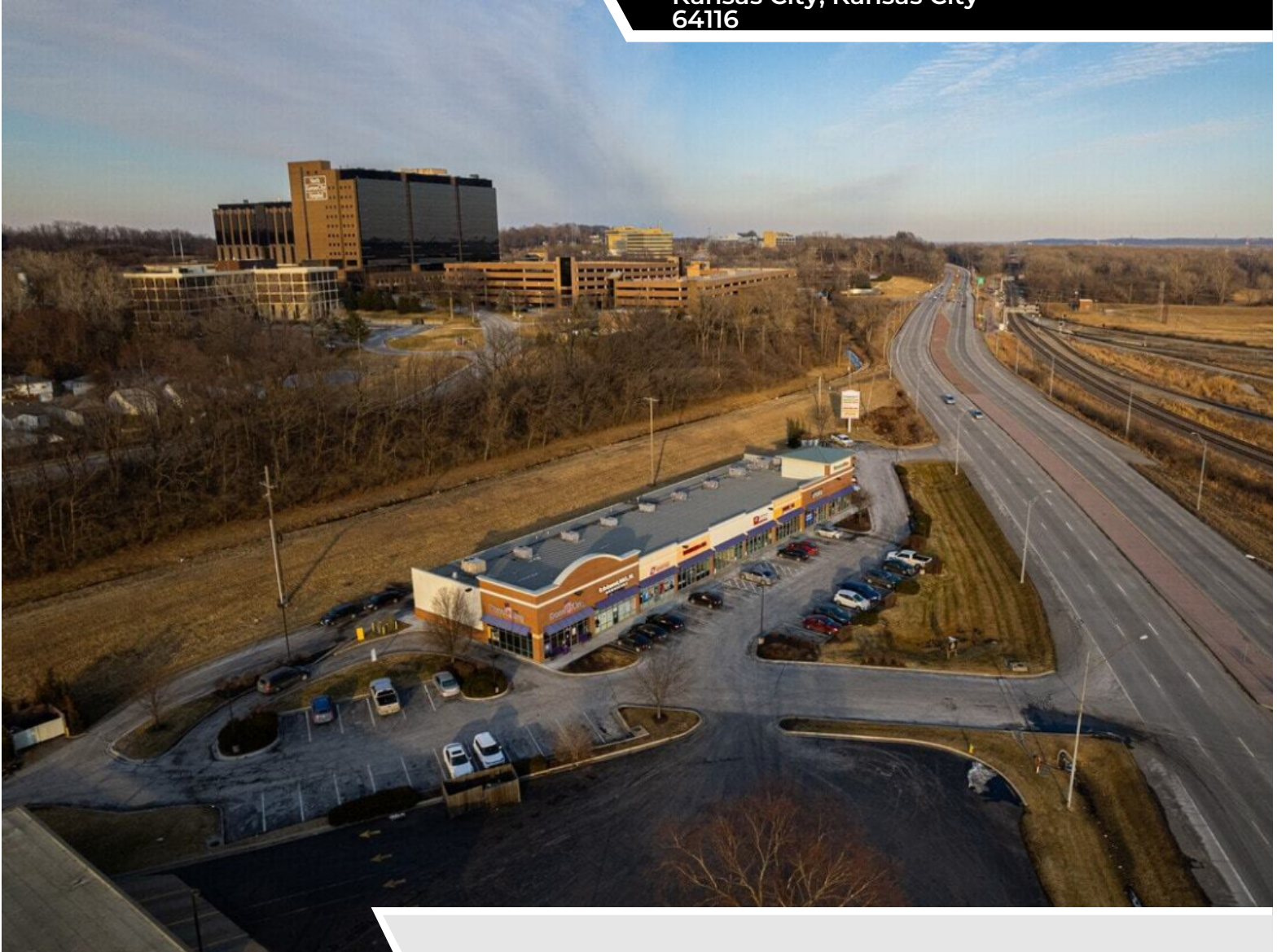




# TWO TEN CENTER

2384 Armour Rd  
Kansas City, Kansas City  
64116



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## **Two** Ten Center

2384 Armour Rd  
Kansas City, Kansas City  
64116



# TWO TEN CENTER

## PROPERTY INFORMATION

**Annual Rent**  
*\$23.00/ per SQ. FT.*

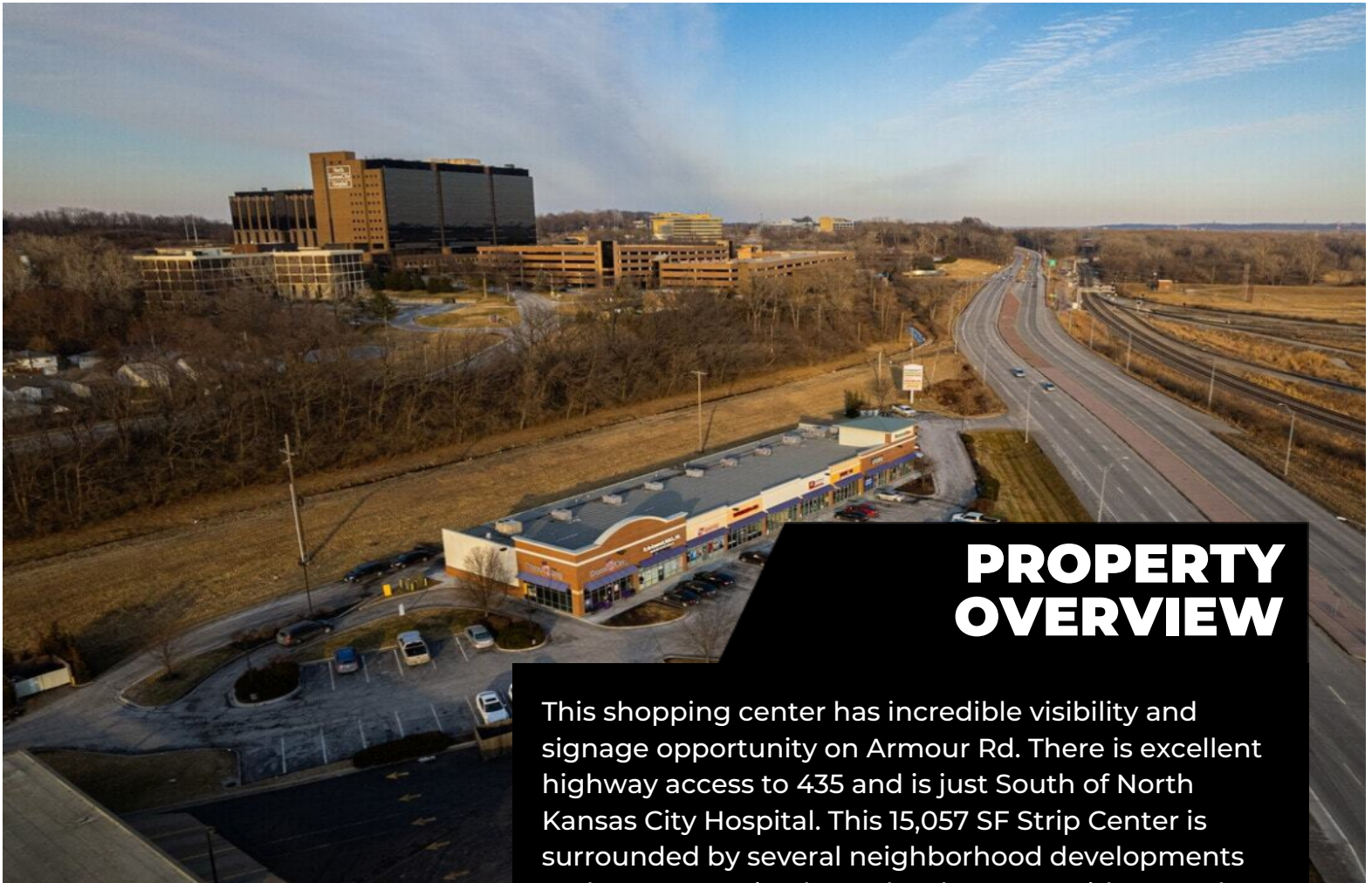
**Property Address**  
*2384 Armour Rd  
Kansas City, Kansas City 64116*

**Rentable Area**  
*1,135 Sq. Ft.*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





## PROPERTY OVERVIEW

This shopping center has incredible visibility and signage opportunity on Armour Rd. There is excellent highway access to 435 and is just South of North Kansas City Hospital. This 15,057 SF Strip Center is surrounded by several neighborhood developments and next to a mixed-use development with several retail and fast food tenants. It is in close proximity to North Kansas City Hospital and several hotels.

