

Demographic Detail Report

7506 N Oak Trfy, Gladstone, MO 64118

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **727 SF** Rent/SF/Yr: **-**
 Typical Floor: **11,060 SF**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	9,796		192,323		439,304	
2023 Estimate	9,582		184,089		424,711	
2010 Census	8,811		147,693		360,934	
Growth 2023 - 2028	2.23%		4.47%		3.44%	
Growth 2010 - 2023	8.75%		24.64%		17.67%	
2023 Population by Age						
	9,582		184,089		424,711	
Age 0 - 4	553	5.77%	11,098	6.03%	26,707	6.29%
Age 5 - 9	585	6.11%	11,692	6.35%	28,307	6.67%
Age 10 - 14	613	6.40%	12,231	6.64%	29,894	7.04%
Age 15 - 19	584	6.09%	11,517	6.26%	28,352	6.68%
Age 20 - 24	516	5.39%	10,243	5.56%	25,359	5.97%
Age 25 - 29	584	6.09%	11,362	6.17%	27,749	6.53%
Age 30 - 34	674	7.03%	12,999	7.06%	30,814	7.26%
Age 35 - 39	691	7.21%	13,814	7.50%	31,892	7.51%
Age 40 - 44	635	6.63%	13,318	7.23%	30,550	7.19%
Age 45 - 49	557	5.81%	11,865	6.45%	27,257	6.42%
Age 50 - 54	547	5.71%	11,302	6.14%	25,738	6.06%
Age 55 - 59	569	5.94%	11,126	6.04%	24,993	5.88%
Age 60 - 64	593	6.19%	10,942	5.94%	24,147	5.69%
Age 65 - 69	553	5.77%	9,759	5.30%	20,942	4.93%
Age 70 - 74	486	5.07%	8,214	4.46%	16,990	4.00%
Age 75 - 79	359	3.75%	5,793	3.15%	11,646	2.74%
Age 80 - 84	239	2.49%	3,524	1.91%	6,968	1.64%
Age 85+	244	2.55%	3,292	1.79%	6,407	1.51%
Age 65+	1,881	19.63%	30,582	16.61%	62,953	14.82%
Median Age	39.90		38.90		37.40	
Average Age	40.50		39.10		37.80	



Demographic Detail Report

7506 N Oak Trfy, Gladstone, MO 64118

Radius	1 Mile		5 Mile		10 Mile	
2023 Population By Race	9,582		184,089		424,711	
White	7,852	81.95%	149,901	81.43%	326,240	76.81%
Black	1,008	10.52%	19,106	10.38%	61,525	14.49%
Am. Indian & Alaskan	86	0.90%	1,246	0.68%	3,673	0.86%
Asian	187	1.95%	6,328	3.44%	17,093	4.02%
Hawaiian & Pacific Island	97	1.01%	1,281	0.70%	1,987	0.47%
Other	351	3.66%	6,227	3.38%	14,193	3.34%
Population by Hispanic Origin	9,582		184,089		424,711	
Non-Hispanic Origin	8,708	90.88%	167,981	91.25%	355,216	83.64%
Hispanic Origin	874	9.12%	16,108	8.75%	69,496	16.36%
2023 Median Age, Male	38.70		38.10		36.90	
2023 Average Age, Male	39.30		38.20		37.20	
2023 Median Age, Female	41.40		39.80		37.90	
2023 Average Age, Female	41.70		40.00		38.50	
2023 Population by Occupation Classification	7,715		146,772		334,141	
Civilian Employed	5,230	67.79%	102,058	69.54%	224,258	67.11%
Civilian Unemployed	223	2.89%	3,763	2.56%	8,394	2.51%
Civilian Non-Labor Force	2,259	29.28%	40,698	27.73%	100,899	30.20%
Armed Forces	3	0.04%	253	0.17%	590	0.18%
Households by Marital Status						
Married	1,834		35,873		74,150	
Married No Children	1,188		20,920		40,576	
Married w/Children	646		14,954		33,573	
2023 Population by Education	7,390		136,768		308,274	
Some High School, No Diploma	588	7.96%	7,917	5.79%	33,485	10.86%
High School Grad (Incl Equivalency)	2,176	29.45%	31,371	22.94%	74,141	24.05%
Some College, No Degree	1,883	25.48%	41,799	30.56%	84,700	27.48%
Associate Degree	660	8.93%	9,458	6.92%	22,182	7.20%
Bachelor Degree	1,373	18.58%	30,450	22.26%	60,869	19.75%
Advanced Degree	710	9.61%	15,773	11.53%	32,897	10.67%



