

# Demographic Detail Report

## Building C 10004-10020 NW Ambassador Dr, Kansas City, MO 64153

Building Type: **General Retail**      Total Available: **1,450 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **12,107 SF**      Rent/SF/Yr: **\$13.50**  
 Year Built: **1985**



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	2,499	82,653	266,036
2023 Estimate	2,232	77,982	255,595
2010 Census	825	57,588	210,997
Growth 2023 - 2028	11.96%	5.99%	4.08%
Growth 2010 - 2023	170.55%	35.41%	21.14%
<b>2023 Population by Age</b>	<b>2,232</b>	<b>77,982</b>	<b>255,595</b>
Age 0 - 4	121 5.42%	4,697 6.02%	15,324 6.00%
Age 5 - 9	142 6.36%	5,013 6.43%	16,230 6.35%
Age 10 - 14	164 7.35%	5,292 6.79%	17,209 6.73%
Age 15 - 19	157 7.03%	4,998 6.41%	16,481 6.45%
Age 20 - 24	129 5.78%	4,475 5.74%	14,782 5.78%
Age 25 - 29	117 5.24%	4,749 6.09%	15,890 6.22%
Age 30 - 34	123 5.51%	5,318 6.82%	17,490 6.84%
Age 35 - 39	149 6.68%	5,818 7.46%	18,389 7.19%
Age 40 - 44	176 7.89%	5,841 7.49%	18,054 7.06%
Age 45 - 49	168 7.53%	5,214 6.69%	16,442 6.43%
Age 50 - 54	154 6.90%	4,885 6.26%	15,852 6.20%
Age 55 - 59	144 6.45%	4,756 6.10%	15,725 6.15%
Age 60 - 64	136 6.09%	4,558 5.84%	15,441 6.04%
Age 65 - 69	121 5.42%	3,995 5.12%	13,680 5.35%
Age 70 - 74	100 4.48%	3,320 4.26%	11,381 4.45%
Age 75 - 79	70 3.14%	2,369 3.04%	7,982 3.12%
Age 80 - 84	38 1.70%	1,406 1.80%	4,815 1.88%
Age 85+	24 1.08%	1,279 1.64%	4,427 1.73%
Age 65+	353 15.82%	12,369 15.86%	42,285 16.54%
<b>Median Age</b>	<b>40.40</b>	<b>38.80</b>	<b>38.90</b>
<b>Average Age</b>	<b>39.10</b>	<b>38.80</b>	<b>39.00</b>



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<b>Building C</b>						
10004-10020 NW Ambassador Dr, Kansas City, MO 64153						
Radius	1 Mile		5 Mile		10 Mile	
<b>2023 Population By Race</b>	<b>2,232</b>		<b>77,982</b>		<b>255,595</b>	
White	1,930	86.47%	63,986	82.05%	204,179	79.88%
Black	146	6.54%	8,233	10.56%	30,993	12.13%
Am. Indian & Alaskan	6	0.27%	479	0.61%	1,783	0.70%
Asian	96	4.30%	2,523	3.24%	8,992	3.52%
Hawaiian & Pacific Island	7	0.31%	475	0.61%	1,451	0.57%
Other	47	2.11%	2,286	2.93%	8,197	3.21%
<b>Population by Hispanic Origin</b>	<b>2,232</b>		<b>77,982</b>		<b>255,595</b>	
Non-Hispanic Origin	2,127	95.30%	72,022	92.36%	232,920	91.13%
Hispanic Origin	105	4.70%	5,960	7.64%	22,675	8.87%
<b>2023 Median Age, Male</b>	<b>40.40</b>		<b>38.20</b>		<b>38.10</b>	
<b>2023 Average Age, Male</b>	<b>38.90</b>		<b>38.10</b>		<b>38.20</b>	
<b>2023 Median Age, Female</b>	<b>40.40</b>		<b>39.40</b>		<b>39.70</b>	
<b>2023 Average Age, Female</b>	<b>39.30</b>		<b>39.40</b>		<b>39.90</b>	
<b>2023 Population by Occupation Classification</b>	<b>1,774</b>		<b>61,988</b>		<b>203,551</b>	
Civilian Employed	1,368	77.11%	44,666	72.06%	139,294	68.43%
Civilian Unemployed	12	0.68%	1,189	1.92%	4,898	2.41%
Civilian Non-Labor Force	385	21.70%	15,886	25.63%	58,777	28.88%
Armed Forces	9	0.51%	247	0.40%	582	0.29%
<b>Households by Marital Status</b>						
Married	582		15,875		50,364	
Married No Children	316		8,986		28,826	
Married w/Children	266		6,888		21,539	
<b>2023 Population by Education</b>	<b>1,591</b>		<b>57,107</b>		<b>188,103</b>	
Some High School, No Diploma	28	1.76%	2,405	4.21%	11,947	6.35%
High School Grad (Incl Equivalency)	165	10.37%	9,874	17.29%	42,761	22.73%
Some College, No Degree	425	26.71%	17,518	30.68%	56,135	29.84%
Associate Degree	72	4.53%	3,600	6.30%	12,533	6.66%
Bachelor Degree	516	32.43%	15,089	26.42%	41,567	22.10%
Advanced Degree	385	24.20%	8,621	15.10%	23,160	12.31%



