



# STATE AVENUE SHOPPING CENTER

## Getting Renovated! Space For Lease

4835-4953 State Avenue, Kansas City, Kansas



CONCEPTUAL RENDERING

## 105,262 SQUARE FOOT SHOPPING CENTER

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	4,756	58,116	124,254
Avg. Household Income	\$54,679	\$51,963	\$55,472

- 20,000 end cap space for lease with a retail pad site out front
- Easy highway access, just off I-635
- Big renovations happening now
- Pad site also available for ground lease - call for pricing



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | [gcohoon@blockandco.com](mailto:gcohoon@blockandco.com)  
DANIEL BROCATO | 816.412.7303 | [dbrocato@blockandco.com](mailto:dbrocato@blockandco.com)

Exclusive Agents



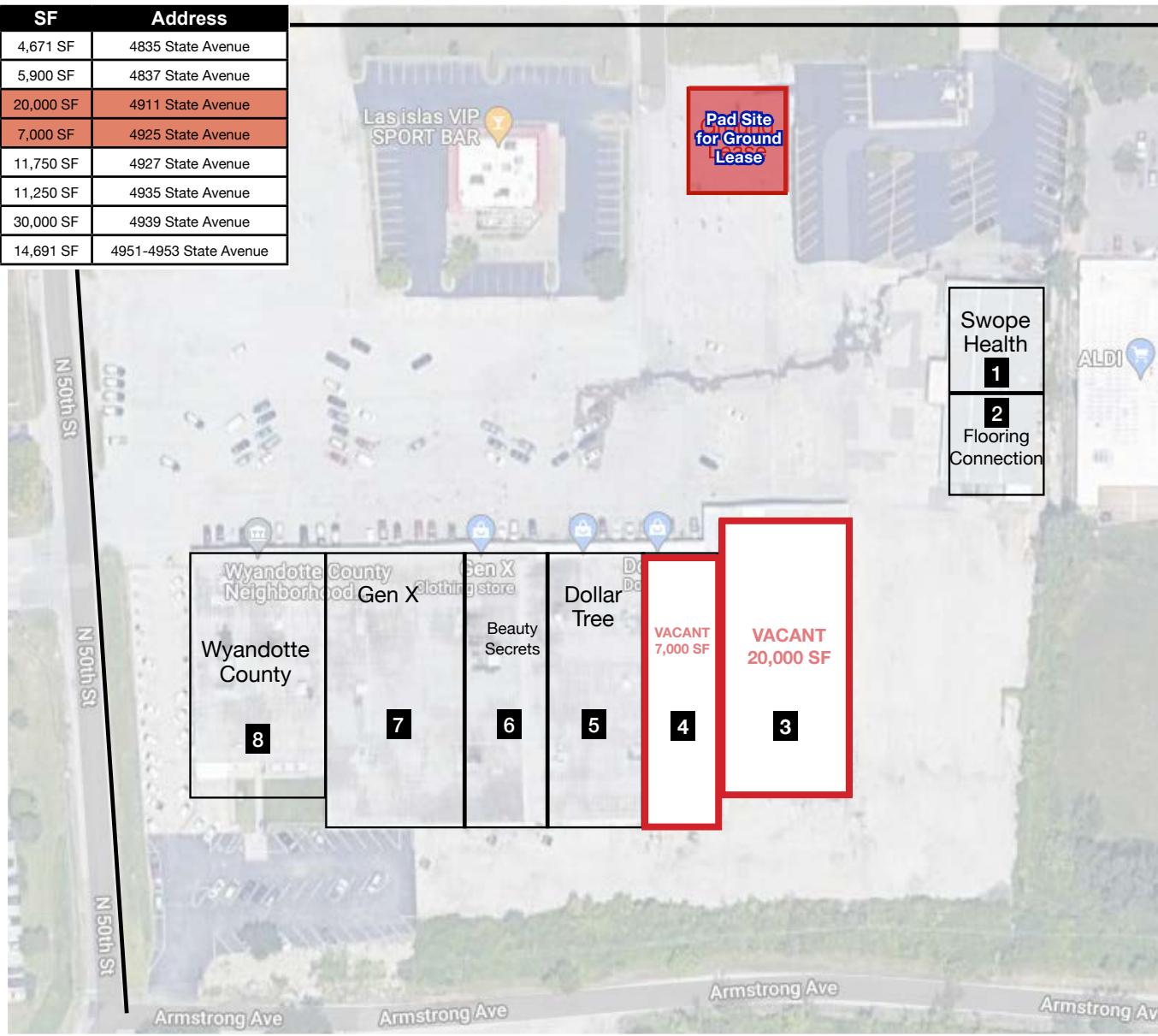
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### SITE PLAN

#	Name	SF	Address
1	Swope Health	4,671 SF	4835 State Avenue
2	Floor Connections	5,900 SF	4837 State Avenue
3	AVAILABLE	20,000 SF	4911 State Avenue
4	AVAILABLE	7,000 SF	4925 State Avenue
5	Dollar Tree	11,750 SF	4927 State Avenue
6	Beauty Secrets	11,250 SF	4935 State Avenue
7	GenX	30,000 SF	4939 State Avenue
8	Unified Govt of Wyandotte County	14,691 SF	4951-4953 State Avenue