Demographic Detail Report

7506 N Oak Trfy, Gladstone, MO 64118

Radius	1 Mile		5 Mile		10 Mile	
2023 Population by Occupation	9,381		190,583		414,539	
Real Estate & Finance	457	4.87%	8,695	4.56%	17,078	4.12%
Professional & Management	2,231	23.78%	54,200	28.44%	113,598	27.40%
Public Administration	104	1.11%	5,262	2.76%	10,424	2.51%
Education & Health	1,207	12.87%	21,293	11.17%	45,874	11.07%
Services	1,162	12.39%	15,693	8.23%	37,751	9.11%
Information	107	1.14%	1,823	0.96%	3,853	0.93%
Sales	1,337	14.25%	25,123	13.18%	49,270	11.89%
Transportation	0	0.00%	691	0.36%	2,782	0.67%
Retail	700	7.46%	11,963	6.28%	23,481	5.66%
Wholesale	168	1.79%	3,035	1.59%	6,883	1.66%
Manufacturing	329	3.51%	9,385	4.92%	22,745	5.49%
Production	582	6.20%	14,299	7.50%	34,807	8.40%
Construction	544	5.80%	6,423	3.37%	18,125	4.37%
Utilities	316	3.37%	8,008	4.20%	16,320	3.94%
Agriculture & Mining	83	0.88%	543	0.28%	1,342	0.32%
Farming, Fishing, Forestry	4	0.04%	103	0.05%	444	0.11%
Other Services	50	0.53%	4,044	2.12%	9,762	2.35%
2023 Worker Travel Time to Job	5,055		97,419		214,499	
<30 Minutes	3,732	73.83%	70,219	72.08%	152,388	71.04%
30-60 Minutes	1,246	24.65%	24,690	25.34%	56,386	26.29%
60+ Minutes	77	1.52%	2,510	2.58%	5,725	2.67%
2010 Households by HH Size	3,728		61,490		141,171	
1-Person Households	1,131	30.34%	18,204	29.60%	42,171	29.87%
2-Person Households	1,359	36.45%	21,119	34.35%	44,001	31.17%
3-Person Households	553	14.83%	9,712	15.79%	21,669	15.35%
4-Person Households	386	10.35%	7,592	12.35%	18,152	12.86%
5-Person Households	186	4.99%	3,129	5.09%	8,847	6.27%
6-Person Households	76	2.04%	1,147	1.87%	3,698	2.62%
7 or more Person Households	37	0.99%	587	0.95%	2,633	1.87%
2023 Average Household Size	2.30		2.40		2.50	
Households						
2028 Projection	4,145		79,821		173,897	
2023 Estimate	4,054		76,435		167,834	
2010 Census	3,726		61,490		141,172	
Growth 2023 - 2028	2.24%		4.43%		3.61%	
Growth 2010 - 2023	8.80%		24.30%		18.89%	