**TWO**

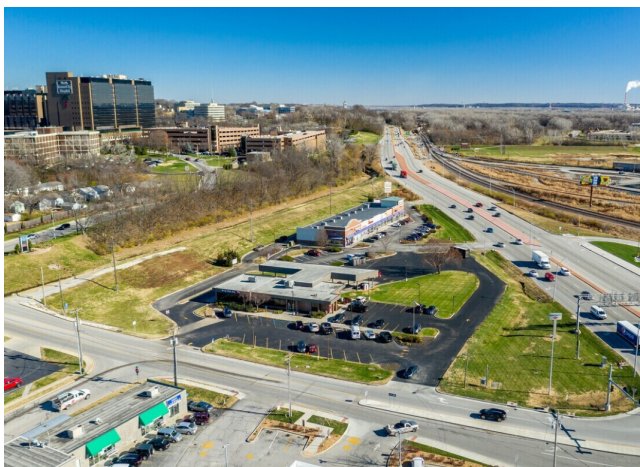
TEN CENTER

2384 Armour Rd  
Kansas City, Kansas City 64116

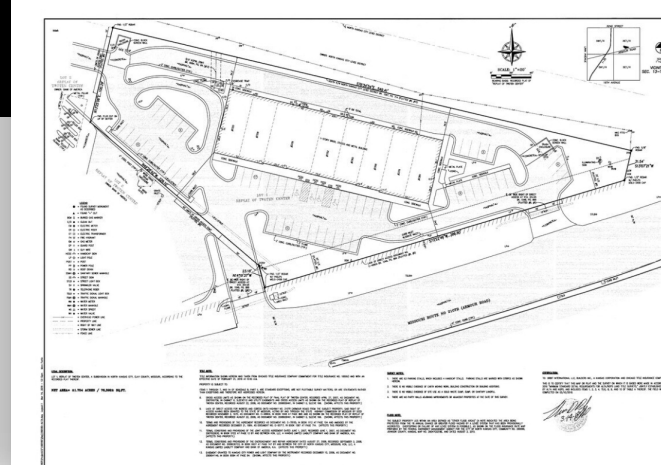
# PROPERTY PHOTOS



# PROPERTY PHOTOS

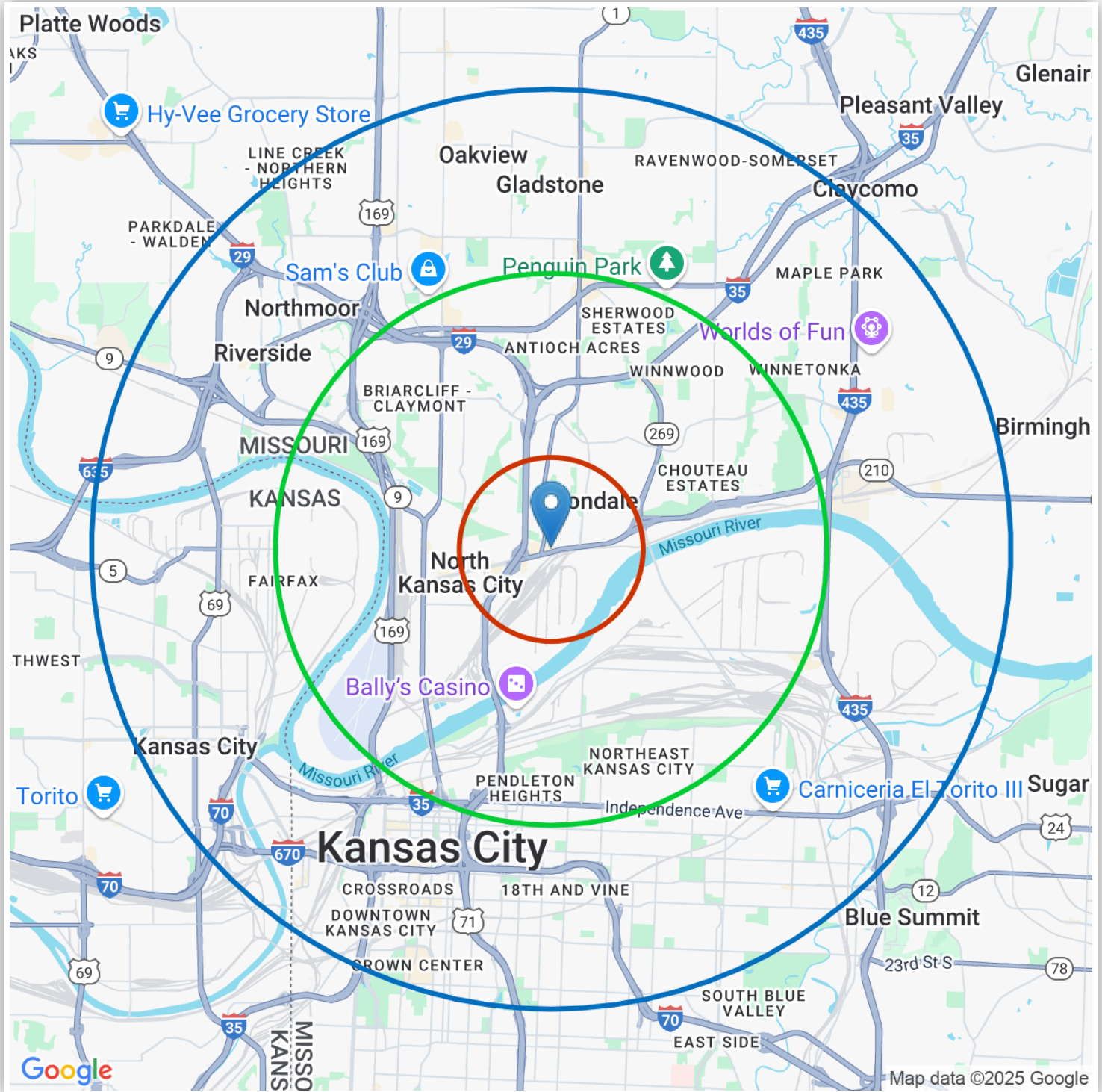


# PROPERTY PHOTOS





## LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

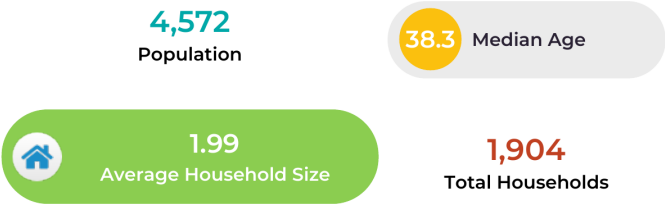