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<b>Radius</b>	<b>1 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2023 Population by Occupation</b>	<b>2,601</b>		<b>83,553</b>		<b>259,861</b>	
Real Estate & Finance	90	3.46%	3,925	4.70%	11,264	4.33%
Professional & Management	937	36.02%	27,021	32.34%	75,258	28.96%
Public Administration	125	4.81%	2,405	2.88%	7,250	2.79%
Education & Health	272	10.46%	9,706	11.62%	29,660	11.41%
Services	129	4.96%	5,851	7.00%	21,583	8.31%
Information	9	0.35%	842	1.01%	2,537	0.98%
Sales	334	12.84%	10,565	12.64%	32,732	12.60%
Transportation	4	0.15%	190	0.23%	946	0.36%
Retail	186	7.15%	4,912	5.88%	15,757	6.06%
Wholesale	39	1.50%	1,439	1.72%	4,360	1.68%
Manufacturing	157	6.04%	3,520	4.21%	12,839	4.94%
Production	137	5.27%	5,291	6.33%	19,138	7.36%
Construction	38	1.46%	2,447	2.93%	9,072	3.49%
Utilities	107	4.11%	3,762	4.50%	10,741	4.13%
Agriculture & Mining	6	0.23%	225	0.27%	838	0.32%
Farming, Fishing, Forestry	0	0.00%	74	0.09%	217	0.08%
Other Services	31	1.19%	1,378	1.65%	5,669	2.18%
<b>2023 Worker Travel Time to Job</b>	<b>1,291</b>		<b>42,772</b>		<b>132,817</b>	
<30 Minutes	793	61.43%	29,564	69.12%	92,033	69.29%
30-60 Minutes	478	37.03%	12,252	28.64%	36,989	27.85%
60+ Minutes	20	1.55%	956	2.24%	3,795	2.86%
<b>2010 Households by HH Size</b>	<b>302</b>		<b>24,176</b>		<b>85,597</b>	
1-Person Households	41	13.58%	7,177	29.69%	24,328	28.42%
2-Person Households	121	40.07%	8,365	34.60%	29,102	34.00%
3-Person Households	56	18.54%	3,741	15.47%	13,663	15.96%
4-Person Households	57	18.87%	3,106	12.85%	11,062	12.92%
5-Person Households	18	5.96%	1,230	5.09%	4,738	5.54%
6-Person Households	7	2.32%	378	1.56%	1,736	2.03%
7 or more Person Households	2	0.66%	179	0.74%	968	1.13%
<b>2023 Average Household Size</b>	<b>2.70</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2028 Projection	916		34,338		107,999	
2023 Estimate	818		32,438		103,756	
2010 Census	302		24,176		85,596	
Growth 2023 - 2028	11.98%		5.86%		4.09%	
Growth 2010 - 2023	170.86%		34.17%		21.22%	