Demographic Detail Report

7506 N Oak Trfy, Gladstone, MO 64118

Radius	1 Mile	5 Mile	10 Mile
2023 Households by HH Income	4,051	76,435	167,835
<\$25,000	652 16.09%	8,984 11.75%	28,635 17.06%
\$25,000 - \$50,000	1,151 28.41%	17,957 23.49%	39,726 23.67%
\$50,000 - \$75,000	915 22.59%	13,708 17.93%	28,630 17.06%
\$75,000 - \$100,000	436 10.76%	9,316 12.19%	19,839 11.82%
\$100,000 - \$125,000	435 10.74%	10,587 13.85%	19,333 11.52%
\$125,000 - \$150,000	159 3.92%	5,179 6.78%	10,437 6.22%
\$150,000 - \$200,000	201 4.96%	6,216 8.13%	12,094 7.21%
\$200,000+	102 2.52%	4,488 5.87%	9,141 5.45%
2023 Avg Household Income	\$70,757	\$89,902	\$83,186
2023 Med Household Income	\$58,691	\$70,622	\$63,312
2023 Occupied Housing	4,054	76,435	167,834
Owner Occupied	2,695 66.48%	49,326 64.53%	101,813 60.66%
Renter Occupied	1,359 33.52%	27,109 35.47%	66,021 39.34%
2010 Housing Units	4,277	81,566	181,563
1 Unit	3,085 72.13%	57,302 70.25%	128,194 70.61%
2 - 4 Units	219 5.12%	4,439 5.44%	11,195 6.17%
5 - 19 Units	462 10.80%	13,250 16.24%	22,595 12.44%
20+ Units	511 11.95%	6,575 8.06%	19,579 10.78%
2023 Housing Value	2,695	49,325	101,812
<\$100,000	368 13.65%	4,030 8.17%	18,606 18.27%
\$100,000 - \$200,000	1,721 63.86%	20,978 42.53%	36,990 36.33%
\$200,000 - \$300,000	450 16.70%	13,338 27.04%	22,712 22.31%
\$300,000 - \$400,000	3 0.11%	7,226 14.65%	13,634 13.39%
\$400,000 - \$500,000	131 4.86%	1,799 3.65%	5,090 5.00%
\$500,000 - \$1,000,000	22 0.82%	1,650 3.35%	4,149 4.08%
\$1,000,000+	0 0.00%	304 0.62%	631 0.62%
2023 Median Home Value	\$156,914	\$198,352	\$187,320
2023 Housing Units by Yr Built	4,387	82,551	183,734
Built 2010+	387 8.82%	15,946 19.32%	27,372 14.90%
Built 2000 - 2010	359 8.18%	10,950 13.26%	24,905 13.55%
Built 1990 - 1999	480 10.94%	11,605 14.06%	20,470 11.14%
Built 1980 - 1989	601 13.70%	10,308 12.49%	17,060 9.29%
Built 1970 - 1979	816 18.60%	11,366 13.77%	21,191 11.53%
Built 1960 - 1969	745 16.98%	10,026 12.15%	21,454 11.68%
Built 1950 - 1959	720 16.41%	8,321 10.08%	20,258 11.03%
Built <1949	279 6.36%	4,029 4.88%	31,024 16.89%
2023 Median Year Built	1975	1986	1978