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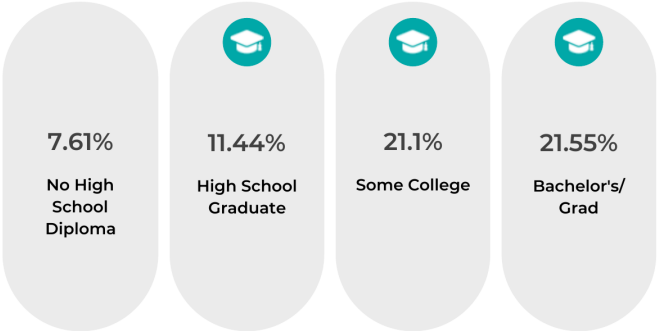


INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

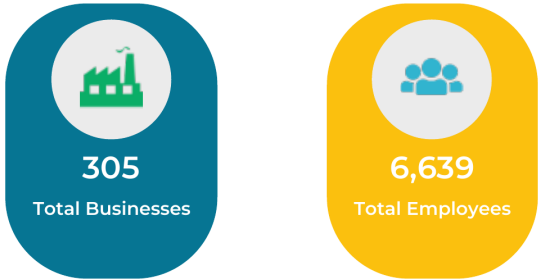
KEY FACTS



EDUCATION



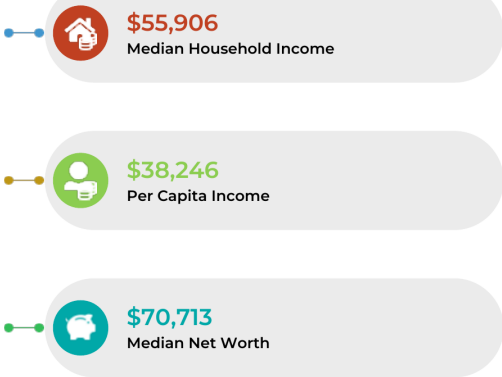
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$35,000 - \$49,999 (21.25%) ■  
The smallest group : \$200,000+ (4.06%) ■

