



PARALLEL PLAZA SHOPPING CENTER

1938-1981 N. 63rd Drive, Kansas City, Kansas



LEASE RATE \$10/SF NNN | 2,550 SF TO 8,906 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,645	45,467	91,336
Avg. Household Income	\$60,913	\$71,888	\$73,077

- Center is under new ownership and management
- Planned full renovations to entire shopping center
- Centrally located in Kansas City, Kansas
- Ample parking
- Aggressive ownership



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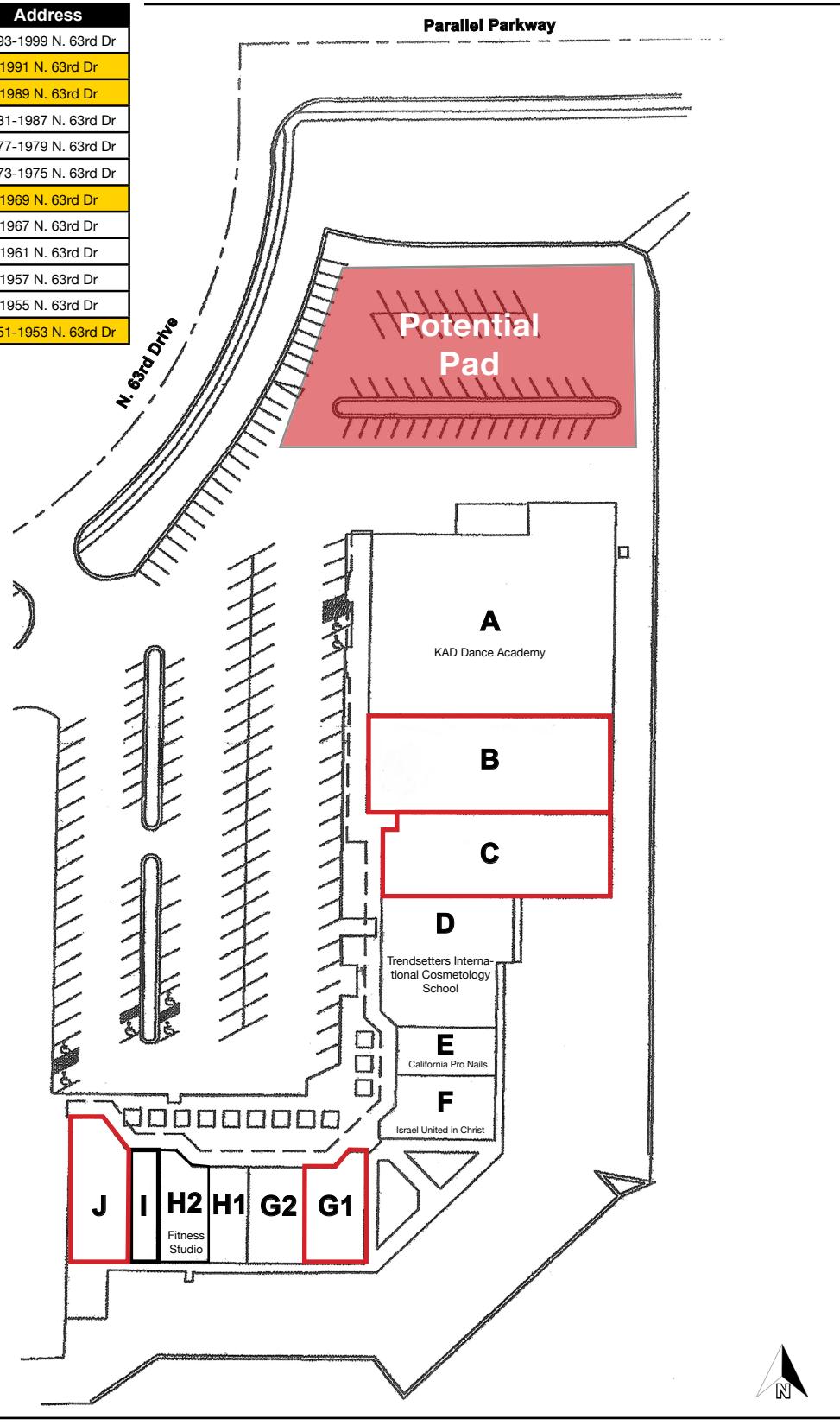
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com
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Exclusive Agents

