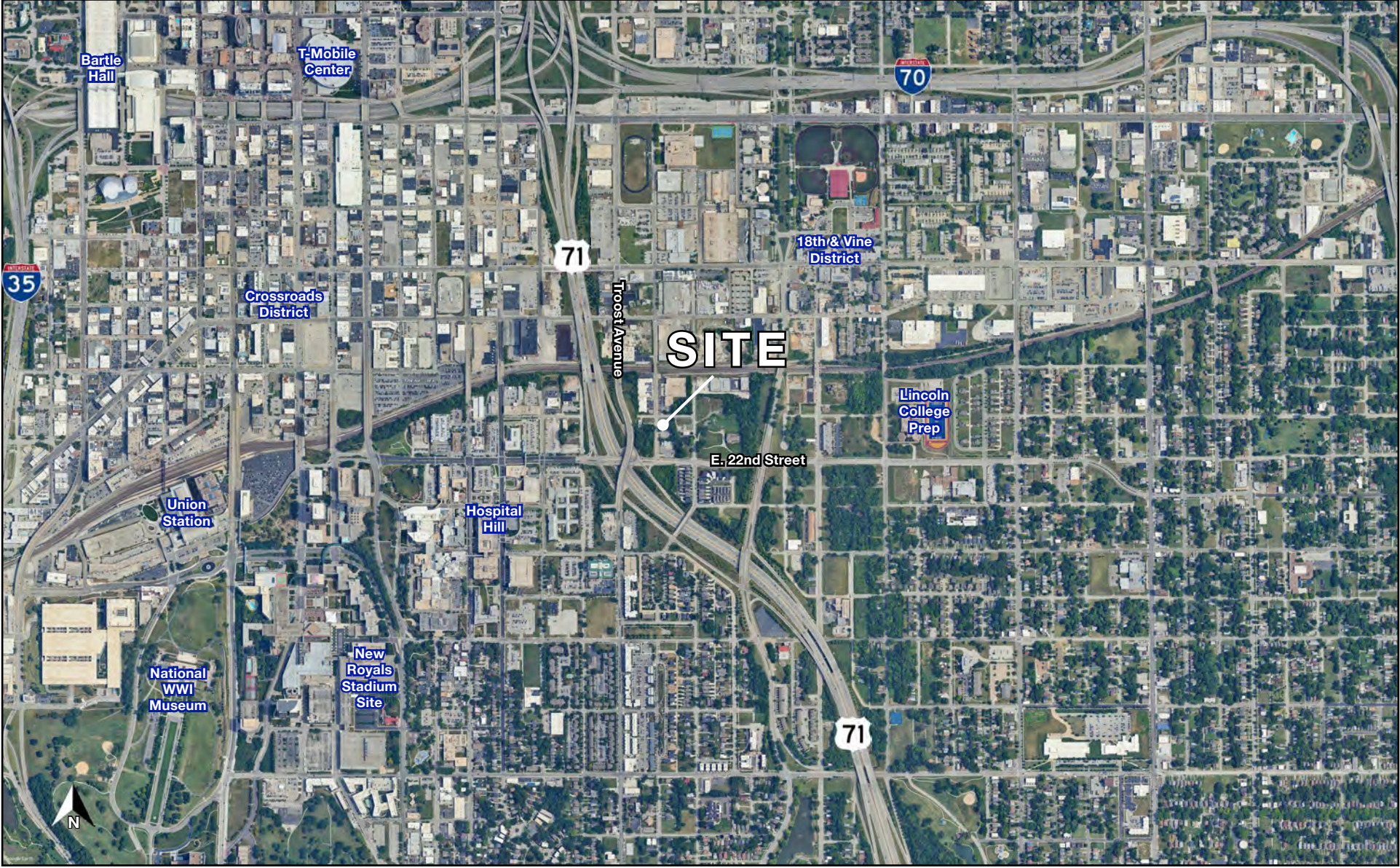




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AERIAL





FLEX WAREHOUSE & LAND FOR SALE

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2103 Forest Avenue Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,377	118,351	238,557
2030 Projected Population	13,484	123,943	244,051
2020 Census Population	10,781	104,836	224,596
2010 Census Population	8,446	96,553	212,137
Projected Annual Growth 2025 to 2030	1.8%	0.9%	0.5%
Historical Annual Growth 2010 to 2025	3.1%	1.5%	0.8%
2025 Median Age	33.4	32.5	33.0
Households			
2025 Estimated Households	6,031	56,801	107,329
2030 Projected Households	6,822	61,075	112,548
2020 Census Households	4,896	48,669	97,149
2010 Census Households	3,855	42,012	88,986
Projected Annual Growth 2025 to 2030	2.6%	1.5%	1.0%
Historical Annual Growth 2010 to 2025	3.8%	2.3%	1.4%
Race and Ethnicity			
2025 Estimated White	46.6%	44.2%	45.7%
2025 Estimated Black or African American	39.7%	33.4%	28.5%
2025 Estimated Asian or Pacific Islander	2.7%	4.1%	4.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2025 Estimated Other Races	10.5%	17.7%	20.9%
2025 Estimated Hispanic	10.5%	19.4%	23.7%
Income			
2025 Estimated Average Household Income	\$90,551	\$80,415	\$85,265
2025 Estimated Median Household Income	\$62,947	\$59,114	\$62,580
2025 Estimated Per Capita Income	\$44,885	\$38,796	\$38,581
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	5.5%	6.4%
2025 Estimated Some High School (Grade Level 9 to 11)	7.3%	7.4%	7.8%
2025 Estimated High School Graduate	25.7%	24.7%	25.6%
2025 Estimated Some College	19.4%	19.2%	18.6%
2025 Estimated Associates Degree Only	6.2%	5.6%	6.1%
2025 Estimated Bachelors Degree Only	24.0%	23.6%	21.4%
2025 Estimated Graduate Degree	14.1%	13.9%	14.1%
Business			
2025 Estimated Total Businesses	1,889	8,506	14,925
2025 Estimated Total Employees	33,475	118,988	207,217
2025 Estimated Employee Population per Business	17.7	14.0	13.9
2025 Estimated Residential Population per Business	6.6	13.9	16.0

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