



CHOUTEAU CROSSINGS RETAIL CENTER

I-35 & NE Chouteau Trafficway (SEQ)
4307-4367 NE Chouteau Trafficway, Kansas City, MO



LEASE RATE: \$14-\$16/SF NNN | 3,877 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	10,211	63,398	147,147
Avg. Household Income	\$75,050	\$87,987	\$91,060

- Target and Sun Fresh anchored power center
- Co-tenants include Chipotle, Subway, H&R Block, T-mobile, and more
- Excellent visibility from I-35
- Intersection carries over 85,000 cars per day
- Ample parking



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

DAKOTA GRIZZLE | 816.412.7395 | dgrizzle@blockandco.com

Exclusive Agents

SITE PLAN

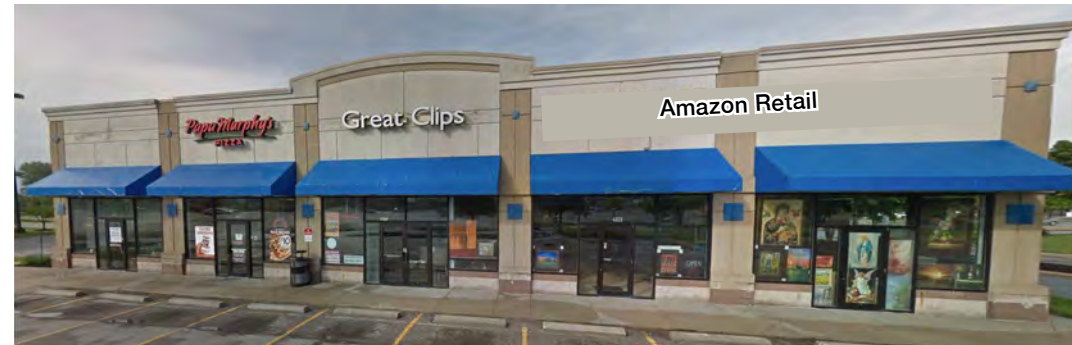




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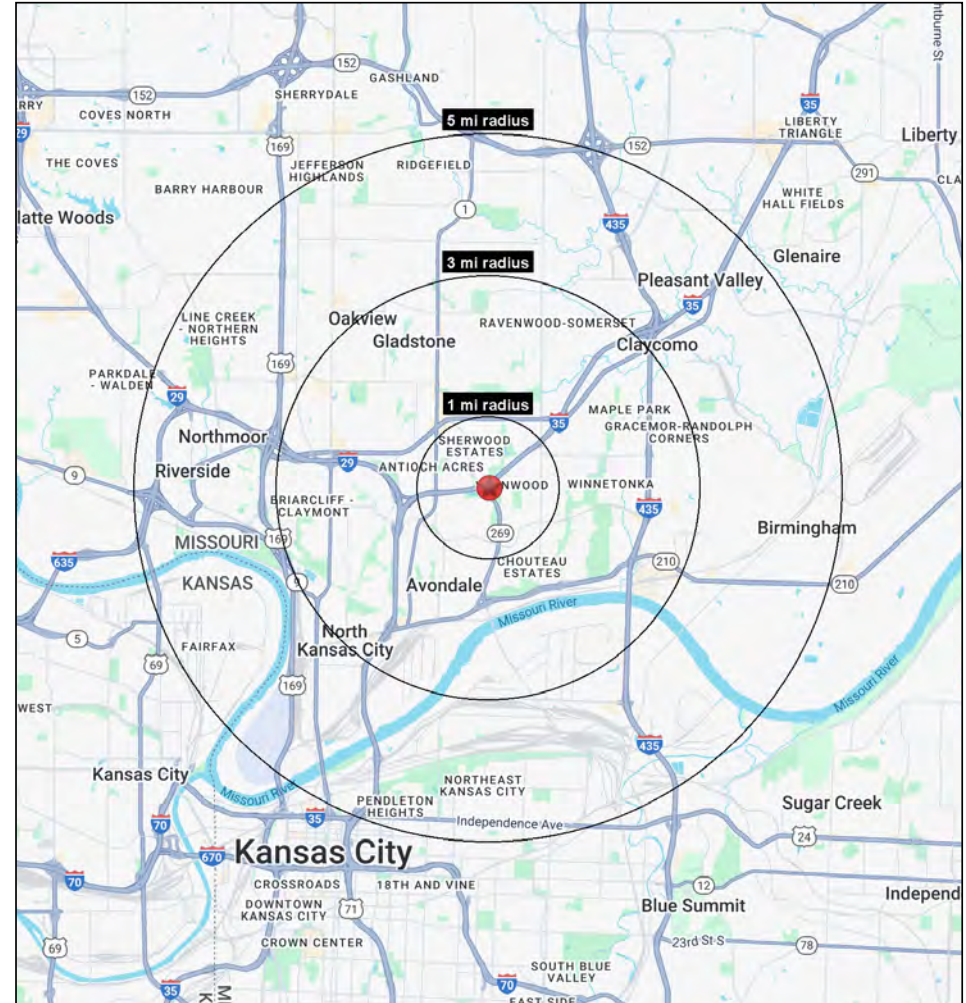
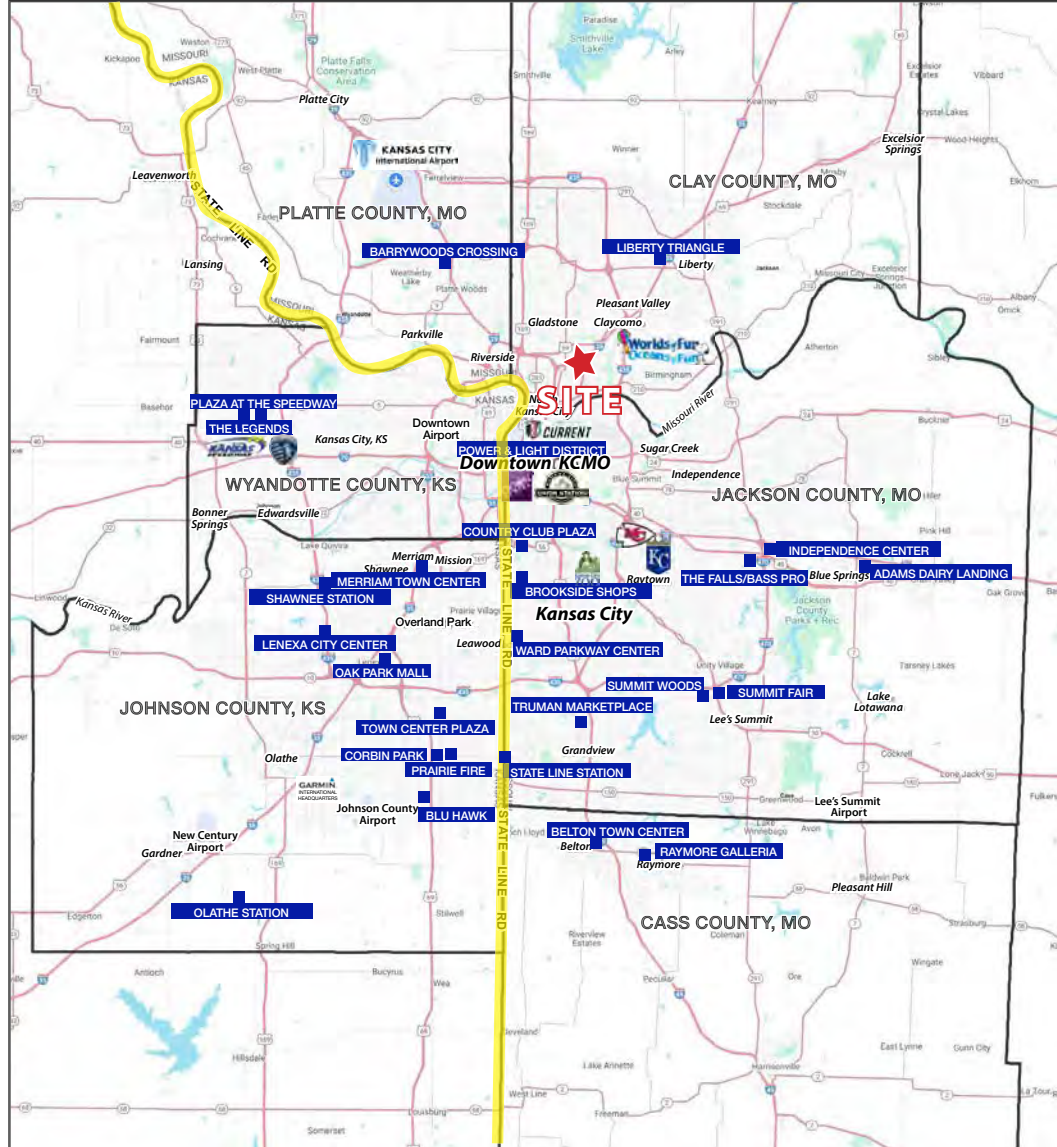
PHOTOS





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4307-4367 Chouteau Trafficway Kansas City, MO 64117	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,211	63,398	147,147
2030 Projected Population	10,184	63,905	149,146
2020 Census Population	10,233	62,687	143,837
2010 Census Population	9,869	58,977	131,811
Projected Annual Growth 2025 to 2030	-	0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.8%
2025 Median Age	36.7	36.9	35.8
Households			
2025 Estimated Households	4,400	27,821	62,532
2030 Projected Households	4,495	28,843	65,121
