

Pad Site Available



5171 NE Chouteau Trfwy., Kansas City, MO 64118



DEMOGRAPHICS			
Radius	1 Mile	3 Miles	5 Miles
Population	9,941	72,355	125,743
Avg. HH Income	\$63,058	\$61,682	\$65,980

2015 Estimate

- 30,000+/- SF Retail Pad Site with Surplus Parking Available
- Excellent Access and Visibility to Chouteau
- Significant Redevelopment in Immediate Area
- Across from Redevelopment of Antioch Mall ~ Currently Underway

All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

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BYRAM REAL ESTATE VIVION RD. & CHOUTEAU TRFY.		Prepared For: BYRAM REAL ESTATE		Project Name: BYRAM REAL ESTATE		BY Date	
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<p>BYRAM REAL ESTATE PAD SITE VIVION RD. & CHOUTEAU TRFY.</p>				<p>BYRAM REAL ESTATE</p>		<p>BYRAM REAL ESTATE</p>	
<p>SITE EXHIBIT</p>				<p>BYRAM REAL ESTATE</p>		<p>BYRAM REAL ESTATE</p>	
<p>1 of 1</p>				<p>BYRAM REAL ESTATE</p>		<p>BYRAM REAL ESTATE</p>	
<p>BYRAM REAL ESTATE 2100 Centre Blvd. Suite 200 Overland Park, Kansas 66210 Tel: 913.481.1900 Fax: 913.881.1015 www.byrampre.com/byrampre-real-estate</p>				<p>BYRAM REAL ESTATE</p>		<p>BYRAM REAL ESTATE</p>	
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Executive Summary

5171 NE Chouteau Trfy, Kansas City, Missouri, 64119
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.18765
Longitude: -94.54506

	1 mile	3 miles	5 miles
Population			
2000 Population	10,666	70,947	115,767
2010 Population	9,860	71,380	123,232
2015 Population	9,941	72,355	125,743
2020 Population	10,225	74,592	130,418
2000-2010 Annual Rate	-0.78%	0.06%	0.63%
2010-2015 Annual Rate	0.16%	0.26%	0.38%
2015-2020 Annual Rate	0.56%	0.61%	0.73%
2015 Male Population	47.7%	48.5%	48.8%
2015 Female Population	52.3%	51.5%	51.2%
2015 Median Age	40.7	38.2	37.9

In the identified area, the current year population is 125,743. In 2010, the Census count in the area was 123,232. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 130,418 representing a change of 0.73% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	82.8%	79.8%	80.0%
2015 Black Alone	6.4%	8.4%	8.7%
2015 American Indian/Alaska Native Alone	0.6%	0.7%	0.6%
2015 Asian Alone	3.0%	3.5%	3.3%
2015 Pacific Islander Alone	0.6%	0.5%	0.5%
2015 Other Race	3.0%	3.3%	3.1%
2015 Two or More Races	3.4%	3.9%	3.7%
2015 Hispanic Origin (Any Race)	9.0%	9.2%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	4,713	30,419	48,550
2010 Households	4,462	30,662	51,880
2015 Total Households	4,498	31,052	52,986
2020 Total Households	4,622	31,997	54,989
2000-2010 Annual Rate	-0.55%	0.08%	0.67%
2010-2015 Annual Rate	0.15%	0.24%	0.40%
2015-2020 Annual Rate	0.55%	0.60%	0.74%
2015 Average Household Size	2.20	2.33	2.36

The household count in this area has changed from 51,880 in 2010 to 52,986 in the current year, a change of 0.40% annually. The five-year projection of households is 54,989, a change of 0.74% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2010. The number of families in the current year is 32,266 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 19, 2016