# Demographic Detail Report

<b>Building C</b>						
10004-10020 NW Ambassador Dr, Kansas City, MO 64153						
Radius	1 Mile		5 Mile		10 Mile	
<b>2023 Households by HH Income</b>	<b>819</b>		<b>32,435</b>		<b>103,757</b>	
<\$25,000	12	1.47%	2,665	8.22%	12,631	12.17%
\$25,000 - \$50,000	37	4.52%	6,903	21.28%	23,453	22.60%
\$50,000 - \$75,000	129	15.75%	5,383	16.60%	17,828	17.18%
\$75,000 - \$100,000	253	30.89%	4,460	13.75%	12,765	12.30%
\$100,000 - \$125,000	31	3.79%	4,651	14.34%	14,000	13.49%
\$125,000 - \$150,000	118	14.41%	2,275	7.01%	7,279	7.02%
\$150,000 - \$200,000	159	19.41%	3,184	9.82%	8,739	8.42%
\$200,000+	80	9.77%	2,914	8.98%	7,062	6.81%
<b>2023 Avg Household Income</b>	<b>\$127,301</b>		<b>\$102,433</b>		<b>\$92,494</b>	
<b>2023 Med Household Income</b>	<b>\$97,875</b>		<b>\$82,099</b>		<b>\$72,070</b>	
<b>2023 Occupied Housing</b>	<b>818</b>		<b>32,438</b>		<b>103,756</b>	
Owner Occupied	708	86.55%	19,806	61.06%	69,049	66.55%
Renter Occupied	110	13.45%	12,632	38.94%	34,707	33.45%
<b>2010 Housing Units</b>	<b>872</b>		<b>34,494</b>		<b>110,580</b>	
1 Unit	752	86.24%	23,181	67.20%	81,610	73.80%
2 - 4 Units	10	1.15%	2,128	6.17%	6,212	5.62%
5 - 19 Units	30	3.44%	5,459	15.83%	14,954	13.52%
20+ Units	80	9.17%	3,726	10.80%	7,804	7.06%
<b>2023 Housing Value</b>	<b>707</b>		<b>19,807</b>		<b>69,049</b>	
<\$100,000	0	0.00%	644	3.25%	7,900	11.44%
\$100,000 - \$200,000	21	2.97%	6,424	32.43%	24,779	35.89%
\$200,000 - \$300,000	46	6.51%	5,964	30.11%	17,350	25.13%
\$300,000 - \$400,000	464	65.63%	3,933	19.86%	10,842	15.70%
\$400,000 - \$500,000	138	19.52%	1,623	8.19%	4,152	6.01%
\$500,000 - \$1,000,000	38	5.37%	1,071	5.41%	3,308	4.79%
\$1,000,000+	0	0.00%	148	0.75%	718	1.04%
<b>2023 Median Home Value</b>	<b>\$361,745</b>		<b>\$247,543</b>		<b>\$210,637</b>	
<b>2023 Housing Units by Yr Built</b>	<b>874</b>		<b>34,606</b>		<b>111,914</b>	
Built 2010+	549	62.81%	8,748	25.28%	19,653	17.56%
Built 2000 - 2010	216	24.71%	6,443	18.62%	16,455	14.70%
Built 1990 - 1999	70	8.01%	6,163	17.81%	15,615	13.95%
Built 1980 - 1989	13	1.49%	5,177	14.96%	13,165	11.76%
Built 1970 - 1979	2	0.23%	4,034	11.66%	14,933	13.34%
Built 1960 - 1969	7	0.80%	2,194	6.34%	12,421	11.10%
Built 1950 - 1959	12	1.37%	1,231	3.56%	11,638	10.40%
Built <1949	5	0.57%	616	1.78%	8,034	7.18%
<b>2023 Median Year Built</b>	<b>2010</b>		<b>1996</b>		<b>1986</b>	



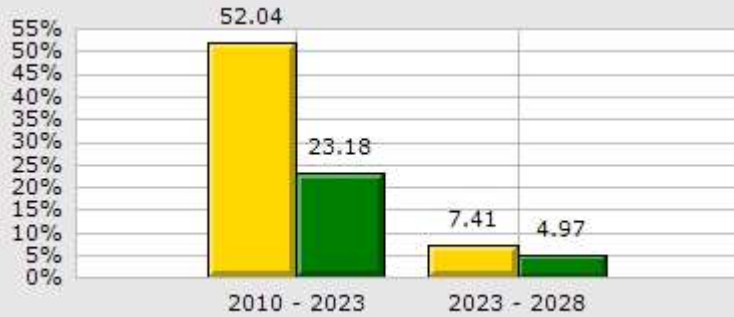
**Building C**

10004-10020 NW Ambassador Dr, Kansas City, MO 64153

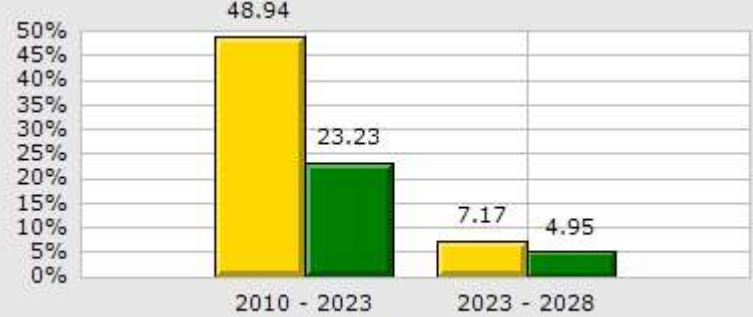
Type: **Retail/(Strip Ctr)**  
County: **Platte**

