



STATE AVENUE SHOPPING CENTER Newly Renovated Space For Lease

4835-4953 State Avenue, Kansas City, Kansas



105,262 SQUARE FOOT SHOPPING CENTER

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,804	61,331	127,698
Avg. Household Income	\$80,713	\$69,975	\$70,351

- 5,900 SF & 20,000 SF available
- Easy highway access, just off I-635
- Big renovations happening now
- Pad site also available for ground lease - call for pricing

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

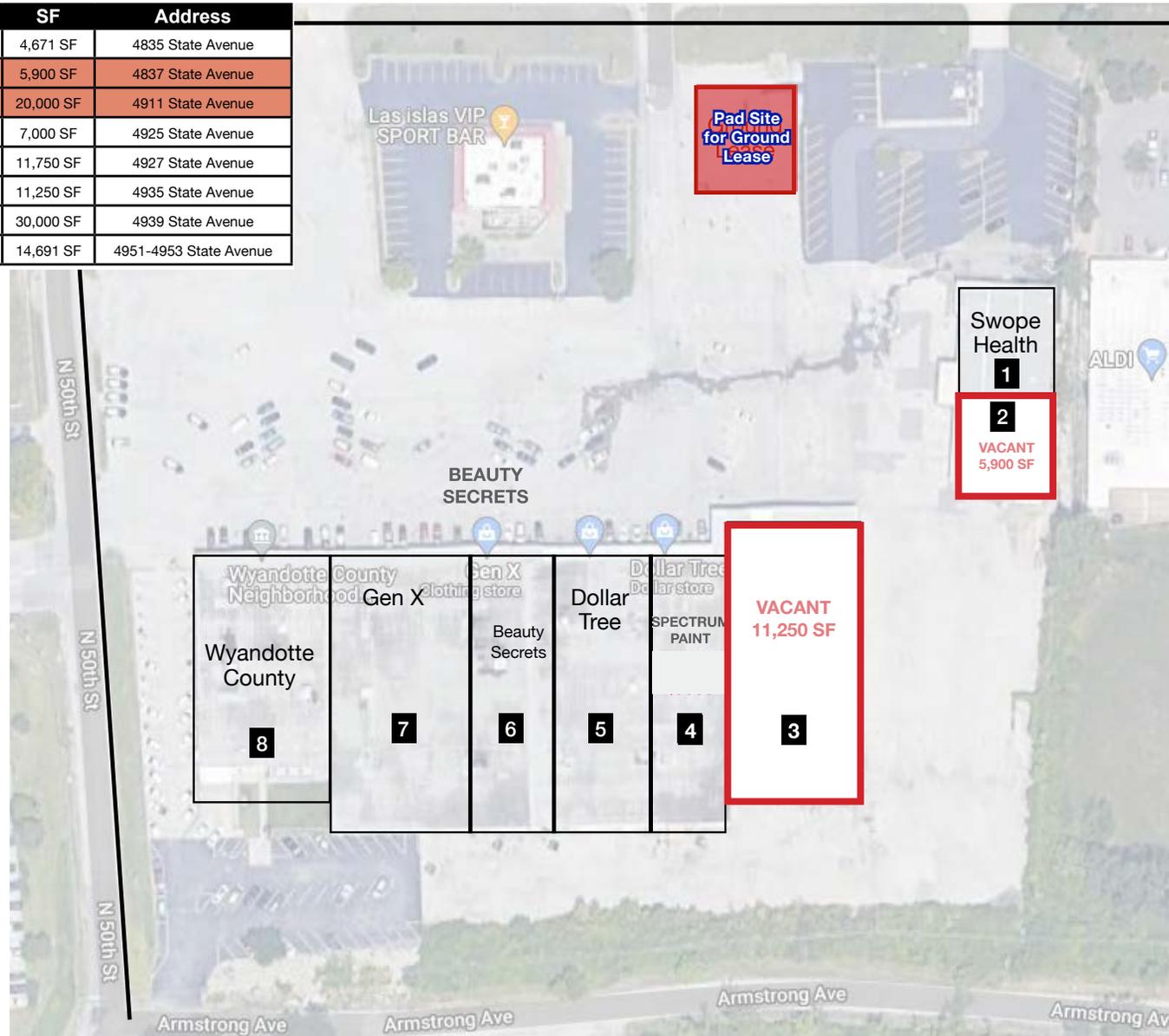


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SITE PLAN

#	Name	SF	Address
1	Swope Health	4,671 SF	4835 State Avenue
2	AVAILABLE	5,900 SF	4837 State Avenue
3	AVAILABLE	20,000 SF	4911 State Avenue
4	Spectrum Paint	7,000 SF	4925 State Avenue
5	Dollar Tree	11,750 SF	4927 State Avenue
6	Beauty Secrets	11,250 SF	4935 State Avenue
7	GenX	30,000 SF	4939 State Avenue
8	Unified Govt of Wyandotte County	14,691 SF	4951-4953 State Avenue