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AERIAL





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### DRONE IMAGERY





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## DRONE IMAGERY

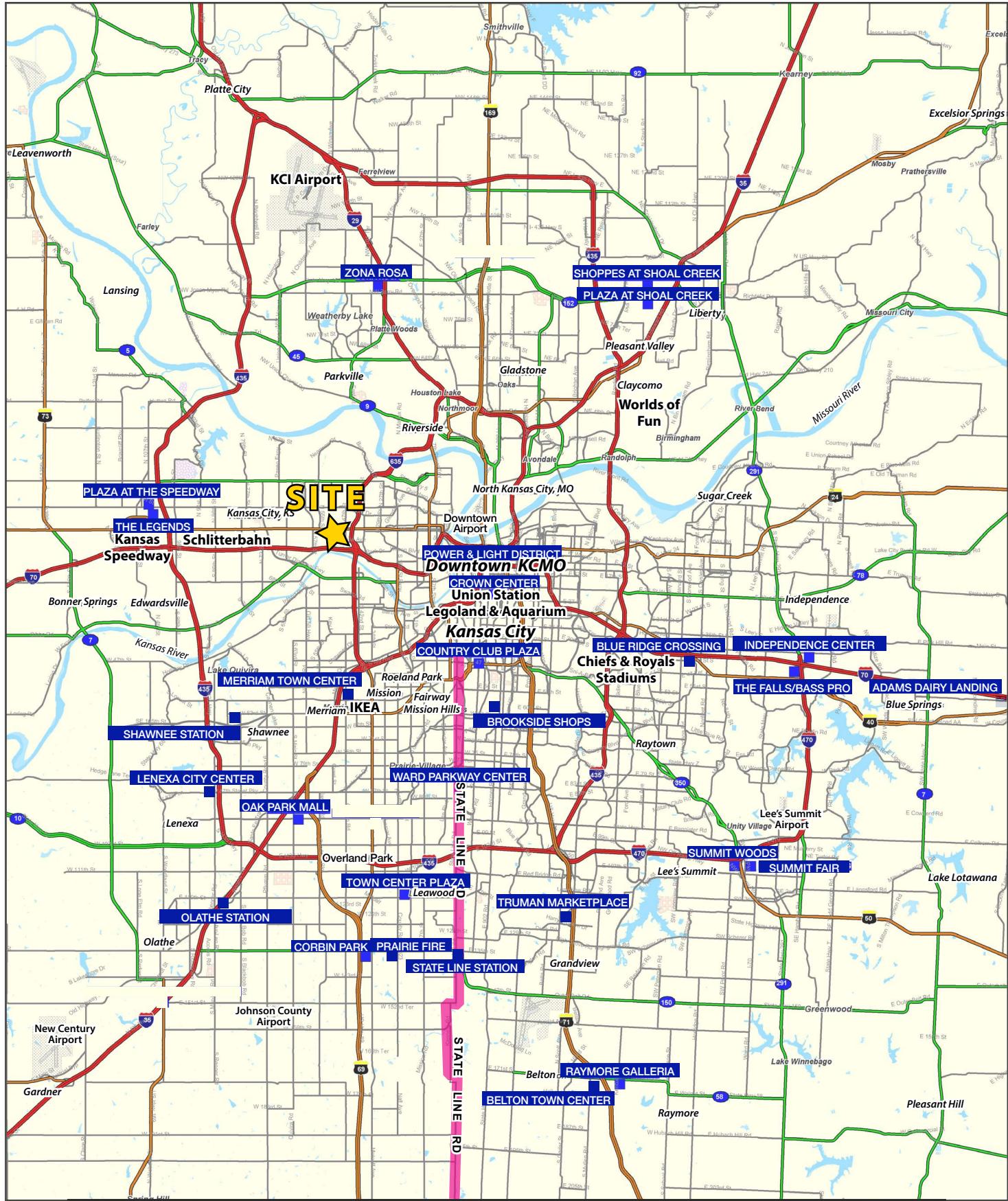




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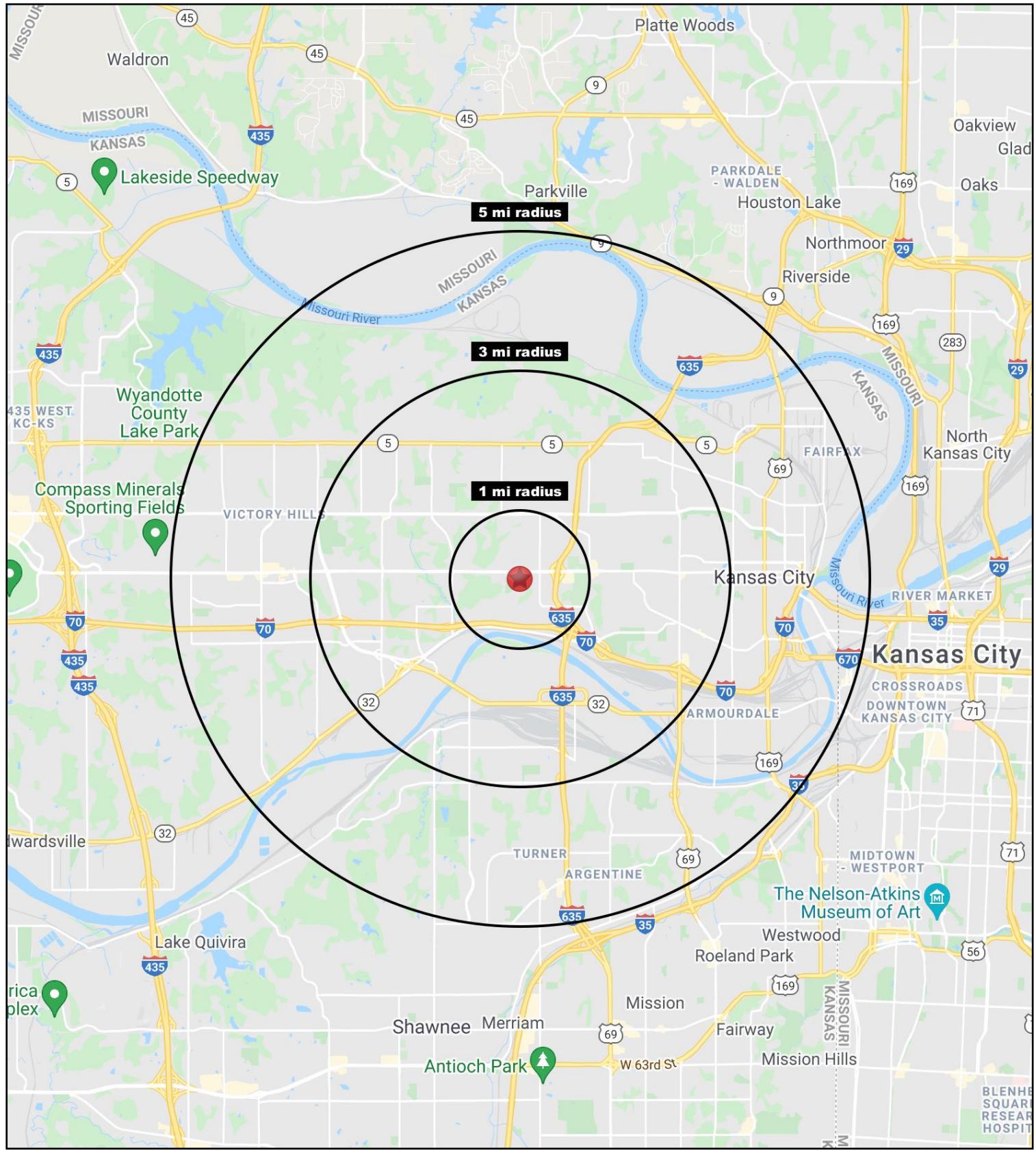
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4835-4953 State Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	4,756	58,116	124,254
2026 Projected Population	4,749	57,972	124,108
2010 Census Population	4,330	56,853	121,573
2000 Census Population	4,356	58,993	127,255
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	0.4%	-	-0.1%
2021 Median Age	30.1	32.7	33.4
<b>Households</b>			
2021 Estimated Households	1,611	20,207	44,424
2026 Projected Households	1,622	20,311	44,686
2010 Census Households	1,474	20,035	44,097
2000 Census Households	1,597	21,859	47,196
Projected Annual Growth 2021 to 2026	0.1%	0.1%	0.1%
Historical Annual Growth 2000 to 2021	-	-0.4%	-0.3%
<b>Race and Ethnicity</b>			
2021 Estimated White	38.0%	41.6%	47.2%