Indicator	Value(%)	
< \$15,000	4.84	■
\$15,000 - \$24,999	11.47	■
\$25,000 - \$34,999	8.03	■
\$35,000 - \$49,999	21.25	■
\$50,000 - \$74,999	19.11	■
\$75,000 - \$99,999	10.12	■
\$100,000 - \$149,999	14.4	■
\$150,000 - \$199,999	6.72	■
\$200,000+	4.06	■



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TWO TEN CENTER

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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

57,971

Population

35.5

Median Age



2.21

Average Household Size

24,047

Total Households

EDUCATION



5.19%

No High School Diploma



11.8%

High School Graduate



19.94%

Some College

24.32%

Bachelor's/ Grad

BUSINESS



2,870

Total Businesses



44,240

Total Employees

EMPLOYMENT

6,478

Retail Trade Employees

7,003

Manufacturing Employees

2,056

Eating & Drinking Employees

1,957

Finance/Ins/Real Estate Emp

4.1%

Unemployment Rate

INCOME



\$62,123

Median Household Income



\$36,799

Per Capita Income



\$69,073

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.21%)■

The smallest group : \$200,000+ (4.73%)■

Indicator	Value(%)	
< \$15,000	9.04	■
\$15,000 - \$24,999	7.93	■
\$25,000 - \$34,999	7.98	■
\$35,000 - \$49,999	14.11	■
\$50,000 - \$74,999	20.21	■
\$75,000 - \$99,999	11.9	■
\$100,000 - \$149,999	15.52	■
\$150,000 - \$199,999	8.58	■
\$200,000+	4.73	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

180,494  
Population

35 Median Age



2.26  
Average Household Size

72,663  
Total Households

EDUCATION



6.8%

No High  
School  
Diploma



10.92%  
High School  
Graduate



19.43%  
Some College



20.48%  
Bachelor's/  
Grad

BUSINESS



10,124  
Total Businesses



200,849  
Total Employees

EMPLOYMENT

21,231

Retail Trade  
Employees

24,988  
Manufacturing  
Employees

8,465  
Eating &  
Drinking  
Employees

19,879

Finance/Ins/Real  
Estate Emp

4.7%

Unemployment Rate

INCOME



\$62,238  
Median Household Income



\$35,894  
Per Capita Income



\$64,751  
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.07%)■

The smallest group : \$200,000+ (5.52%)■

Indicator	Value(%)	
< \$15,000	11.45	■
\$15,000 - \$24,999	6.82	■
\$25,000 - \$34,999	8.08	■
\$35,000 - \$49,999	13.64	■
\$50,000 - \$74,999	19.07	■
\$75,000 - \$99,999	12.26	■
\$100,000 - \$149,999	15.67	■
\$150,000 - \$199,999	7.5	■
\$200,000+	5.52	■



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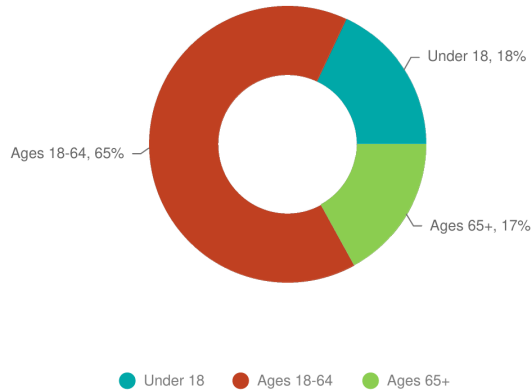


## INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

<b>4,572</b> Population	<b>2,292</b> Households	<b>38.3</b> Median Age
<b>1.99</b> Avg Size Household	<b>\$55,906</b> Median Household Income	<b>\$216,691</b> Median Home Value
<b>47</b> Wealth Index	<b>90</b> Housing Affordability	<b>64.4</b> Diversity Index