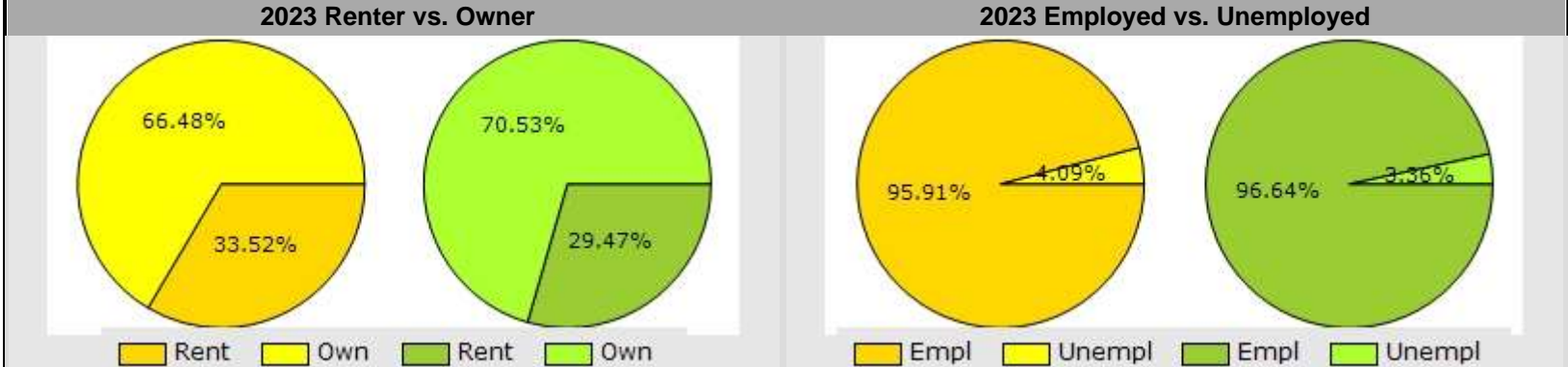
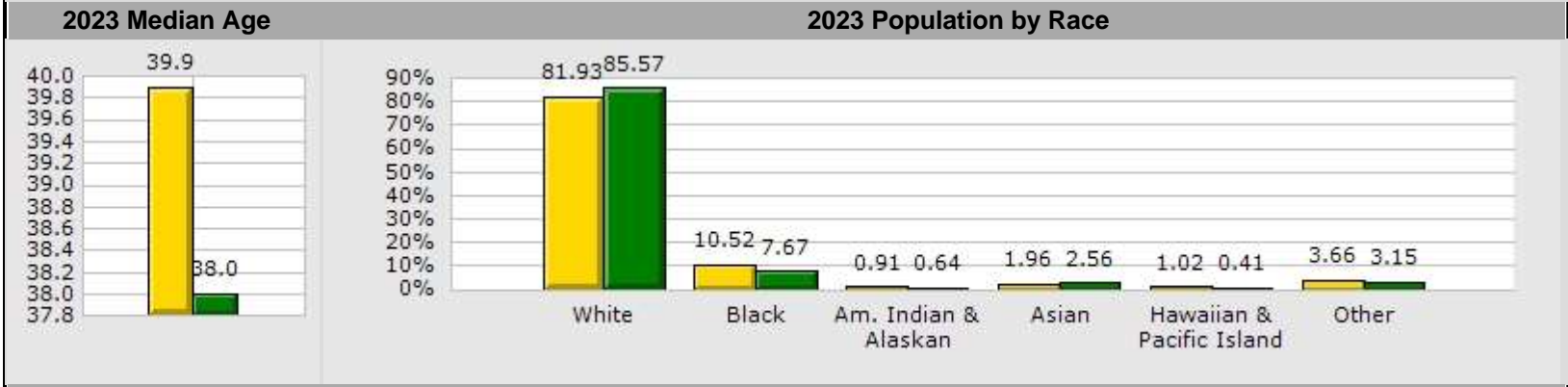
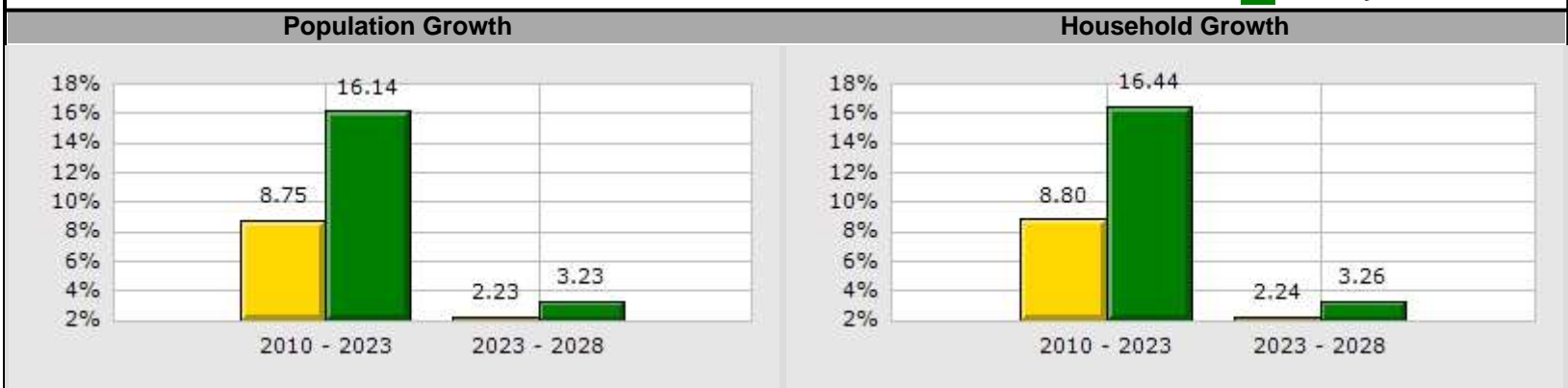
Demographic Market Comparison Report

