WESTPORT FLEX/WAREHOUSE FOR SALE

2015 & 2020 W. 43rd Avenue, Kansas City, Kansas

SALE PRICE: $850,000 | 5,091 SF BUILDING & 0.22 PAVED LOT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	19,350	108,366	279,161
Avg. Household Income	$103,379	$117,783	$101,041

- 5,091 SF building with front office/retail area
- Fenced lot behind building
- Three 10’ to 12’ drive-in garage doors
- Great frontage on 43rd Avenue
- Convenient to the Country Club Plaza and Westport entertainment districts
- Drone Photos

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agents*

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

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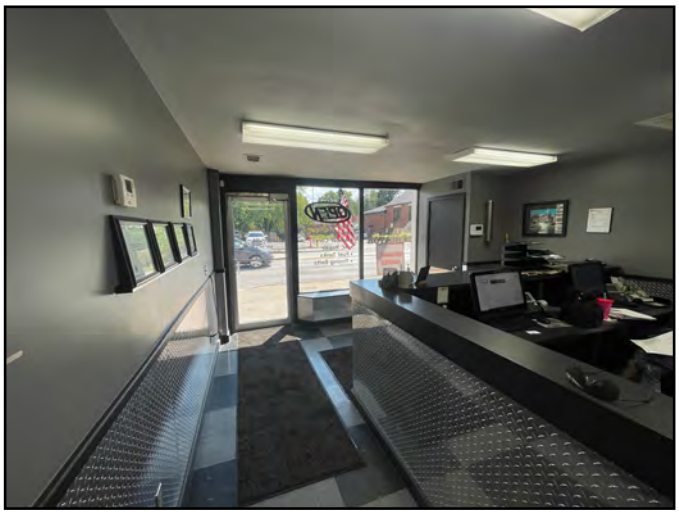
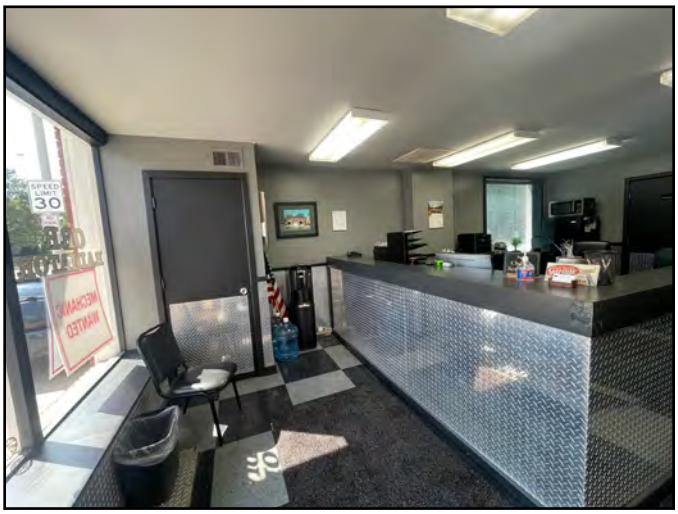
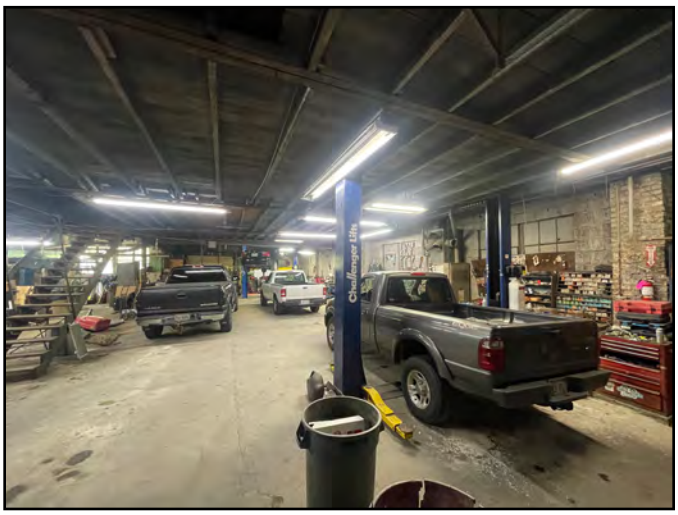
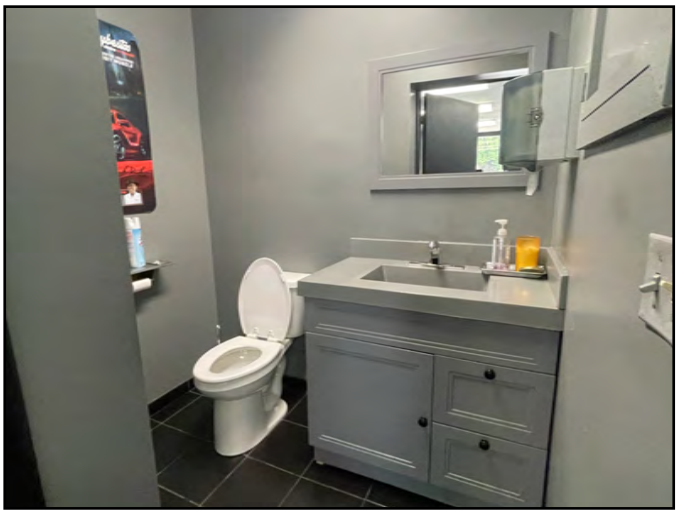
PHOTOS