**3 Mile**  
**County**

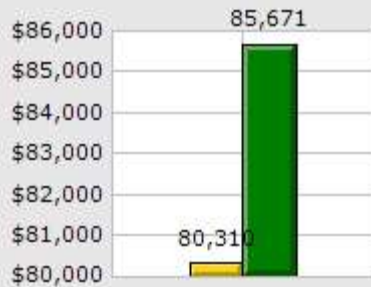
**Population Growth**



**Household Growth**



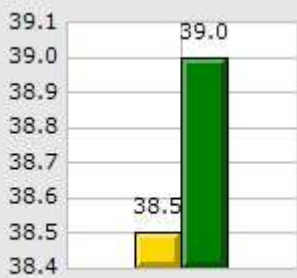
**2023 Med Household Inc**



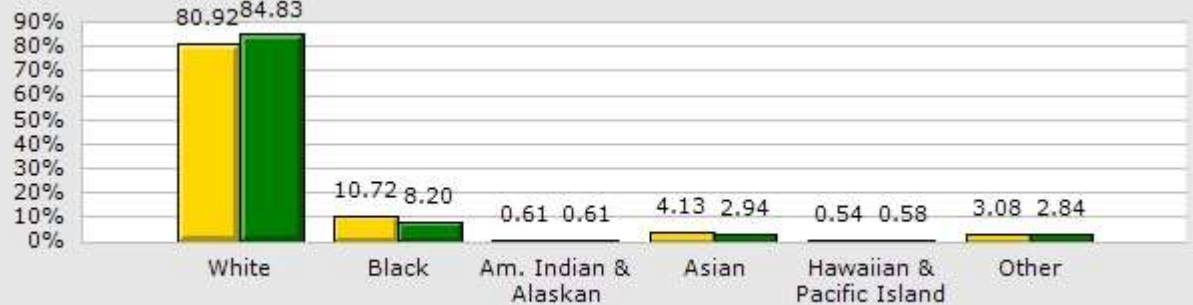
**2023 Households by Household Income**



**2023 Median Age**



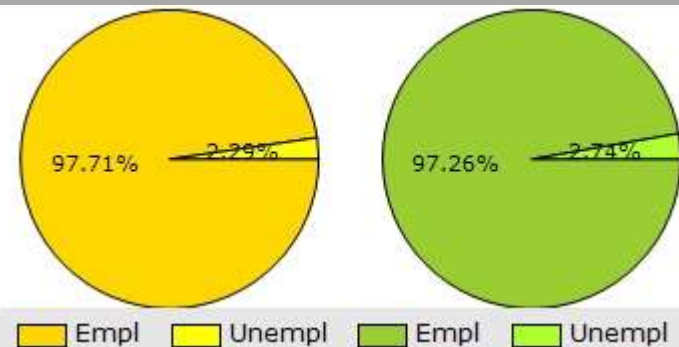
**2023 Population by Race**



**2023 Renter vs. Owner**



**2023 Employed vs. Unemployed**



Demographic Market Comparison Report

3 mile radius

**Building C**

10004-10020 NW Ambassador Dr, Kansas City, MO 64153

Type: **Retail/(Strip Ctr)**  
 County: **Platte**

	3 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2023	52.04%		23.18%	
Growth 2023 - 2028	7.41%		4.97%	
Empl	19,889	97.71%	61,579	97.26%
Unempl	467	2.29%	1,737	2.74%
<b>2023 Population by Race</b>				
	<b>34,076</b>		<b>110,023</b>	
White	27,574	80.92%	93,336	84.83%
Black	3,654	10.72%	9,018	8.20%
Am. Indian & Alaskan	207	0.61%	675	0.61%
Asian	1,409	4.13%	3,235	2.94%
Hawaiian & Pacific Island	184	0.54%	639	0.58%
Other	1,048	3.08%	3,120	2.84%
<b>Household Growth</b>				
Growth 2010 - 2023	48.94%		23.23%	
Growth 2023 - 2028	7.17%		4.95%	
Renter Occupied	6,016	42.36%	15,670	35.22%
Owner Occupied	8,187	57.64%	28,821	64.78%
<b>2023 Households by Household Income</b>				
	<b>14,205</b>		<b>44,491</b>	
Income <\$25K	1,061	7.47%	4,065	9.14%
Income \$25K - \$50K	3,153	22.20%	9,433	21.20%
Income \$50K - \$75K	2,356	16.59%	6,357	14.29%
Income \$75K - \$100K	2,507	17.65%	5,600	12.59%
Income \$100K - \$125K	1,414	9.95%	6,346	14.26%
Income \$125K - \$150K	941	6.62%	3,325	7.47%
Income \$150K - \$200K	1,395	9.82%	4,691	10.54%
Income \$200K+	1,378	9.70%	4,674	10.51%
2023 Med Household Inc	\$80,310		\$85,671	
2023 Median Age	38.50		39.00	