1 mile radius

7506 N Oak Trfy, Gladstone, MO 64118

Type: **Class C Office**
 County: **Clay**

■ 1 Mile
■ County



Demographic Market Comparison Report

1 mile radius

7506 N Oak Trfy, Gladstone, MO 64118

Type: **Class C Office**
 County: **Clay**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	8.75%		16.14%	
Growth 2023 - 2028	2.23%		3.23%	
Empl	5,230	95.91%	139,461	96.64%
Unempl	223	4.09%	4,843	3.36%
2023 Population by Race				
	9,584		257,755	
White	7,852	81.93%	220,559	85.57%
Black	1,008	10.52%	19,760	7.67%
Am. Indian & Alaskan	87	0.91%	1,661	0.64%
Asian	188	1.96%	6,605	2.56%
Hawaiian & Pacific Island	98	1.02%	1,044	0.41%
Other	351	3.66%	8,126	3.15%
Household Growth				
Growth 2010 - 2023	8.80%		16.44%	
Growth 2023 - 2028	2.24%		3.26%	
Renter Occupied	1,359	33.52%	29,932	29.47%
Owner Occupied	2,695	66.48%	71,626	70.53%
2023 Households by Household Income				
	4,051		101,558	
Income <\$25K	652	16.09%	12,292	12.10%
Income \$25K - \$50K	1,151	28.41%	22,364	22.02%
Income \$50K - \$75K	915	22.59%	18,285	18.00%
Income \$75K - \$100K	436	10.76%	13,723	13.51%
Income \$100K - \$125K	435	10.74%	14,240	14.02%
Income \$125K - \$150K	159	3.92%	7,670	7.55%
Income \$150K - \$200K	201	4.96%	8,095	7.97%
Income \$200K+	102	2.52%	4,889	4.81%
2023 Med Household Inc	\$58,691		\$72,112	
2023 Median Age	39.90		38.00	



Demographic Summary Report

7506 N Oak Trfy, Gladstone, MO 64118

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **727 SF** Rent/SF/Yr: **-**
 Typical Floor: **11,060 SF**



Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	9,796	192,323	439,304
2023 Estimate	9,582	184,089	424,711
2010 Census	8,811	147,693	360,934
Growth 2023 - 2028	2.23%	4.47%	3.44%
Growth 2010 - 2023	8.75%	24.64%	17.67%
2023 Population by Hispanic Origin	874	16,108	69,496
2023 Population	9,582	184,089	424,711
White	7,852 81.95%	149,901 81.43%	326,240 76.81%
Black	1,008 10.52%	19,106 10.38%	61,525 14.49%
Am. Indian & Alaskan	86 0.90%	1,246 0.68%	3,673 0.86%
Asian	187 1.95%	6,328 3.44%	17,093 4.02%
Hawaiian & Pacific Island	97 1.01%	1,281 0.70%	1,987 0.47%
Other	351 3.66%	6,227 3.38%	14,193 3.34%
U.S. Armed Forces	3	273	627
Households			
2028 Projection	4,145	79,821	173,897
2023 Estimate	4,054	76,435	167,834
2010 Census	3,726	61,490	141,172
Growth 2023 - 2028	2.24%	4.43%	3.61%
Growth 2010 - 2023	8.80%	24.30%	18.89%
Owner Occupied	2,695 66.48%	49,326 64.53%	101,813 60.66%
Renter Occupied	1,359 33.52%	27,109 35.47%	66,021 39.34%
2023 Households by HH Income	4,051	76,435	167,835
Income: <\$25,000	652 16.09%	8,984 11.75%	28,635 17.06%
Income: \$25,000 - \$50,000	1,151 28.41%	17,957 23.49%	39,726 23.67%
Income: \$50,000 - \$75,000	915 22.59%	13,708 17.93%	28,630 17.06%
Income: \$75,000 - \$100,000	436 10.76%	9,316 12.19%	19,839 11.82%
Income: \$100,000 - \$125,000	435 10.74%	10,587 13.85%	19,333 11.52%
Income: \$125,000 - \$150,000	159 3.92%	5,179 6.78%	10,437 6.22%
Income: \$150,000 - \$200,000	201 4.96%	6,216 8.13%	12,094 7.21%
Income: \$200,000+	102 2.52%	4,488 5.87%	9,141 5.45%
2023 Avg Household Income	\$70,757	\$89,902	\$83,186
2023 Med Household Income	\$58,691	\$70,622	\$63,312