2020 Census Households	4,339	26,865	58,663
2010 Census Households	4,173	25,240	53,488
Projected Annual Growth 2025 to 2030	0.4%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	1.1%
Race and Ethnicity			
2025 Estimated White	73.5%	72.6%	66.9%
2025 Estimated Black or African American	10.9%	12.5%	13.6%
2025 Estimated Asian or Pacific Islander	3.9%	4.0%	5.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	11.2%	10.4%	13.8%
2025 Estimated Hispanic	10.8%	10.4%	14.6%
Income			
2025 Estimated Average Household Income	\$75,050	\$87,987	\$91,060
2025 Estimated Median Household Income	\$57,445	\$73,113	\$74,356
2025 Estimated Per Capita Income	\$32,349	\$38,656	\$38,753
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	2.6%	3.4%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.7%	5.7%
2025 Estimated High School Graduate	32.9%	30.2%	28.3%
2025 Estimated Some College	22.7%	23.9%	22.6%
2025 Estimated Associates Degree Only	9.8%	9.0%	8.5%
2025 Estimated Bachelors Degree Only	17.4%	20.1%	20.8%
2025 Estimated Graduate Degree	8.9%	9.4%	10.8%
Business			
2025 Estimated Total Businesses	172	1,934	5,567
2025 Estimated Total Employees	1,545	22,903	73,428
2025 Estimated Employee Population per Business	9.0	11.8	13.2
2025 Estimated Residential Population per Business	59.4	32.8	26.4

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