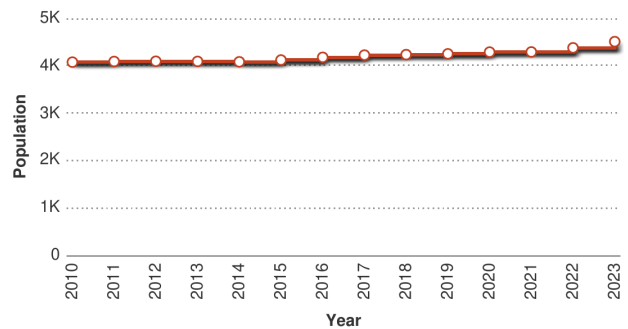
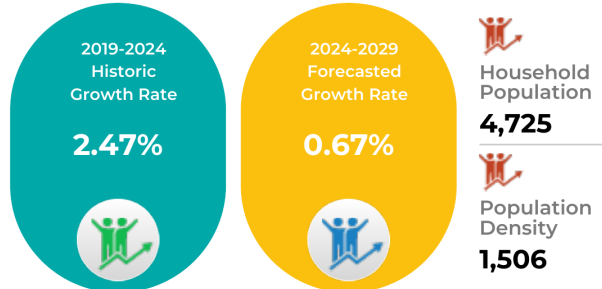
### POPULATION BY AGE



### POPULATION BY GENERATION

<b>3.61%</b> Greatest Gen: Born 1945/Earlier	<b>18.61%</b> Baby Boomer: Born 1946 to 1964	<b>17.83%</b> Generation X: Born 1965 to 1980
<b>30.73%</b> Millennial: Born 1981 to 1998	<b>20.1%</b> Generation Z: Born 1999 to 2016	<b>9.12%</b> Alpha: Born 2017 to Present

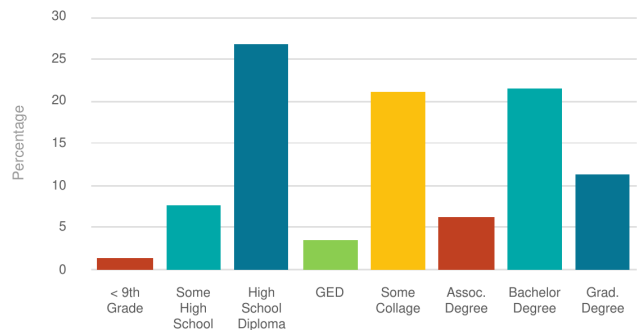
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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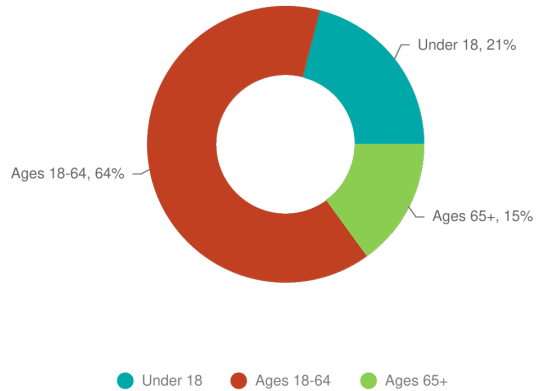


## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

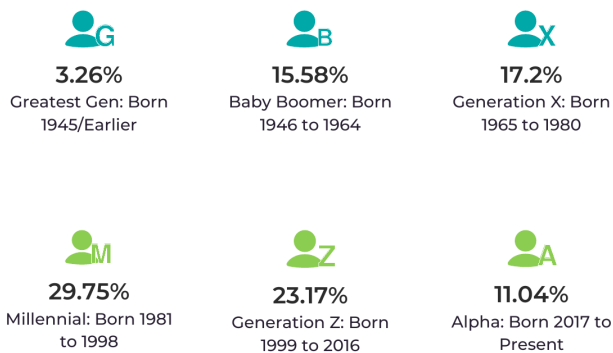
### POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>57,971</b> Population	<b>26,039</b> Households	<b>35.5</b> Median Age
<b>2.21</b> Avg Size Household	<b>\$62,123</b> Median Household Income	<b>\$210,931</b> Median Home Value
<b>53</b> Wealth Index	<b>102</b> Housing Affordability	<b>75</b> Diversity Index

