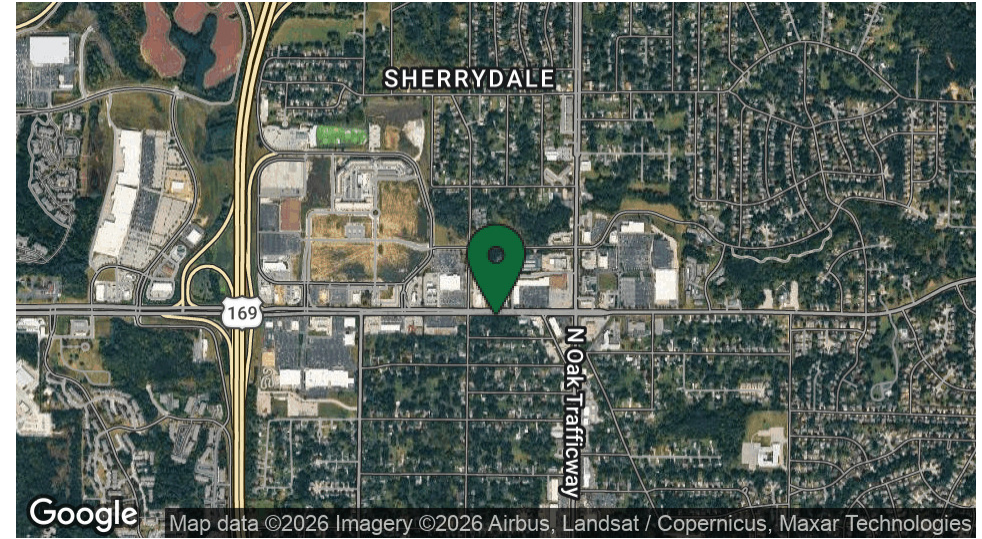


BARRY & MAIN PROPERTIES TRACT 4

203 NE BARRY ROAD, KANSAS CITY, MO 64118

LAND FOR SALE



PROPERTY DESCRIPTION

This parcel of land, spanning approximately 1.576 acres, is versatile and suitable for various purposes, including retail, office, flex space, or residential use. It is situated along Barry Road in Kansas City North—zoned B1-1.

PROPERTY HIGHLIGHTS

- Utilities Available
- 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	18,616	61,284	160,368
Total Population	44,401	146,614	379,877
Average HH Income	\$77,783	\$83,316	\$76,070

Andrew Danner

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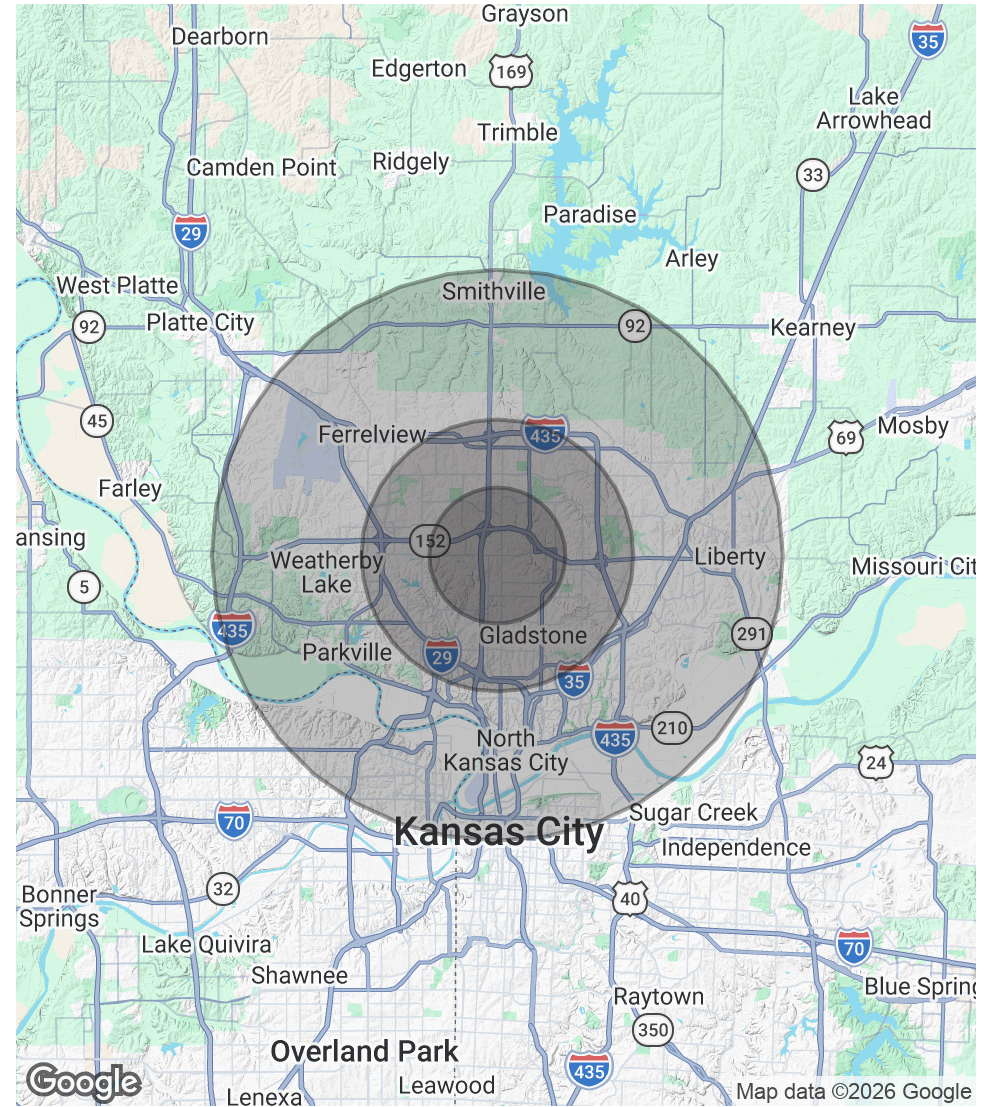
LAND FOR SALE

203 NE BARRY ROAD, KANSAS CITY, MO 64118

POPULATION	2.5 MILES	5 MILES	10.5 MILES
Total Population	44,401	146,614	379,877
Average Age	38.4	38.1	36.7
Average Age (Male)	37.2	37.1	35.6
Average Age (Female)	39.5	39.3	37.9

HOUSEHOLDS & INCOME	2.5 MILES	5 MILES	10.5 MILES
Total Households	18,616	61,284	160,368
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,783	\$83,316	\$76,070
Average House Value	\$176,837	\$195,484	\$176,603

2020 American Community Survey (ACS)



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