AERIAL

SITE PLAN

#	Name	SF	Address
A	KAD Dance Academy	17,535 SF	1993-1999 N. 63rd Dr
B	AVAILABLE	8,906 SF	1991 N. 63rd Dr
C	AVAILABLE	6,969 SF	1989 N. 63rd Dr
D	Trendsetters International Cosmetology School	5,950 SF	1981-1987 N. 63rd Dr
E	California Pro Nails	1,810 SF	1977-1979 N. 63rd Dr
F	Israel United in Christ of KC	2,561 SF	1973-1975 N. 63rd Dr
G1	AVAILABLE	2,550 SF	1969 N. 63rd Dr
G2	Appliance Store	2,000 SF	1967 N. 63rd Dr
H1	Rearranging Life Fitness	1,350 SF	1961 N. 63rd Dr
H2	Fitness Studio	2,100 SF	1957 N. 63rd Dr
I	Salon	1,350 SF	1955 N. 63rd Dr
J	AVAILABLE	3,200 SF	1951-1953 N. 63rd Dr



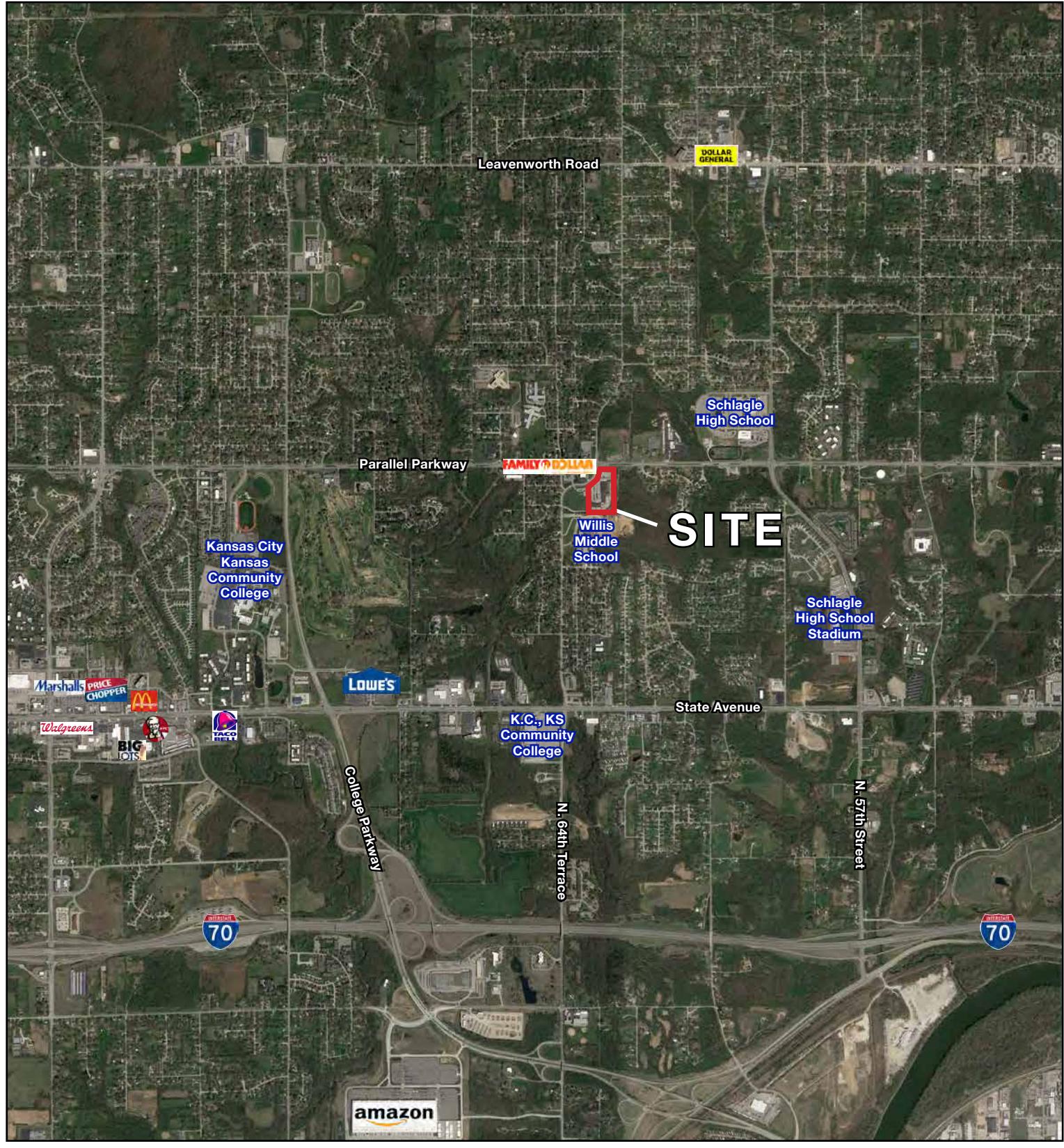


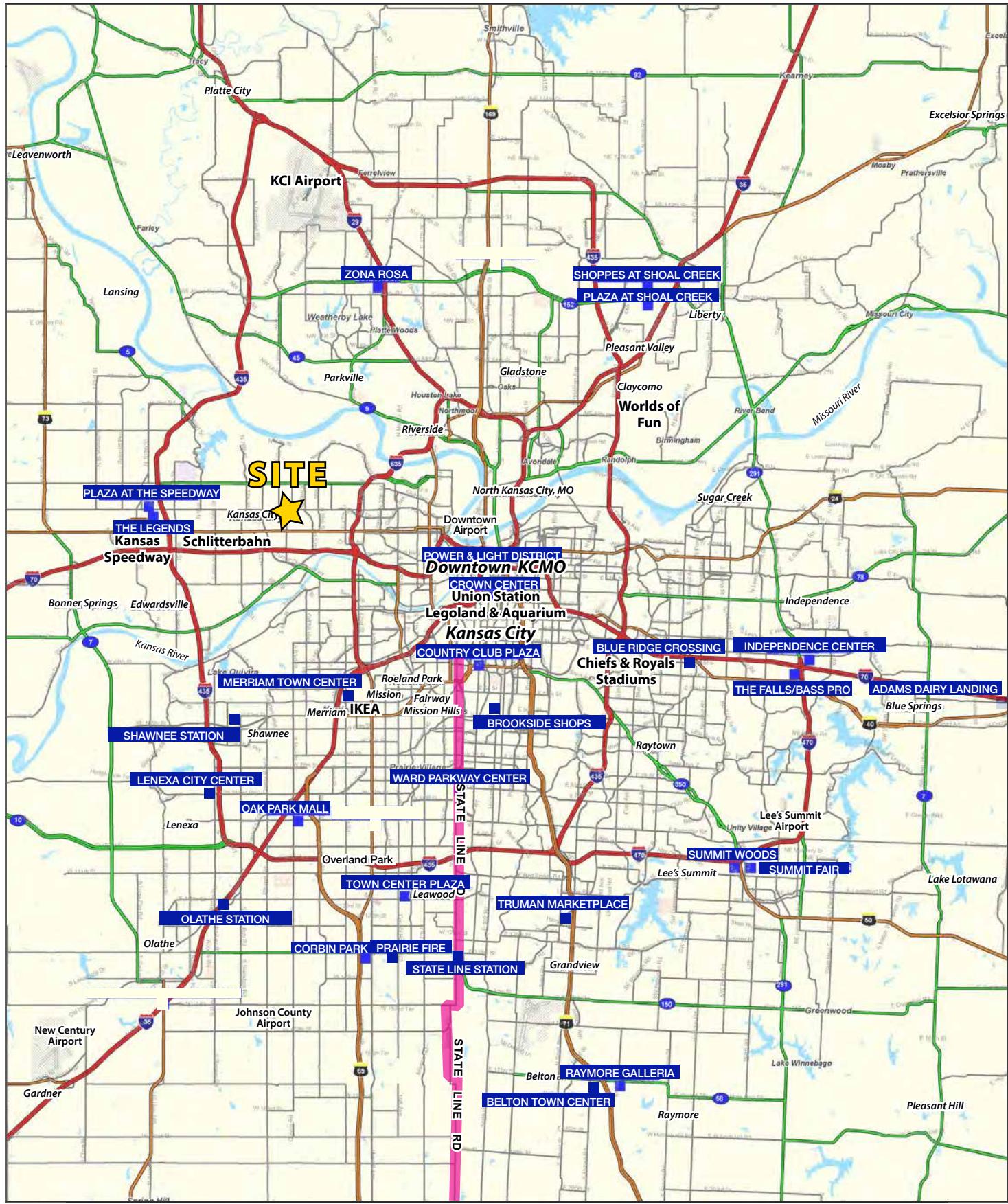
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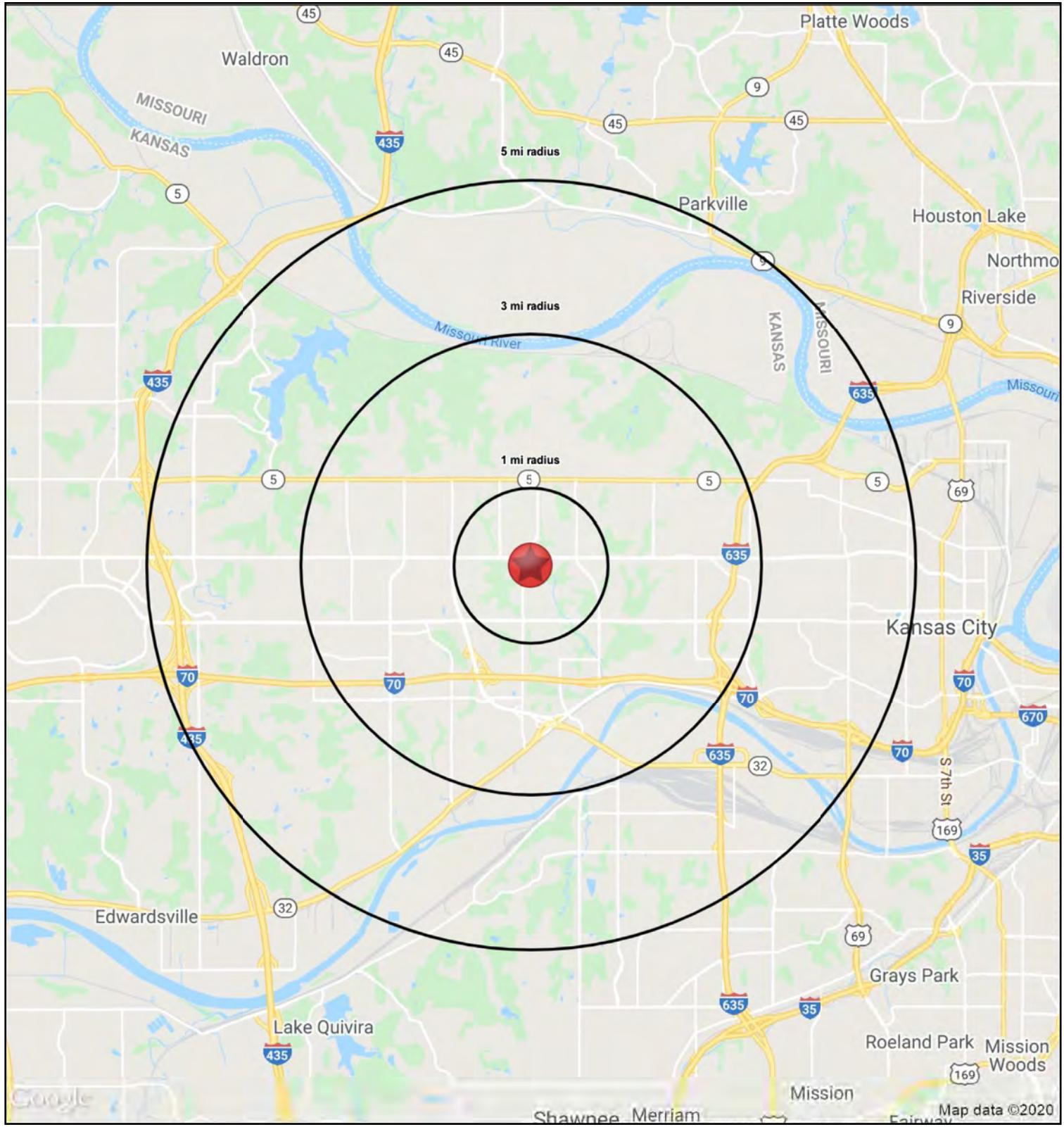
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PHOTOS



