



# RAIN TUNNEL CAR WASH FOR SALE

1549 State Avenue, Kansas City, Kansas



## SALE PRICE: \$665,000 | 0.97 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	16,759	59,275	155,443
Avg. Household Income	\$66,278	\$65,196	\$75,637

- Profitable business with upside
- Billboard income
- Turnkey - all furniture, fixtures, and equipment
- 85' Roller Surface Conveyor
- 218' of frontage on State Avenue
- Zoned commercial/industrial
- Own your own car wash
- Market, manage, and drive new business

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

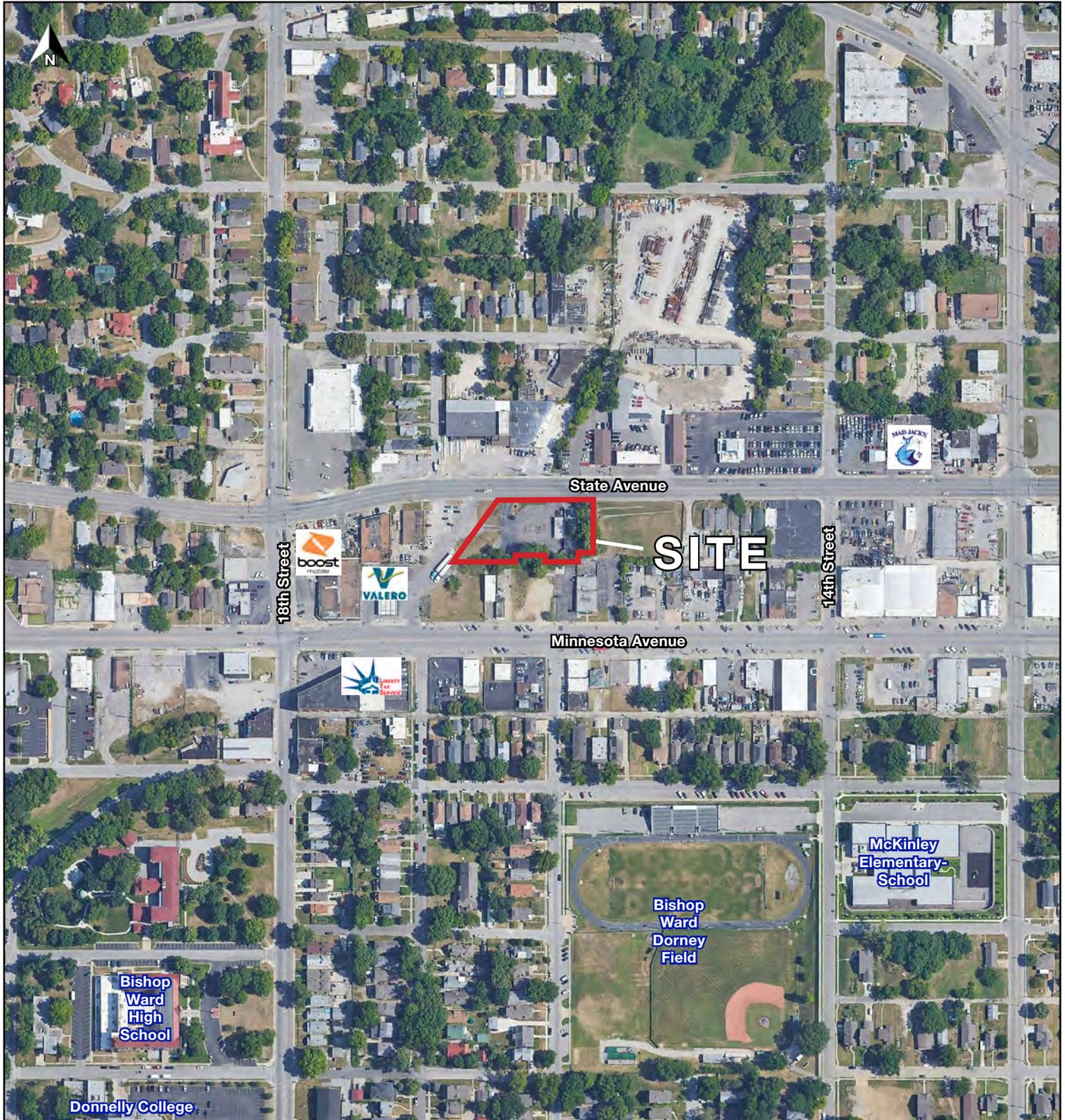
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AERIAL

