



# GREAT LOCATION FOR LEASE

6701 Prospect Avenue, Kansas City, Missouri



## LEASE RATE: \$9.50/SF NNN | 19,436 SF BUILDING

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,841	79,822	233,065
Avg. Household Income	\$58,717	\$109,336	\$109,539

- Private parking lot
- Six garage doors
- Highway access
- Industrial rated floors
- Great for auto or industrial user



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

**Exclusive Agents**

BIANCA GATES | 816.412.7323 | [bgates@blockandco.com](mailto:bgates@blockandco.com)

BOB WALLEN | 816.412.7371 | [bwallen@blockandco.com](mailto:bwallen@blockandco.com)

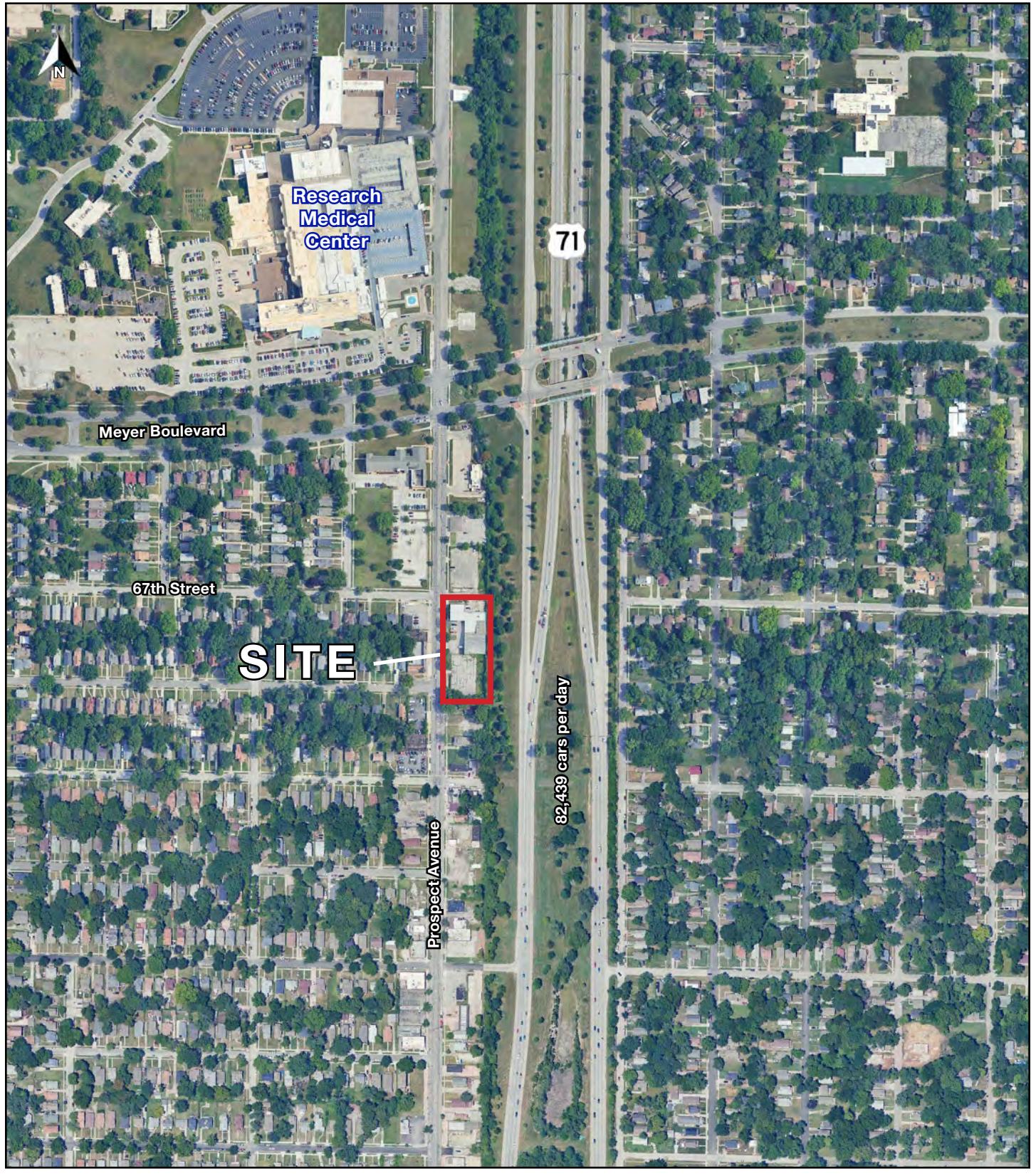


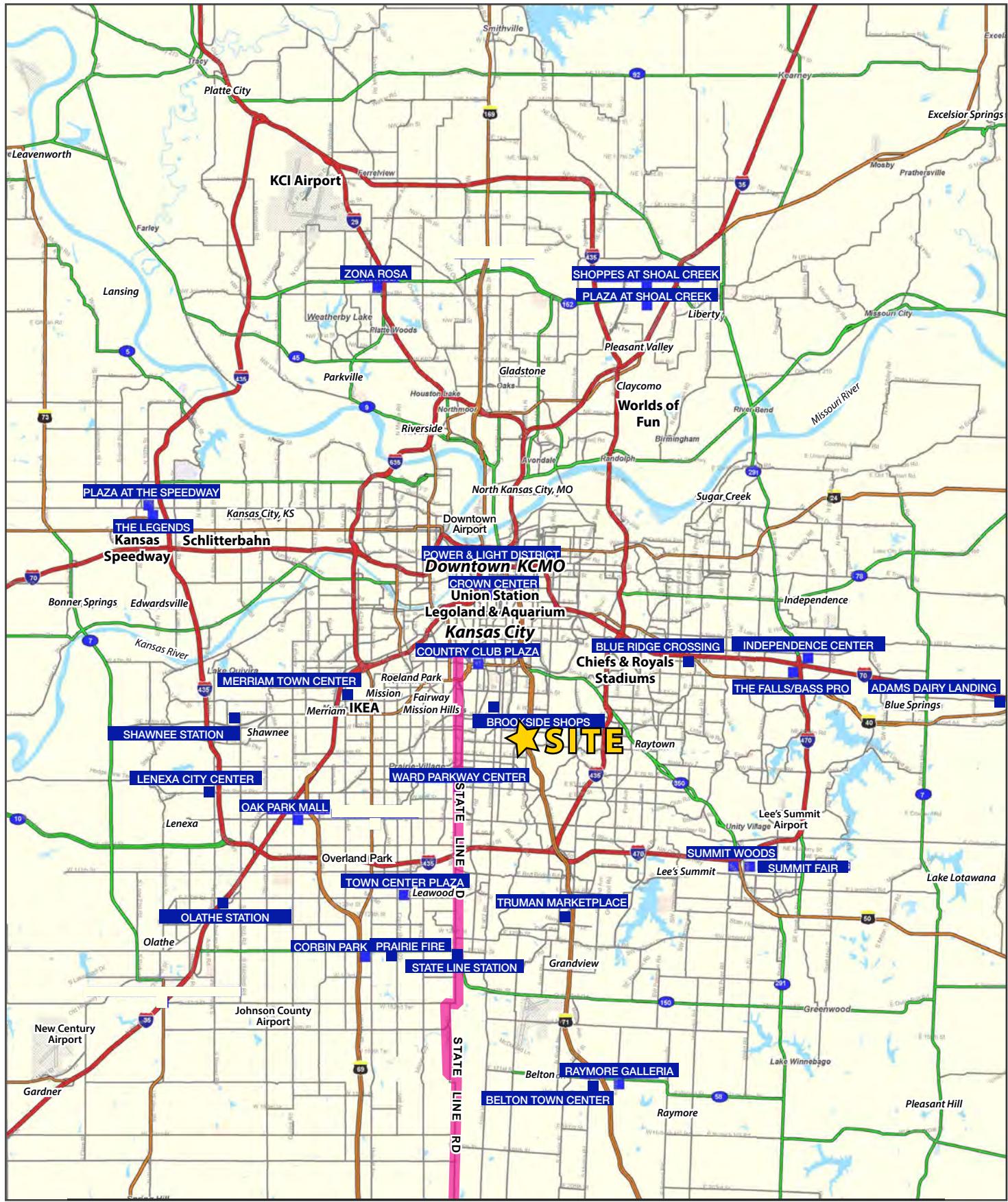
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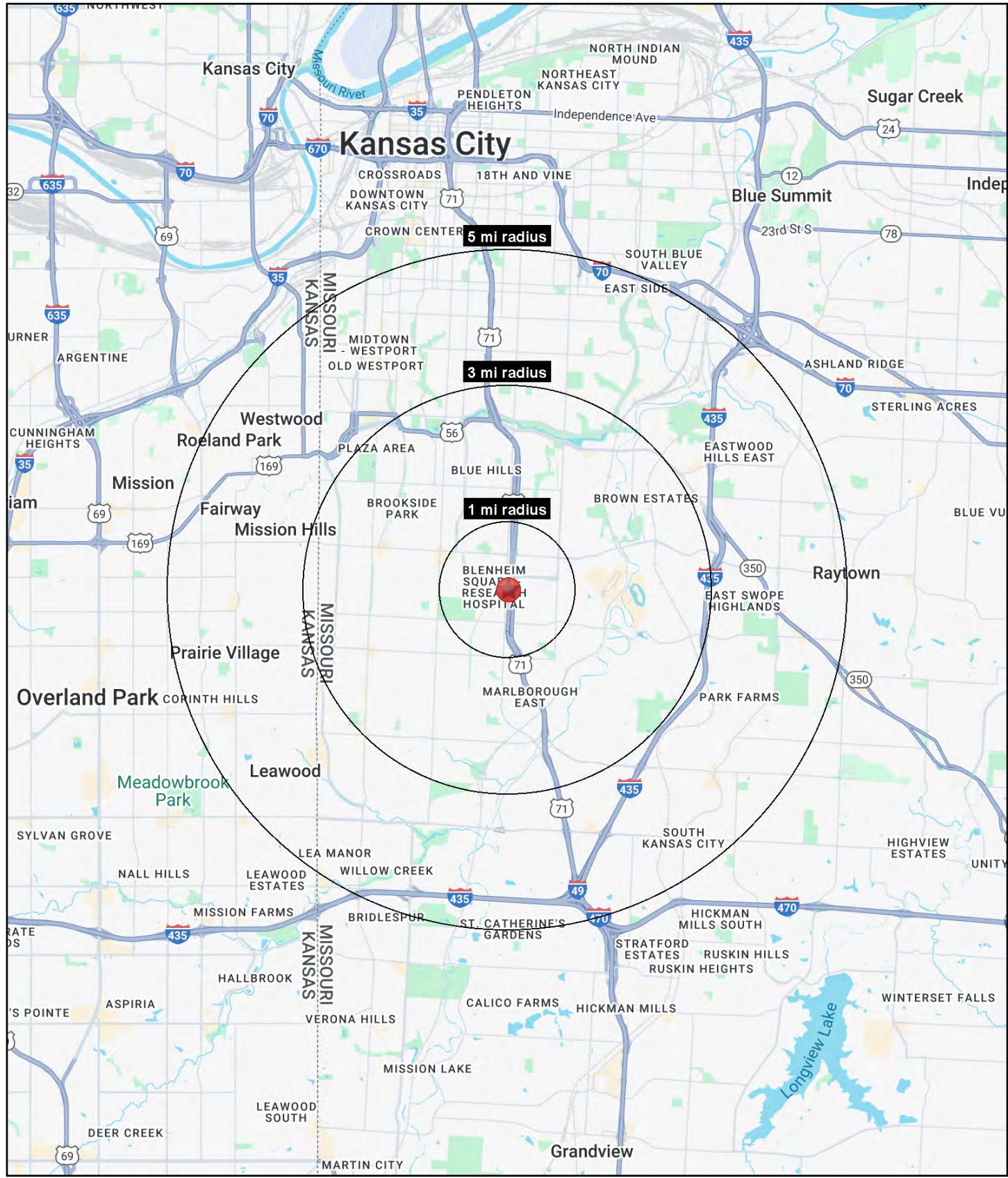
6701 Prospect Avenue, Kansas City, Missouri

