



RAINBOW CAR WASH | FOR SALE

4604 Rainbow Boulevard, Kansas City, Kansas



INVESTMENT-OWNER/USER | CALL FOR PRICING

CONFIDENTIAL - PLEASE DO NOT DISTURB CURRENT TENANT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,276	111,014	282,235
Avg. Household Income	\$118,044	\$128,470	\$107,560

- 2,482 SF freestanding building on .36 acres
- Great hard corner location of 47th Avenue & Rainbow Boulevard
- Intersection carries over 17,000 cars per day
- Built in 1970



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agent

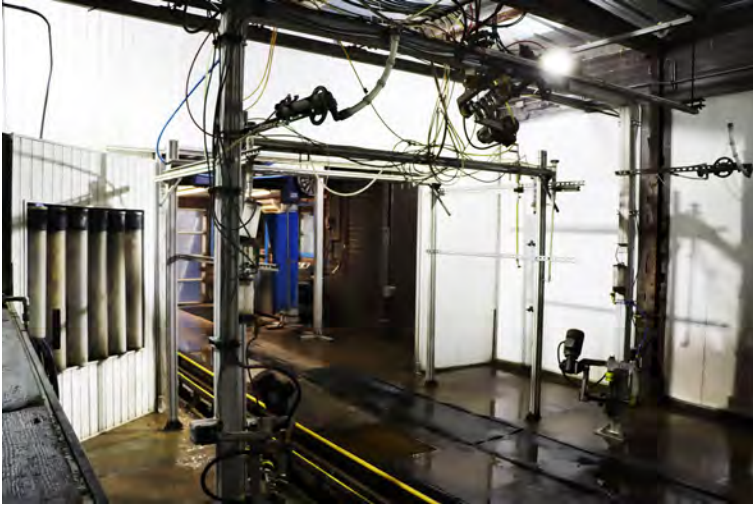




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PHOTOS



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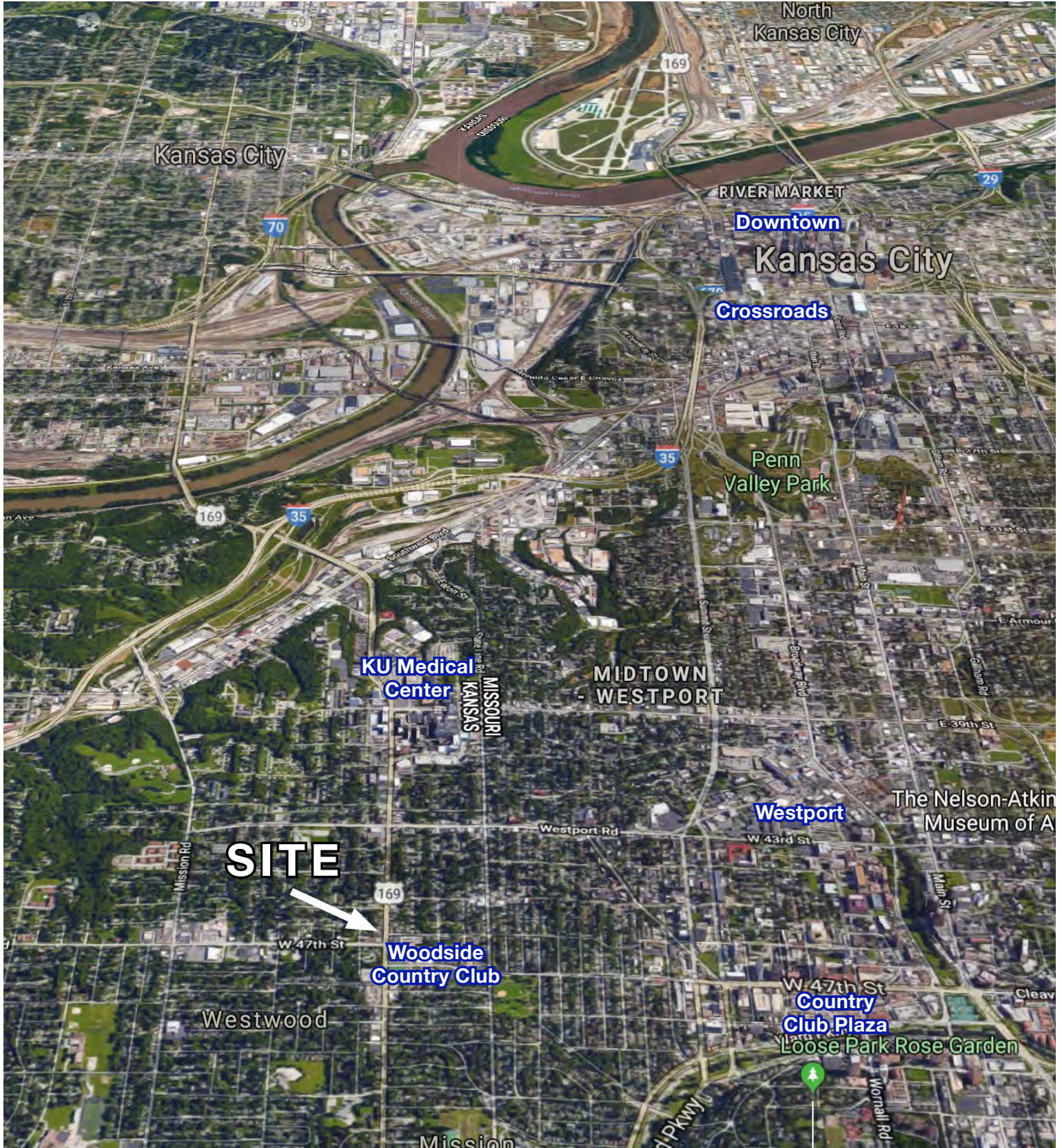
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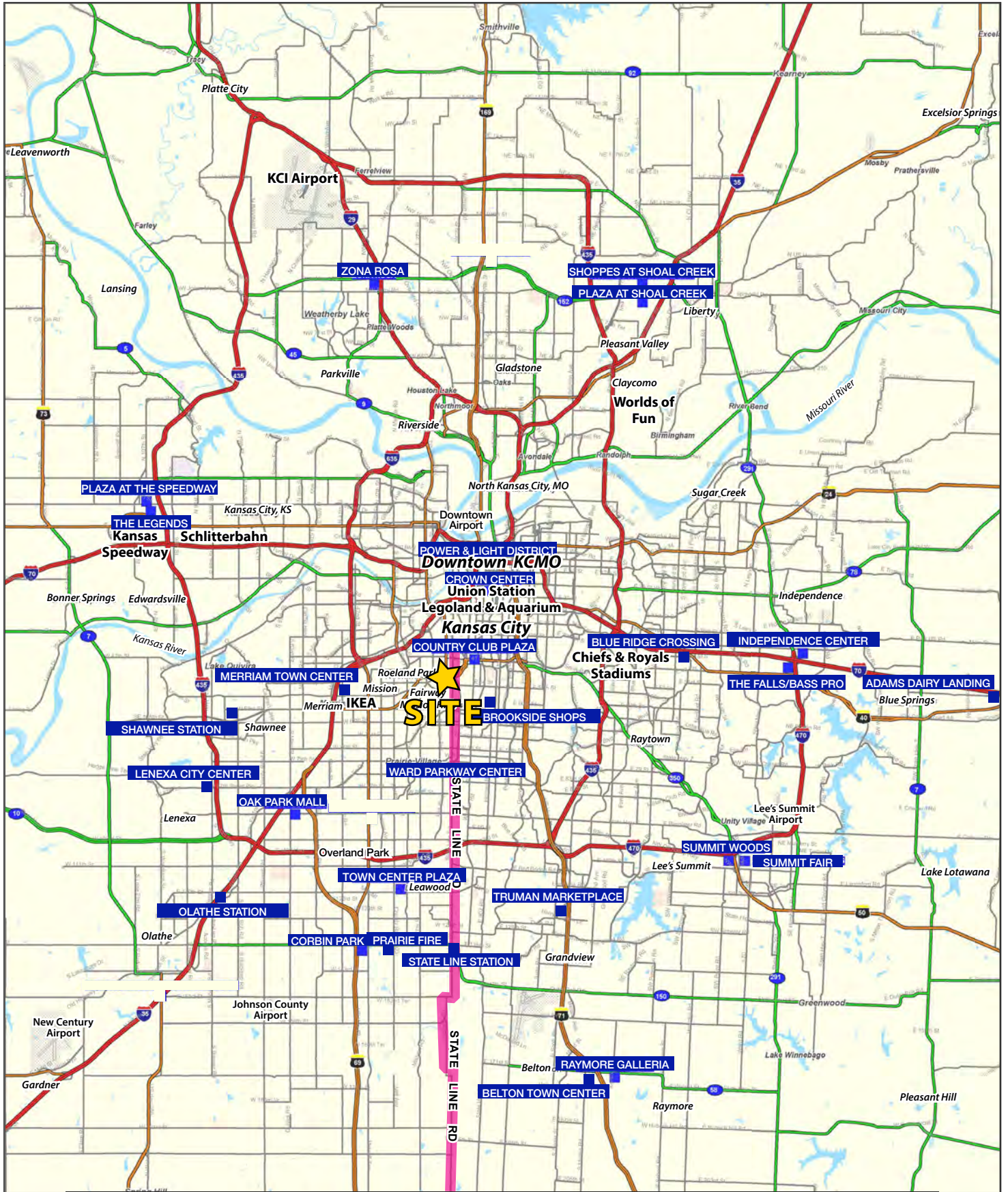
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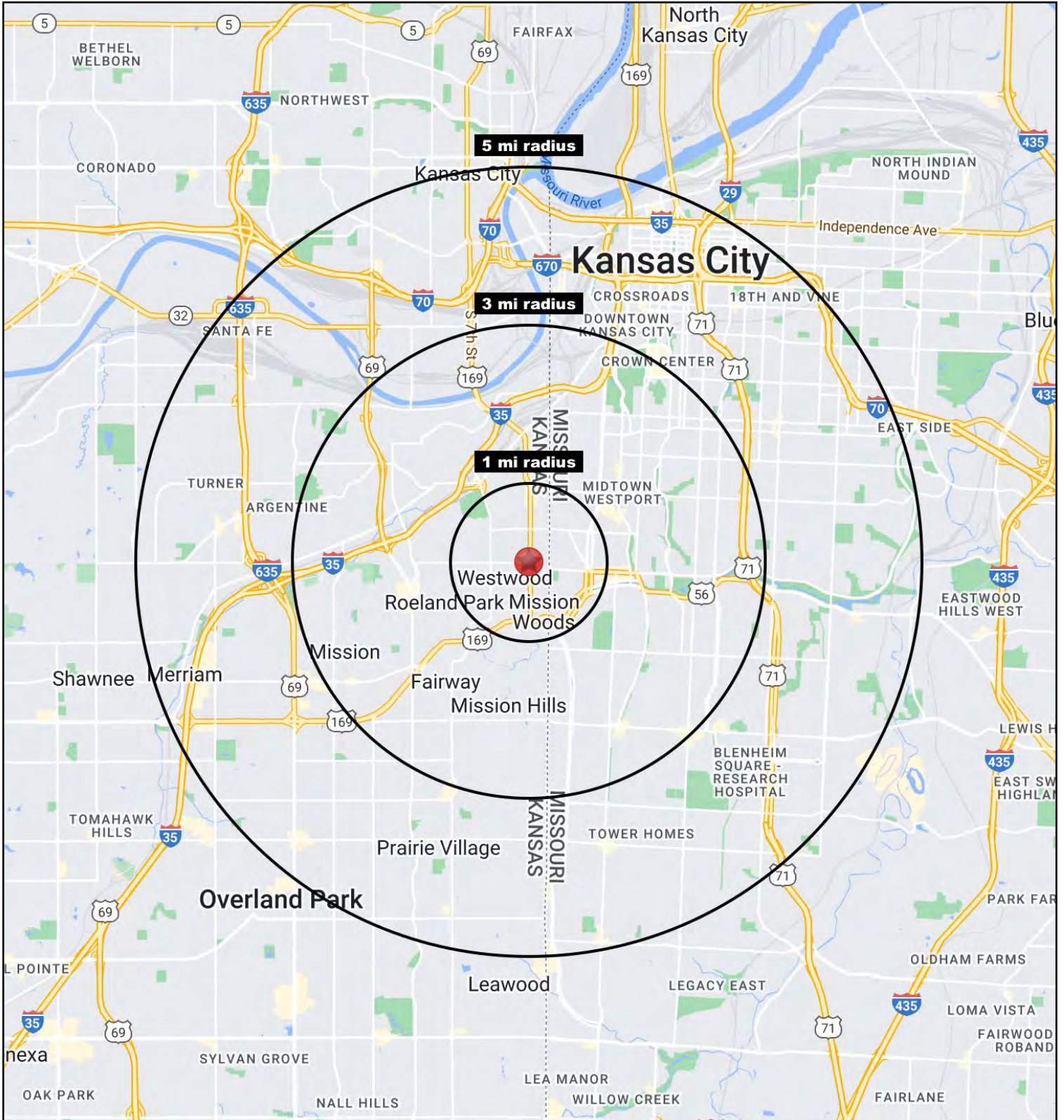