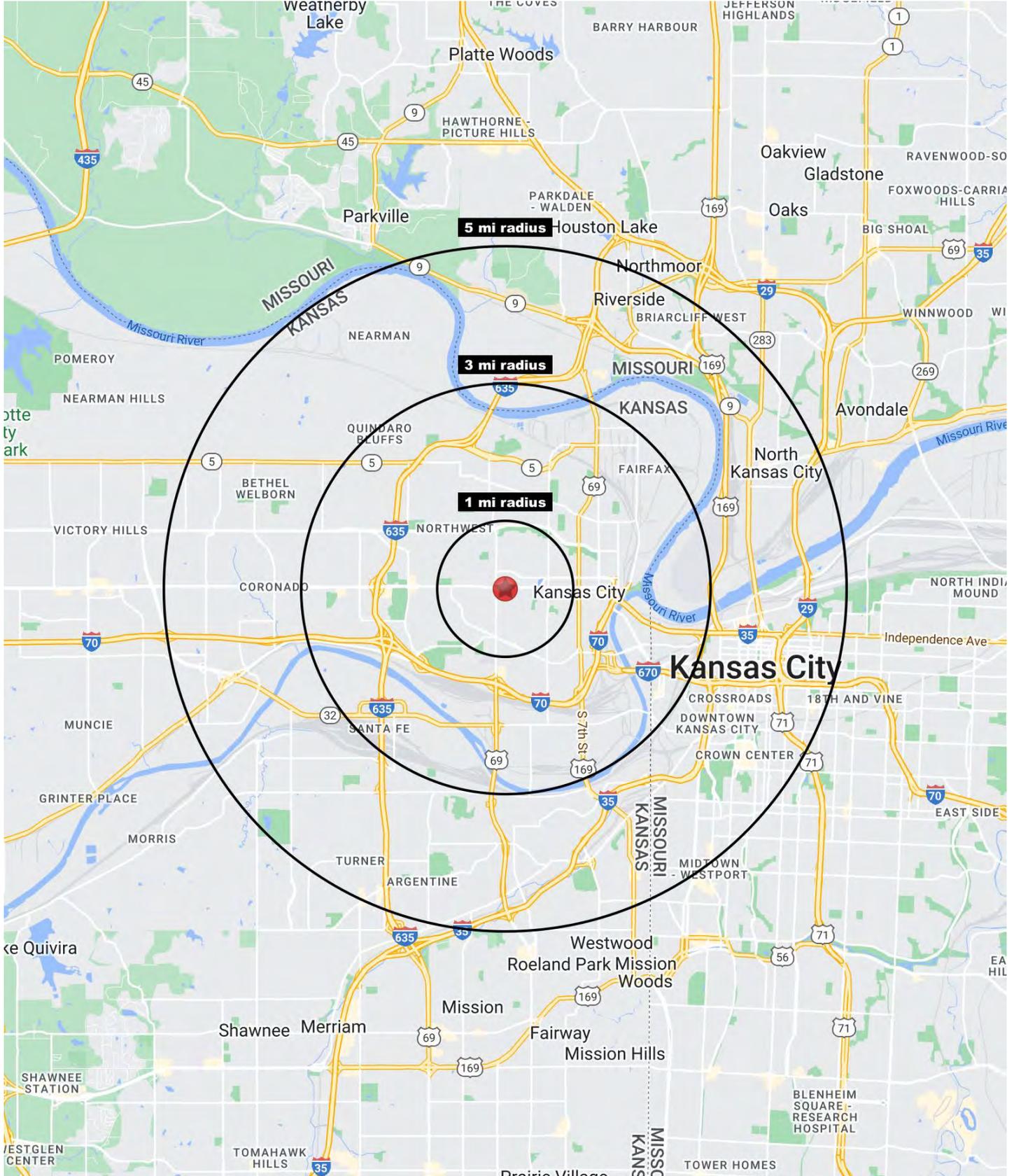






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1549 State Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	16,759	59,275	155,443
2028 Projected Population	15,930	56,620	152,985
2020 Census Population	16,821	59,687	154,014
2010 Census Population	16,577	57,626	139,478
Projected Annual Growth 2023 to 2028	-1.0%	-0.9%	-0.3%
Historical Annual Growth 2010 to 2023	-	0.2%	0.9%
2023 Median Age	31.6	32.5	33.9
<b>Households</b>			
2023 Estimated Households	5,293	19,680	65,658
2028 Projected Households	5,080	18,993	65,629
2020 Census Households	5,458	20,146	63,770
2010 Census Households	5,369	19,860	55,673
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-
Historical Annual Growth 2010 to 2023	-0.1%	-	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	30.8%	31.4%	45.5%
2023 Estimated Black or African American	20.0%	25.9%	23.2%
2023 Estimated Asian or Pacific Islander	7.7%	6.5%	5.7%
2023 Estimated American Indian or Native Alaskan	1.3%	1.2%	0.9%
2023 Estimated Other Races	40.2%	35.1%	24.7%
2023 Estimated Hispanic	49.9%	43.6%	30.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$66,278	\$65,196	\$75,637
2023 Estimated Median Household Income	\$43,315	\$45,253	\$58,289
2023 Estimated Per Capita Income	\$21,156	\$22,071	\$32,352
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	15.9%	16.0%	8.8%
2023 Estimated Some High School (Grade Level 9 to 11)	10.9%	11.2%	8.2%
2023 Estimated High School Graduate	33.9%	31.6%	28.0%
2023 Estimated Some College	19.0%	18.8%	19.3%
2023 Estimated Associates Degree Only	6.5%	7.4%	7.0%
2023 Estimated Bachelors Degree Only	9.4%	10.1%	18.5%
2023 Estimated Graduate Degree	4.4%	4.8%	10.2%
<b>Business</b>			
2023 Estimated Total Businesses	389	1,980	9,760
2023 Estimated Total Employees	3,814	30,538	154,960
2023 Estimated Employee Population per Business	9.8	15.4	15.9
2023 Estimated Residential Population per Business	43.0	29.9	15.9

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