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DRONE IMAGERY





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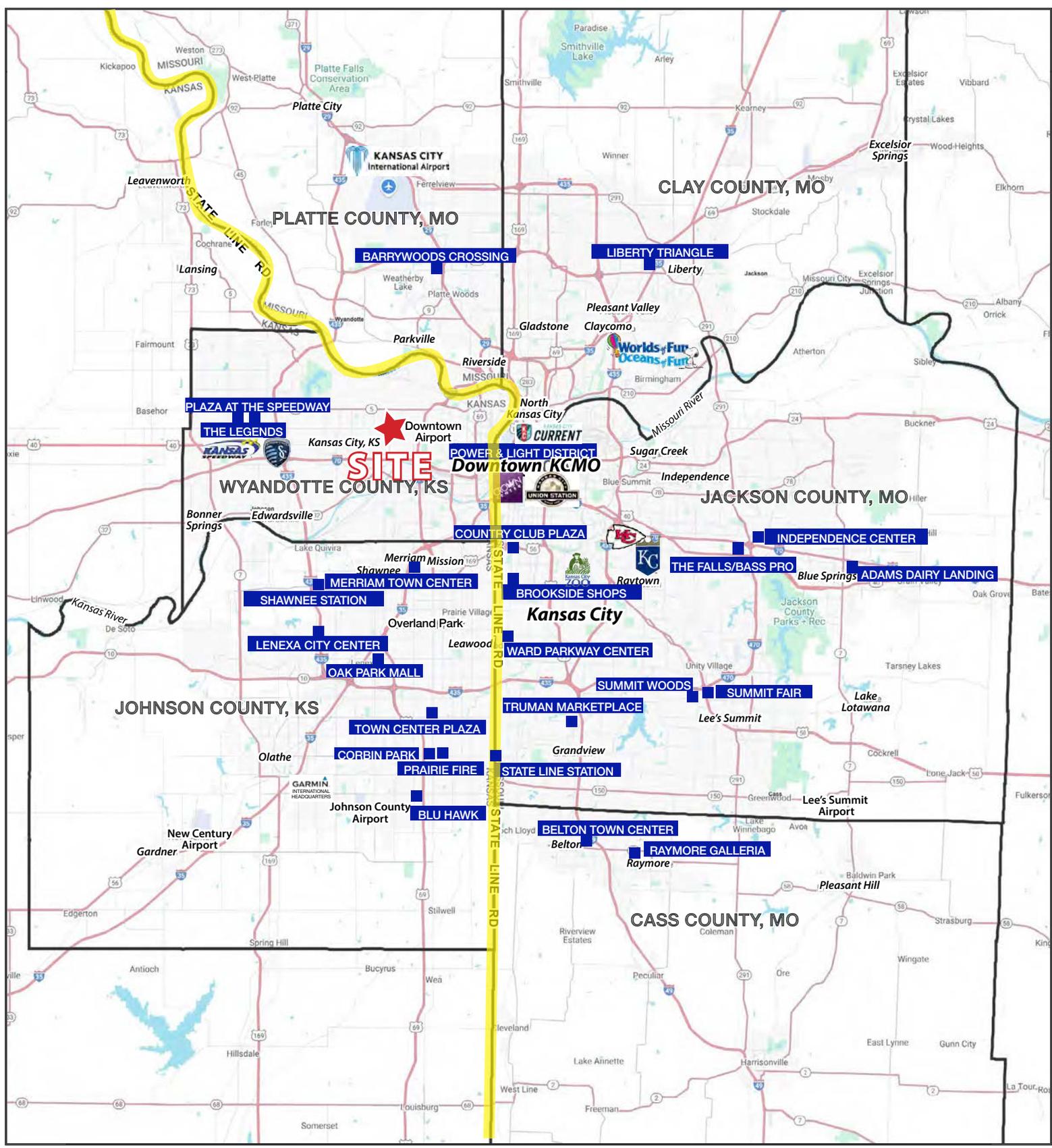
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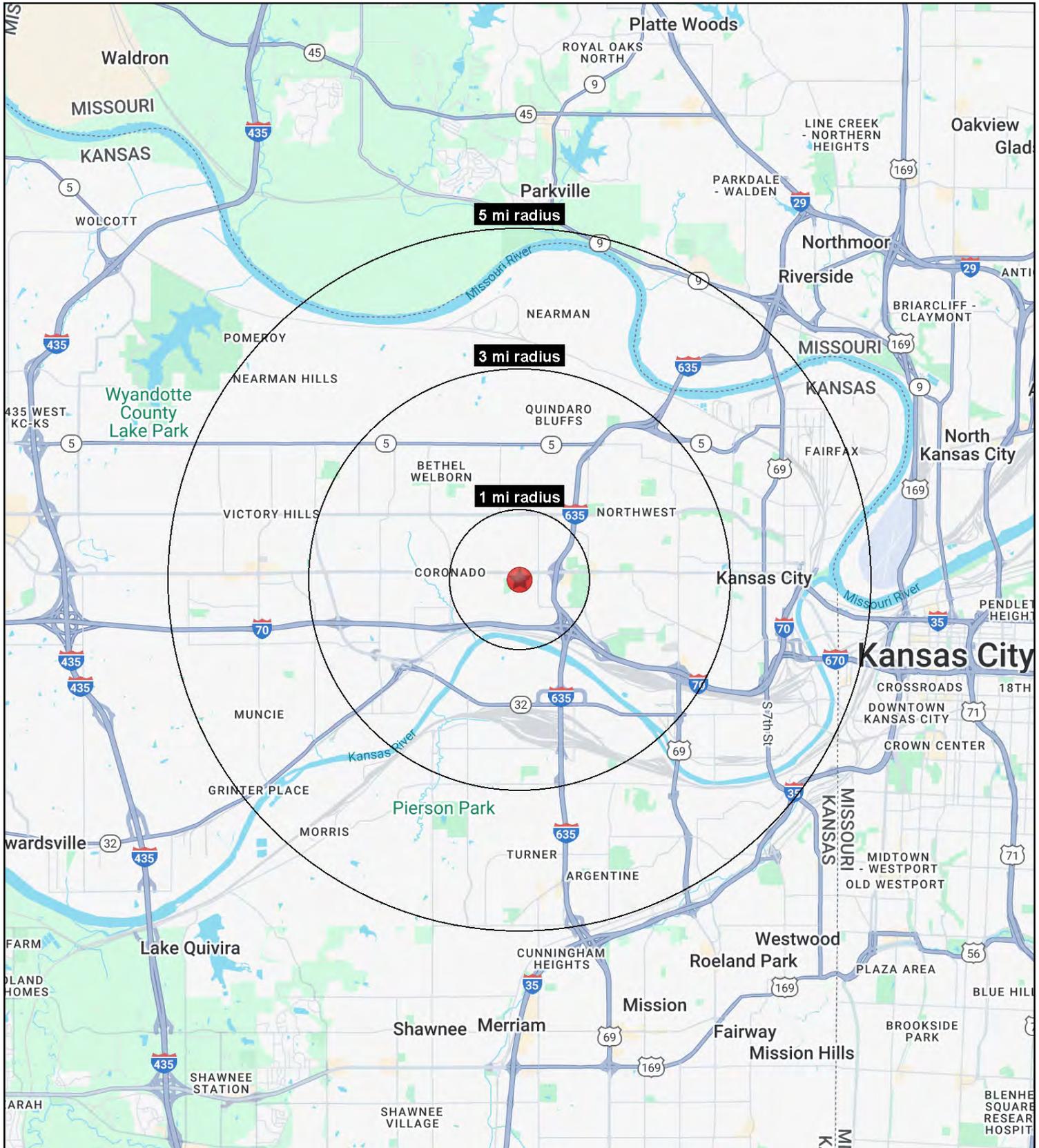