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AERIAL

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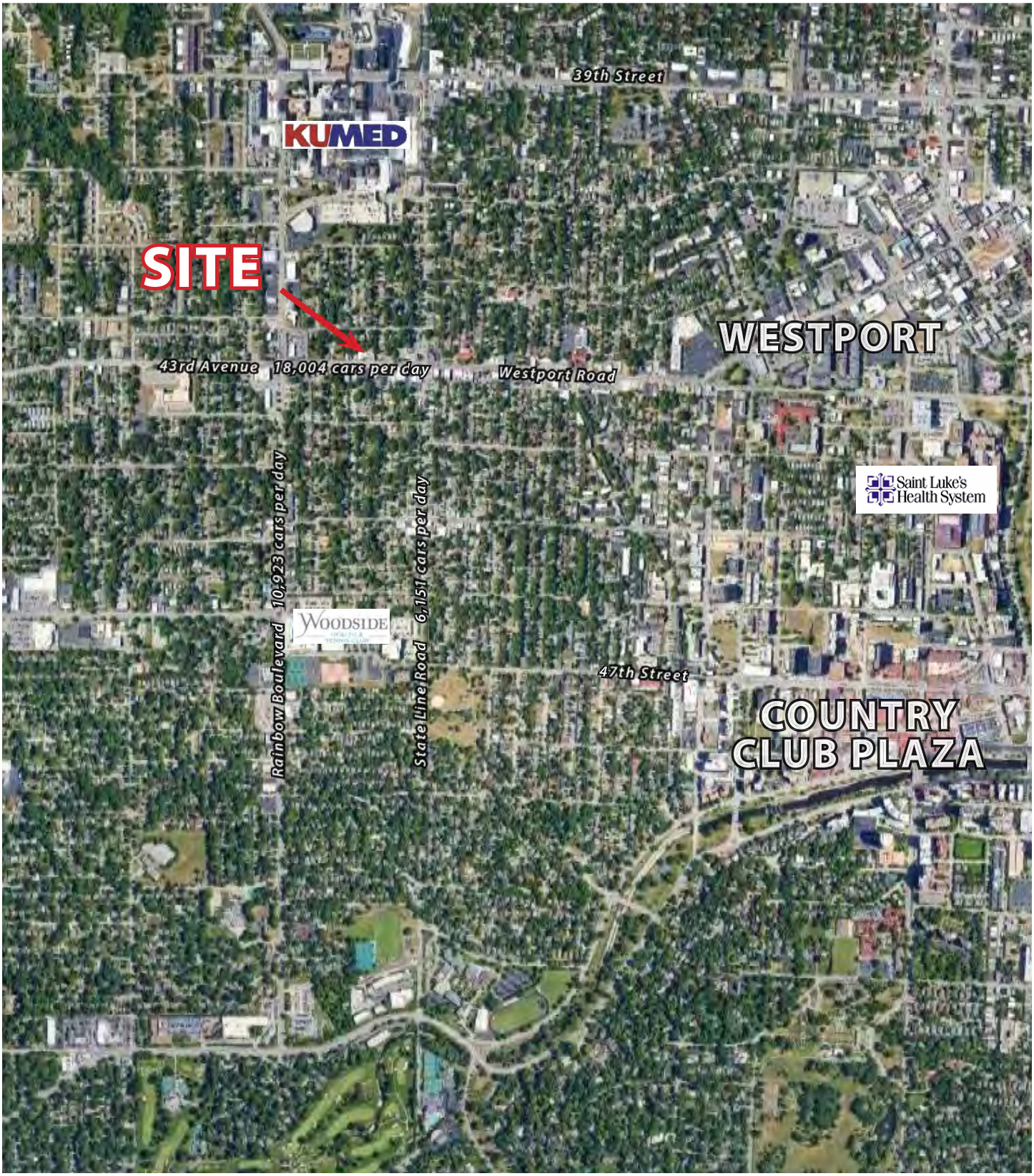

