

# BARRY & MAIN PROPERTIES TRACT 3

20 NE BARRY ROAD, KANSAS CITY, MO 64118

LAND FOR SALE



## PROPERTY DESCRIPTION

This 1.45-acre parcel of land, located along Barry Road in Kansas City North, offers a versatile opportunity for various uses, including residential, restaurant, retail, office, or flex space. It benefits from the availability of utilities and is surrounded by great schools, strong demographics, and vibrant neighborhoods. It is conveniently close to retail shopping and enjoys a robust residential presence. With its strategic location, it's just a 15-minute drive to Liberty, MO, Downtown Kansas City, and KCI Airport. Zoned B1-1.

## PROPERTY HIGHLIGHTS

- Ideal for Residential, Restaurant, Retail, Office, or Flex Space
- Great Schools, Great Demographics, Great Neighborhoods
- Proximity to retail shopping
- Strong Residential Surroundings
- 15 minutes to Liberty, MO. Downtown Kansas City. & KCI Airport

## DEMOGRAPHICS

	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,345	60,725	159,170
Total Population	43,777	145,296	377,109
Average HH Income	\$78,327	\$83,457	\$76,343

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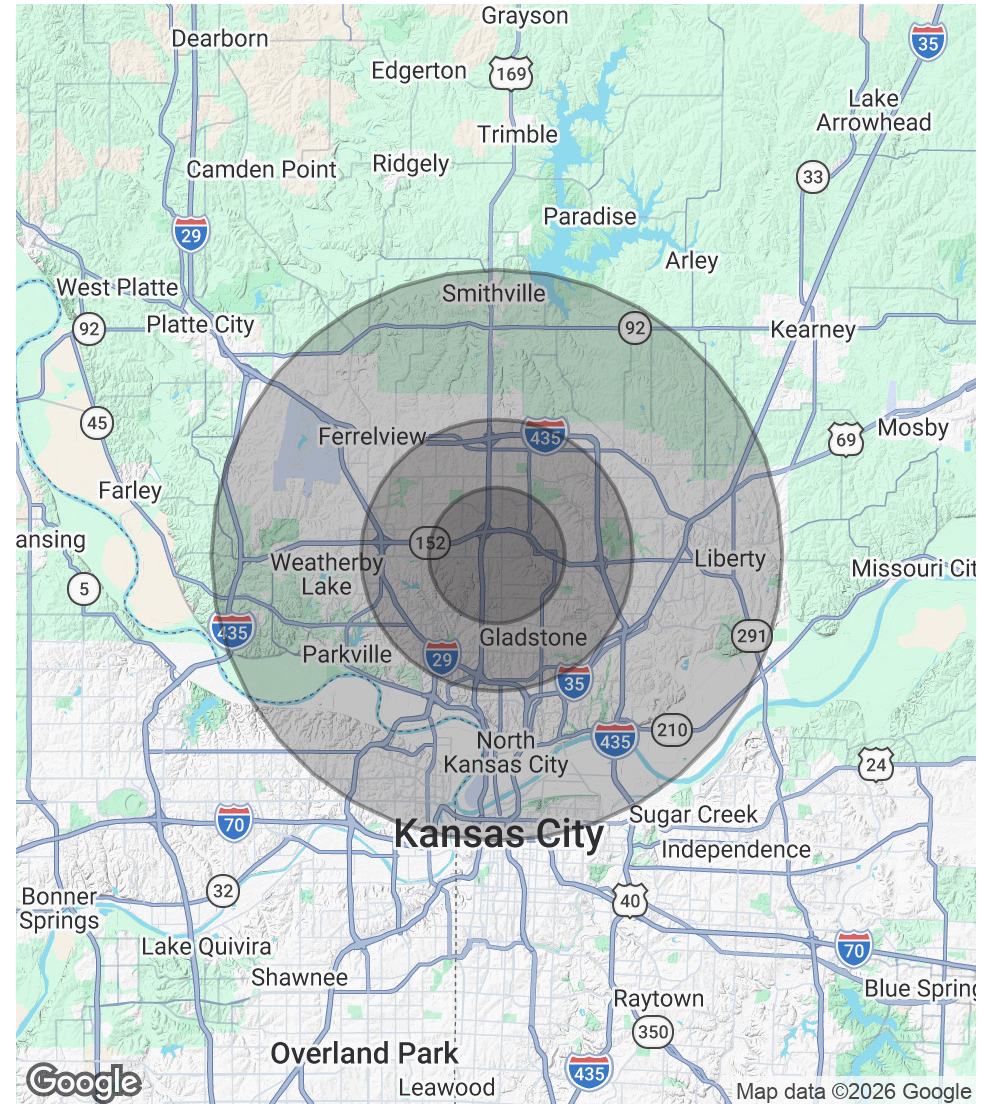
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POPULATION	2.5 MILES	5 MILES	10.5 MILES
Total Population	43,777	145,296	377,109
Average Age	38.3	38.2	36.7
Average Age (Male)	37.2	37.2	35.6
Average Age (Female)	39.4	39.3	38.0

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,345	60,725	159,170
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,327	\$83,457	\$76,343
Average House Value	\$177,590	\$195,975	\$177,372

2020 American Community Survey (ACS)



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