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4835-4953 State Avenue Kansas City, KS 66102	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,804	61,331	127,698
2030 Projected Population	3,710	60,235	125,982
2020 Census Population	3,879	58,403	125,491
2010 Census Population	3,672	57,071	121,338
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.3%
2025 Median Age	31.4	32.2	33.2
Households			
2025 Estimated Households	1,293	20,931	45,404
2030 Projected Households	1,274	20,709	45,173
2020 Census Households	1,300	20,501	45,004
2010 Census Households	1,230	20,081	44,004
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.2%
Race and Ethnicity			
2025 Estimated White	34.0%	35.0%	39.3%
2025 Estimated Black or African American	22.1%	25.0%	23.0%
2025 Estimated Asian or Pacific Islander	6.6%	6.6%	6.3%
2025 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2025 Estimated Other Races	36.1%	32.4%	30.3%
2025 Estimated Hispanic	42.4%	39.7%	36.9%
Income			
2025 Estimated Average Household Income	\$80,713	\$69,975	\$70,351
2025 Estimated Median Household Income	\$63,177	\$57,012	\$56,581
2025 Estimated Per Capita Income	\$27,439	\$23,936	\$25,148
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	11.0%	11.9%	10.8%
2025 Estimated Some High School (Grade Level 9 to 11)	18.6%	12.0%	10.9%
2025 Estimated High School Graduate	27.7%	32.1%	32.9%
2025 Estimated Some College	20.9%	21.3%	20.1%
2025 Estimated Associates Degree Only	9.3%	8.9%	8.1%
2025 Estimated Bachelors Degree Only	8.1%	9.2%	11.5%
2025 Estimated Graduate Degree	4.5%	4.6%	5.7%
Business			
2025 Estimated Total Businesses	120	1,103	3,338
2025 Estimated Total Employees	2,069	17,395	51,373
2025 Estimated Employee Population per Business	17.3	15.8	15.4
2025 Estimated Residential Population per Business	31.8	55.6	38.3