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4604 Rainbow Blvd Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,276	111,014	282,235
2028 Projected Population	16,720	109,292	277,716
2020 Census Population	17,483	109,766	278,025
2010 Census Population	16,345	104,152	262,861
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.6%
2023 Median Age	36.5	36.5	36.6
Households			
2023 Estimated Households	9,014	53,114	126,270
2028 Projected Households	8,674	52,008	124,152
2020 Census Households	9,028	52,090	124,773
2010 Census Households	8,661	49,285	115,634
Projected Annual Growth 2023 to 2028	-0.8%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	0.3%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	73.2%	66.2%	55.7%
2023 Estimated Black or African American	7.8%	16.6%	26.3%
2023 Estimated Asian or Pacific Islander	5.1%	5.0%	3.7%
2023 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2023 Estimated Other Races	13.3%	11.8%	13.7%
2023 Estimated Hispanic	15.3%	13.1%	15.3%
Income			
2023 Estimated Average Household Income	\$118,044	\$128,470	\$107,560
2023 Estimated Median Household Income	\$82,831	\$91,070	\$79,391
2023 Estimated Per Capita Income	\$61,916	\$61,657	\$48,389
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.2%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.5%	5.4%
2023 Estimated High School Graduate	16.7%	16.7%	22.2%
2023 Estimated Some College	15.6%	15.4%	17.8%
2023 Estimated Associates Degree Only	6.2%	5.4%	6.1%
2023 Estimated Bachelors Degree Only	33.8%	32.7%	26.6%
2023 Estimated Graduate Degree	23.5%	24.2%	18.3%
Business			
2023 Estimated Total Businesses	1,304	6,426	16,078
2023 Estimated Total Employees	10,629	77,553	202,578
2023 Estimated Employee Population per Business	8.1	12.1	12.6
2023 Estimated Residential Population per Business	13.2	17.3	17.6

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