AERIAL







PARALLEL PLAZA SHOPPING CENTER

1938-1981 N. 63rd Drive, Kansas City, Kansas

1938 N 63rd Dr Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	7,645	45,467	91,336
2028 Projected Population	7,766	45,908	93,033
2020 Census Population	7,572	46,220	92,321
2010 Census Population	7,146	44,222	89,268
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.2%	0.2%
2023 Median Age	34.5	35.1	34.0
Households			
2023 Estimated Households	2,891	17,663	33,831
2028 Projected Households	2,899	17,604	34,043
2020 Census Households	2,817	17,754	33,809
2010 Census Households	2,649	17,007	32,799
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.7%	0.3%	0.2%
Race and Ethnicity			
2023 Estimated White	35.2%	39.7%	39.6%
2023 Estimated Black or African American	35.2%	30.4%	26.4%
2023 Estimated Asian or Pacific Islander	11.0%	9.8%	7.5%
2023 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2023 Estimated Other Races	17.7%	19.4%	25.6%
2023 Estimated Hispanic	22.0%	22.5%	30.6%
Income			
2023 Estimated Average Household Income	\$60,913	\$71,888	\$73,077
2023 Estimated Median Household Income	\$43,928	\$52,405	\$53,699
2023 Estimated Per Capita Income	\$23,177	\$28,033	\$27,144
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.9%	8.2%	9.8%
2023 Estimated Some High School (Grade Level 9 to 11)	9.2%	9.5%	10.0%
2023 Estimated High School Graduate	32.7%	31.5%	32.3%
2023 Estimated Some College	26.1%	23.9%	22.4%
2023 Estimated Associates Degree Only	9.1%	9.4%	8.6%
2023 Estimated Bachelors Degree Only	8.4%	11.3%	11.2%
2023 Estimated Graduate Degree	6.7%	6.2%	5.7%
Business			
2023 Estimated Total Businesses	90	928	1,927
2023 Estimated Total Employees	2,441	14,862	29,927
2023 Estimated Employee Population per Business	27.2	16.0	15.5
2023 Estimated Residential Population per Business	85.0	49.0	47.4

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