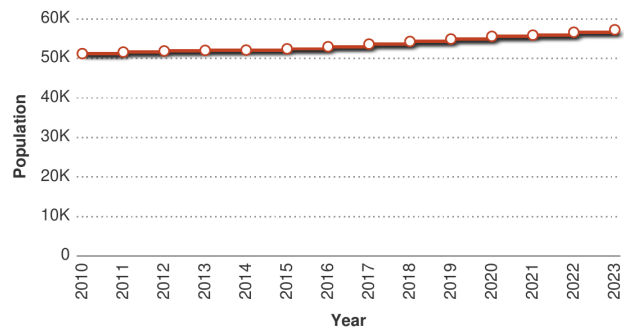
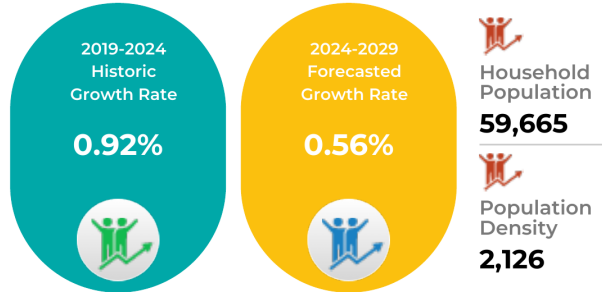
### POPULATION BY AGE



### POPULATION BY GENERATION



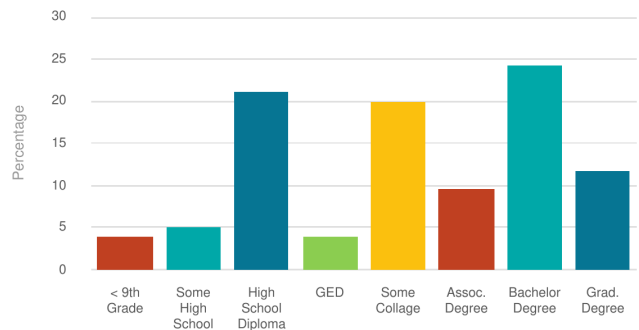
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

180,494

Population

77,624

Households

35

Median Age

2.26

Avg Size Household

\$62,238

Median Household  
Income

\$206,383

Median Home Value

53

Wealth Index

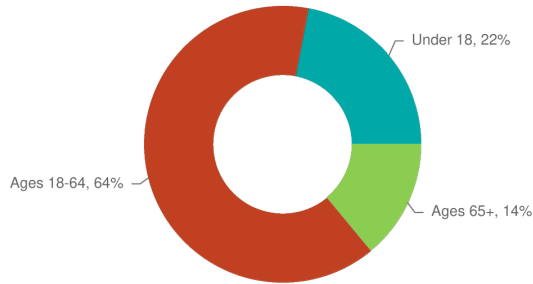
104

Housing Affordability

79.1

Diversity Index

### POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

### POPULATION BY GENERATION



2.82%

Greatest Gen: Born  
1945/Earlier



15.27%

Baby Boomer: Born  
1946 to 1964



17.42%

Generation X: Born  
1965 to 1980



29.12%

Millennial: Born 1981  
to 1998



24.24%

Generation Z: Born  
1999 to 2016



11.13%

Alpha: Born 2017 to  
Present

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

0.71%



2024-2029  
Forecasted  
Growth Rate

0.42%



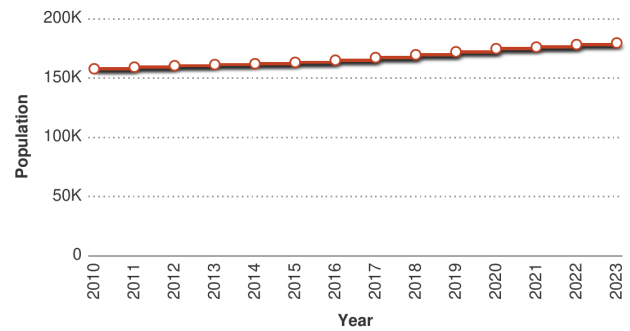
Household  
Population

181,205



Population  
Density

2,368



### DAYTIME POPULATION



291,281

2024 Total Daytime Population



87,413

2024 Daytime Pop: Residents



203,868

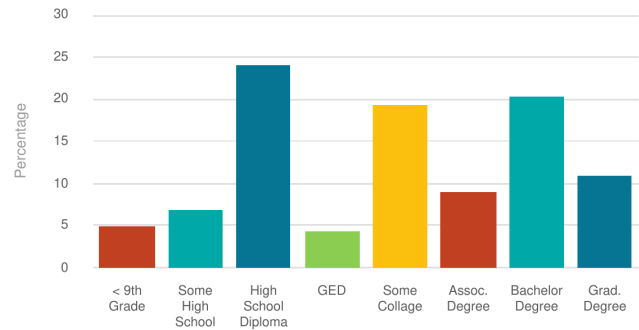
2024 Daytime Pop: Workers



3,709

2024 Daytime Pop Density

### POPULATION BY EDUCATION



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Reports Not Generated



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## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