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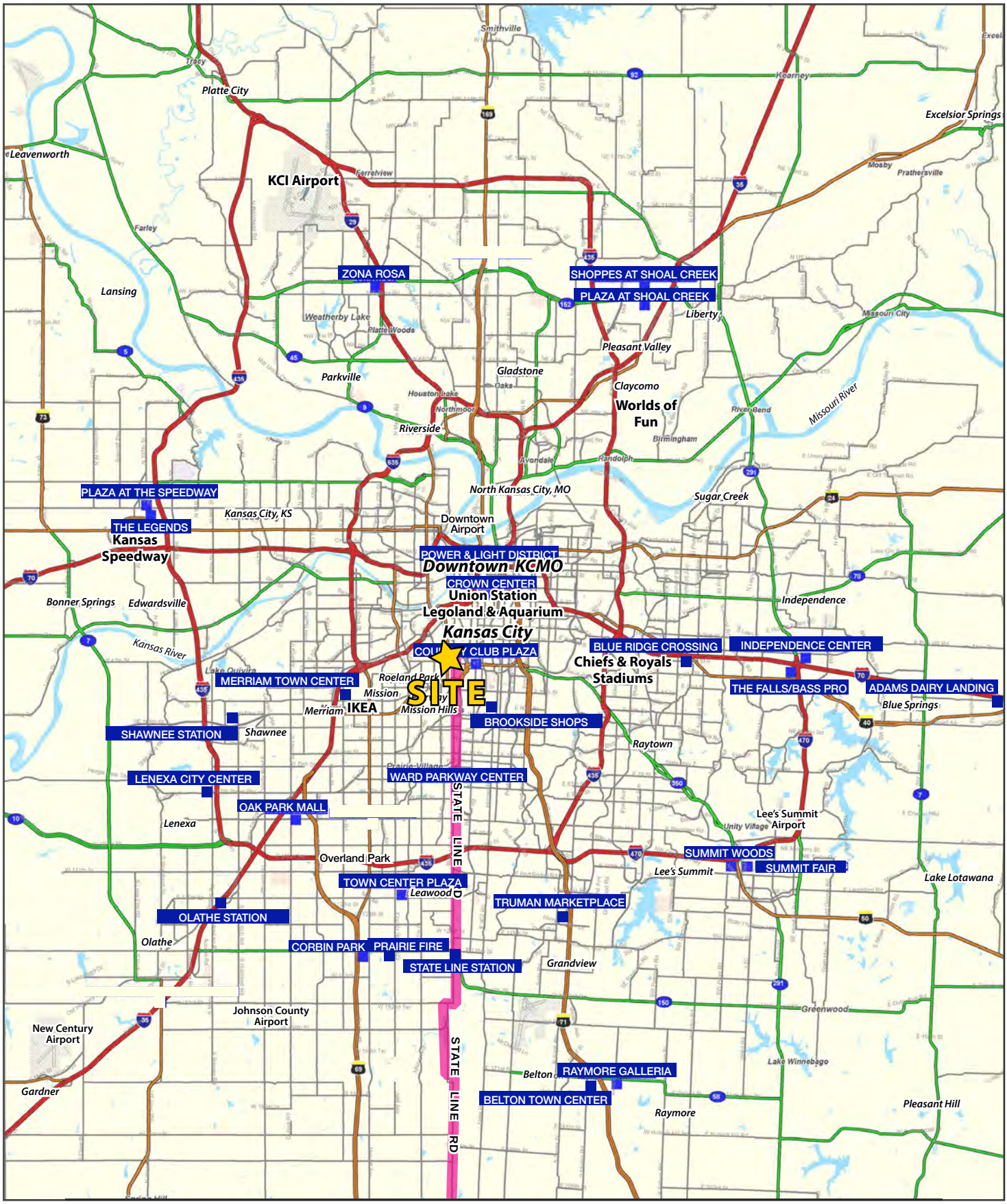

Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | www.blockandco.com

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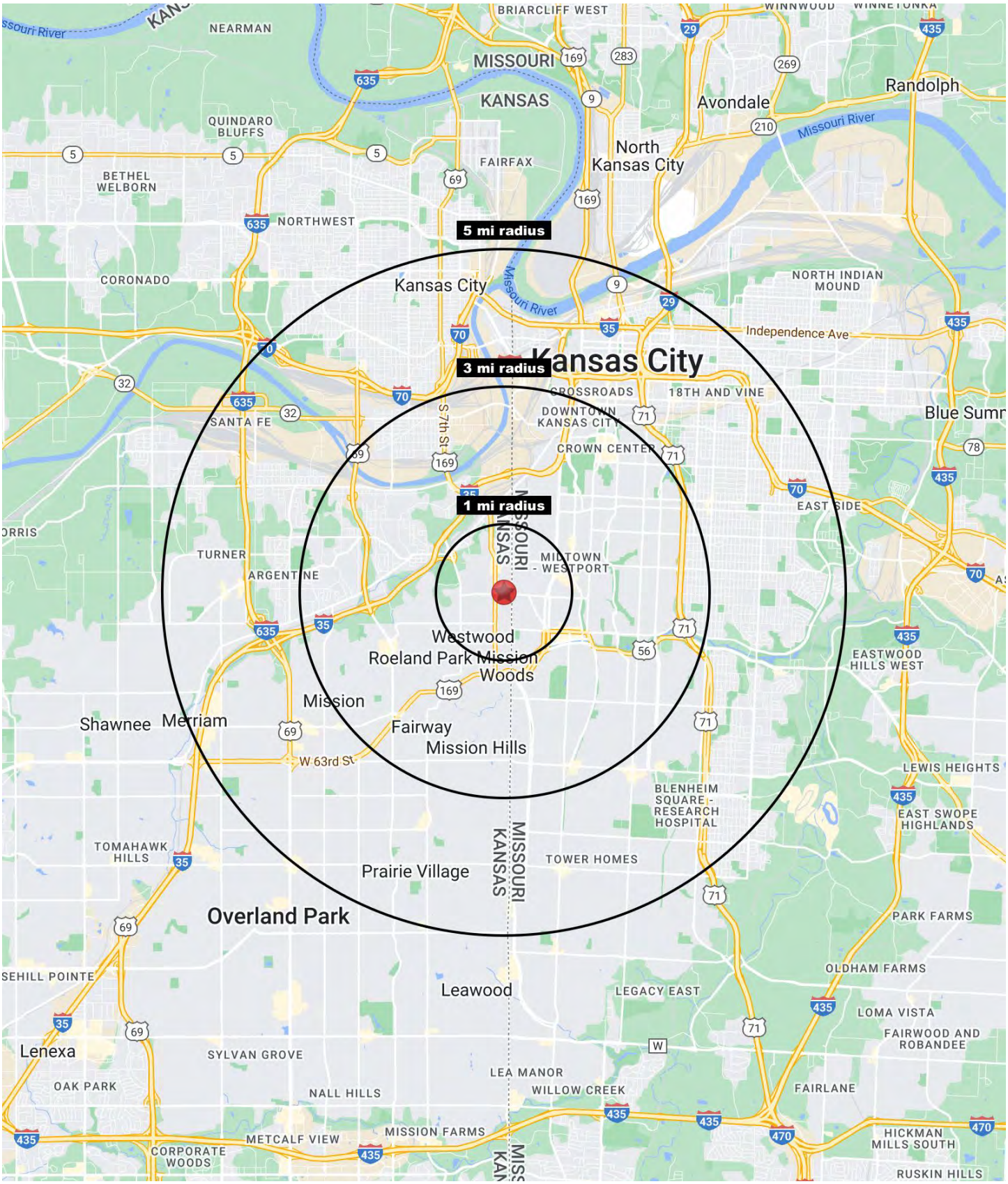

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2020 W. 43rd Avenue Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,350	108,366	279,161
2028 Projected Population	19,386	110,199	283,190
2020 Census Population	19,355	108,139	278,758
2010 Census Population	18,136	101,497	262,445
Projected Annual Growth 2023 to 2028	-	0.3%	0.3%
Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
2023 Median Age	35.0	35.6	35.8
Households			
2023 Estimated Households	10,662	51,852	125,610
2028 Projected Households	10,564	52,380	126,587
2020 Census Households	10,515	51,155	123,997
2010 Census Households	10,019	47,776	114,664
Projected Annual Growth 2023 to 2028	-0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.7%	0.7%
Race and Ethnicity			
2023 Estimated White	73.9%	66.6%	57.0%
2023 Estimated Black or African American	10.0%	16.1%	24.4%
2023 Estimated Asian or Pacific Islander	4.0%	4.5%	3.5%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	11.6%	12.3%	14.5%
2023 Estimated Hispanic	13.1%	13.6%	16.6%
Income			
2023 Estimated Average Household Income	$103,379	$117,783	$101,041
2023 Estimated Median Household Income	$72,534	$83,883	$75,348
2023 Estimated Per Capita Income	$57,282	$56,602	$45,777
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.7%	4.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	4.1%	5.9%
2023 Estimated High School Graduate	17.0%	17.9%	22.8%
2023 Estimated Some College	14.8%	15.5%	17.8%
2023 Estimated Associates Degree Only	6.9%	5.4%	6.0%
2023 Estimated Bachelors Degree Only	34.1%	31.5%	25.7%
2023 Estimated Graduate Degree	22.4%	22.9%	17.5%
Business			
2023 Estimated Total Businesses	1,481	7,312	15,914
2023 Estimated Total Employees	11,800	96,363	199,564
2023 Estimated Employee Population per Business	8.0	13.2	12.5
2023 Estimated Residential Population per Business	13.1	14.8	17.5

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