2021 Estimated Black or African American	31.1%	29.8%	25.6%
2021 Estimated Asian or Pacific Islander	10.3%	6.7%	6.1%
2021 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2021 Estimated Other Races	19.9%	21.0%	20.3%
2021 Estimated Hispanic	29.5%	33.3%	32.8%
<b>Income</b>			
2021 Estimated Average Household Income	\$54,679	\$51,963	\$55,472
2021 Estimated Median Household Income	\$45,220	\$42,937	\$46,290
2021 Estimated Per Capita Income	\$18,535	\$18,140	\$19,948
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	13.7%	13.0%	11.2%
2021 Estimated Some High School (Grade Level 9 to 11)	10.2%	11.9%	12.0%
2021 Estimated High School Graduate	32.4%	35.3%	34.8%
2021 Estimated Some College	20.0%	20.5%	21.0%
2021 Estimated Associates Degree Only	11.4%	7.5%	7.5%
2021 Estimated Bachelors Degree Only	6.7%	8.1%	9.5%
2021 Estimated Graduate Degree	5.7%	3.7%	4.0%
<b>Business</b>			
2021 Estimated Total Businesses	119	1,110	3,546
2021 Estimated Total Employees	1,086	16,030	57,011
2021 Estimated Employee Population per Business	9.1	14.4	16.1
2021 Estimated Residential Population per Business	40.1	52.3	35.0