# Traffic Count Report

## Building C

10004-10020 NW Ambassador Dr, Kansas City, MO 64153

Building Type: **General Retail**

Secondary: -

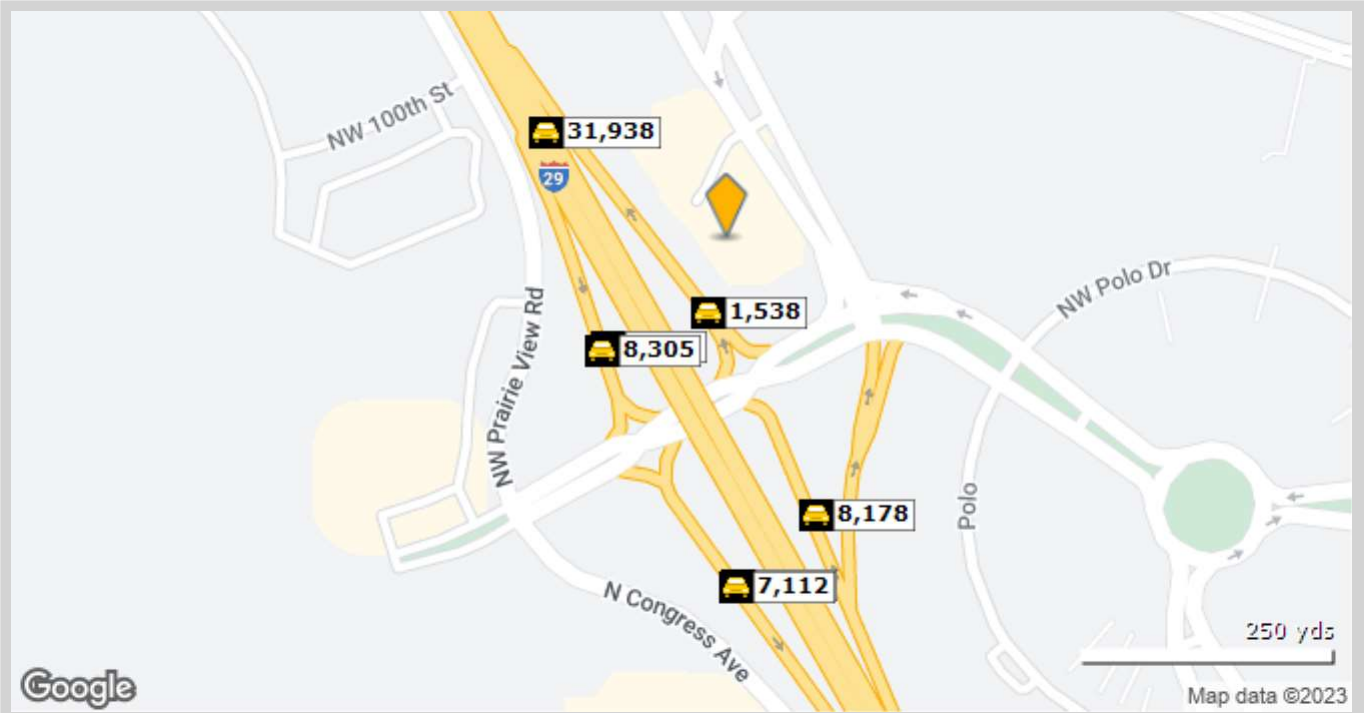
GLA: **12,107 SF**

Year Built: **1985**

Total Available: **1,450 SF**

% Leased: **100%**

Rent/SF/Yr: **\$13.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 29	NW Tiffany Springs Pkwy	0.05 S	2022	1,988	MPSI	.04
2	I- 29	NW Tiffany Springs Pkwy	0.05 S	2021	1,987	MPSI	.04
3	I- 29	NW Tiffany Springs Pkwy	0.05 S	2018	1,538	MPSI	.04
4	I- 29	NW Tiffany Springs Pkwy	0.06 SE	2020	2,198	MPSI	.09
5	I- 29	NW Tiffany Springs Pkwy	0.06 SE	2022	8,305	MPSI	.09
6	NW Prairie View Rd	NW 100th St	0.06 NW	2022	31,938	MPSI	.12
7	Not Available	Not Available	0.00 No	2020	8,178	MPSI	.16
8	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2018	6,642	MPSI	.20
9	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2022	7,112	MPSI	.20
10	I- 29	NW Tiffany Springs Pkwy E	0.10 N	2021	7,112	MPSI	.20