## PHOTOS



**AERIAL**







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## 6701 Prospect Avenue, Kansas City, Missouri

6701 Prospect Avenue Kansas City, MO 64132	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,841	79,822	233,065
2029 Projected Population	10,640	78,926	231,878
2020 Census Population	11,100	80,398	230,275
2010 Census Population	10,890	77,923	223,052
Projected Annual Growth 2024 to 2029	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
2024 Median Age	37.2	36.7	36.7
<b>Households</b>			
2024 Estimated Households	4,591	35,533	107,868
2029 Projected Households	4,516	35,180	107,770
2020 Census Households	4,564	35,126	104,453
2010 Census Households	4,423	33,620	100,372
Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	15.1%	50.3%	55.9%
2024 Estimated Black or African American	77.7%	40.8%	33.1%
2024 Estimated Asian or Pacific Islander	0.3%	1.6%	2.0%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	6.6%	7.0%	8.6%
2024 Estimated Hispanic	5.4%	6.2%	8.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$58,717	\$109,336	\$109,539
2024 Estimated Median Household Income	\$47,600	\$84,113	\$81,185
2024 Estimated Per Capita Income	\$24,978	\$48,807	\$50,819
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.0%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	11.2%	5.1%	4.3%
2024 Estimated High School Graduate	35.9%	22.4%	22.5%
2024 Estimated Some College	27.6%	19.8%	19.1%
2024 Estimated Associates Degree Only	6.7%	6.2%	6.6%
2024 Estimated Bachelors Degree Only	10.6%	25.0%	26.8%
2024 Estimated Graduate Degree	4.3%	19.4%	18.7%
<b>Business</b>			
2024 Estimated Total Businesses	390	3,387	10,808
2024 Estimated Total Employees	3,641	34,761	115,962
2024 Estimated Employee Population per Business	9.3	10.3	10.7
2024 Estimated Residential Population per Business	27.8	23.6	21.6

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