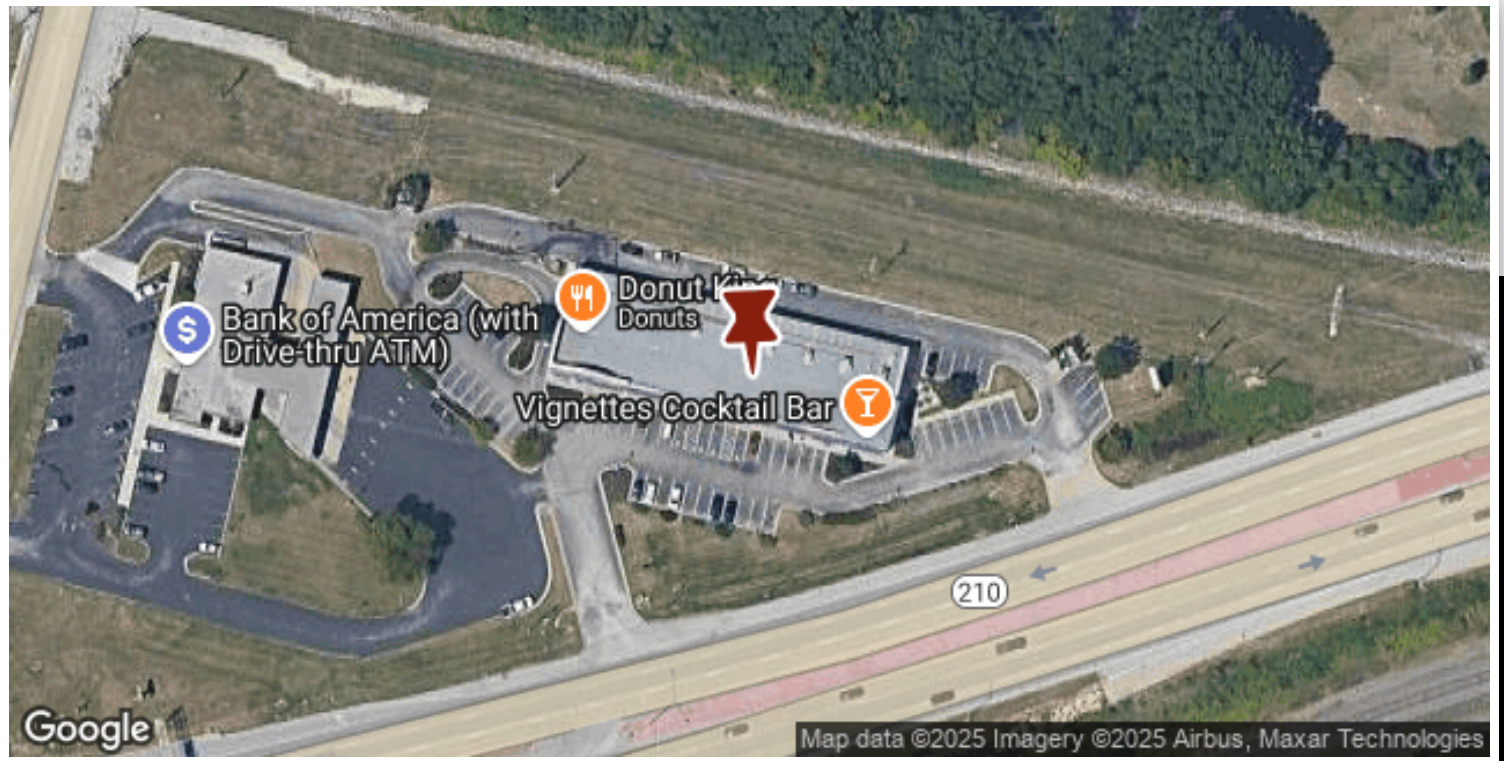


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## AERIAL ANNOTATION MAP



# TWO

## TEN CENTER

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