Demographic Trend Report

1 Mile Radius

7506 N Oak Trfy, Gladstone, MO 64118

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **727 SF** Rent/SF/Yr: **-**
 Typical Floor: **11,060 SF**



Description	2010	2023	2028
Population	8,811	9,582	9,796
Age 0 - 4	615 6.98%	553 5.77%	552 5.63%
Age 5 - 9	579 6.57%	585 6.11%	570 5.82%
Age 10 - 14	508 5.77%	613 6.40%	597 6.09%
Age 15 - 19	496 5.63%	584 6.09%	606 6.19%
Age 20 - 24	510 5.79%	516 5.39%	578 5.90%
Age 25 - 29	670 7.60%	584 6.09%	567 5.79%
Age 30 - 34	596 6.76%	674 7.03%	608 6.21%
Age 35 - 39	512 5.81%	691 7.21%	661 6.75%
Age 40 - 44	502 5.70%	635 6.63%	665 6.79%
Age 45 - 49	636 7.22%	557 5.81%	626 6.39%
Age 50 - 54	655 7.43%	547 5.71%	577 5.89%
Age 55 - 59	585 6.64%	569 5.94%	557 5.69%
Age 60 - 64	531 6.03%	593 6.19%	560 5.72%
Age 65 - 69	395 4.48%	553 5.77%	550 5.61%
Age 70 - 74	332 3.77%	486 5.07%	500 5.10%
Age 75 - 79	270 3.06%	359 3.75%	413 4.22%
Age 80 - 84	221 2.51%	239 2.49%	295 3.01%
Age 85+	197 2.24%	244 2.55%	315 3.22%
Age 15+	7,108 80.67%	7,831 81.73%	8,078 82.46%
Age 20+	6,612 75.04%	7,247 75.63%	7,472 76.28%
Age 65+	1,415 16.06%	1,881 19.63%	2,073 21.16%
Median Age	39	40	41
Average Age	39.20	40.50	41.40
Population By Race	8,811	9,582	9,796
White	7,637 86.68%	7,852 81.95%	8,034 82.01%
Black	669 7.59%	1,008 10.52%	1,027 10.48%
Am. Indian & Alaskan	69 0.78%	86 0.90%	86 0.88%
Asian	143 1.62%	187 1.95%	187 1.91%
Hawaiian & Pacific Islander	56 0.64%	97 1.01%	101 1.03%
Other	230 2.61%	351 3.66%	362 3.70%



Demographic Trend Report

1 Mile Radius

7506 N Oak Trfy, Gladstone, MO 64118

Description	2010	2023	2028
Population by Race (Hispanic)	626	874	896
White	543 86.74%	728 83.30%	747 83.37%
Black	20 3.19%	34 3.89%	36 4.02%
Am. Indian & Alaskan	12 1.92%	23 2.63%	22 2.46%
Asian	6 0.96%	12 1.37%	12 1.34%
Hawaiian & Pacific Islander	9 1.44%	25 2.86%	26 2.90%
Other	36 5.75%	52 5.95%	54 6.03%
Household by Household Income	3,724	4,051	4,145
<\$25,000	876 23.52%	652 16.09%	667 16.09%
\$25,000 - \$50,000	1,285 34.51%	1,151 28.41%	1,158 27.94%
\$50,000 - \$75,000	693 18.61%	915 22.59%	938 22.63%
\$75,000 - \$100,000	419 11.25%	436 10.76%	440 10.62%
\$100,000 - \$125,000	287 7.71%	435 10.74%	455 10.98%
\$125,000 - \$150,000	64 1.72%	159 3.92%	168 4.05%
\$150,000 - \$200,000	56 1.50%	201 4.96%	212 5.11%
\$200,000+	44 1.18%	102 2.52%	107 2.58%
Average Household Income	\$54,963	\$70,757	\$71,412
Median Household Income	\$42,336	\$58,691	\$59,555

