

Westport Office

4003 Pennsylvania Ave, Kansas City, MO 64111



Michael Meier, Principal

Aristocrat Realty

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WESTPORT OFFICE

PROPERTY INFORMATION

ASK PRICE
\$700,000

PROPERTY ADDRESS
4003 Pennsylvania Ave, Kansas City, MO
64111

BUILDING SIZE
4,200 SF

**4003 Pennsylvania Ave,
Kansas City, MO 64111**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Aristocrat Realty & Development is pleased to offer 4003 Pennsylvania Avenue, a rare standalone owner-user opportunity in the heart of Westport.

The approximately 4,200 SF single-story building combines a highly walkable urban location with approximately 15 dedicated on-site parking spaces, a major advantage for employees, clients and customers in Westport.

The existing floor plan is well suited for a professional owner-user and features multiple private offices, conference and meeting areas, reception space, kitchen/break area, two restrooms and multiple points of access. The single-level configuration provides an efficient and flexible layout that can accommodate a variety of professional and service-oriented businesses.

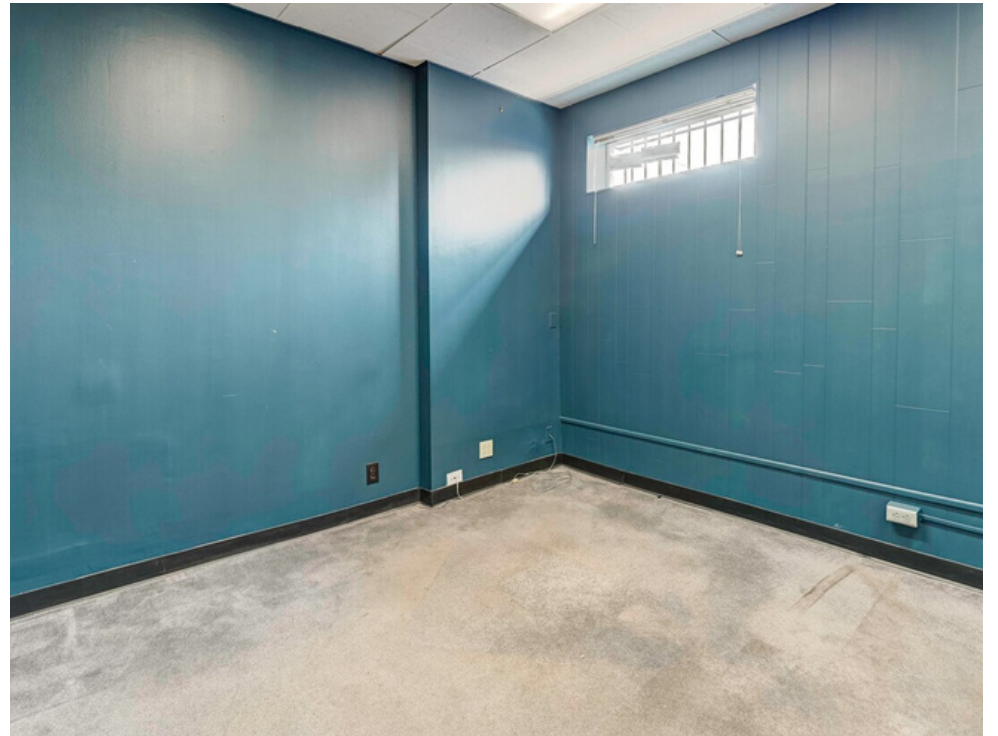
Located just off the center of Westport, the property provides convenient access to restaurants, coffee shops, retail, entertainment and other amenities throughout Westport, Midtown and the Country Club Plaza area.

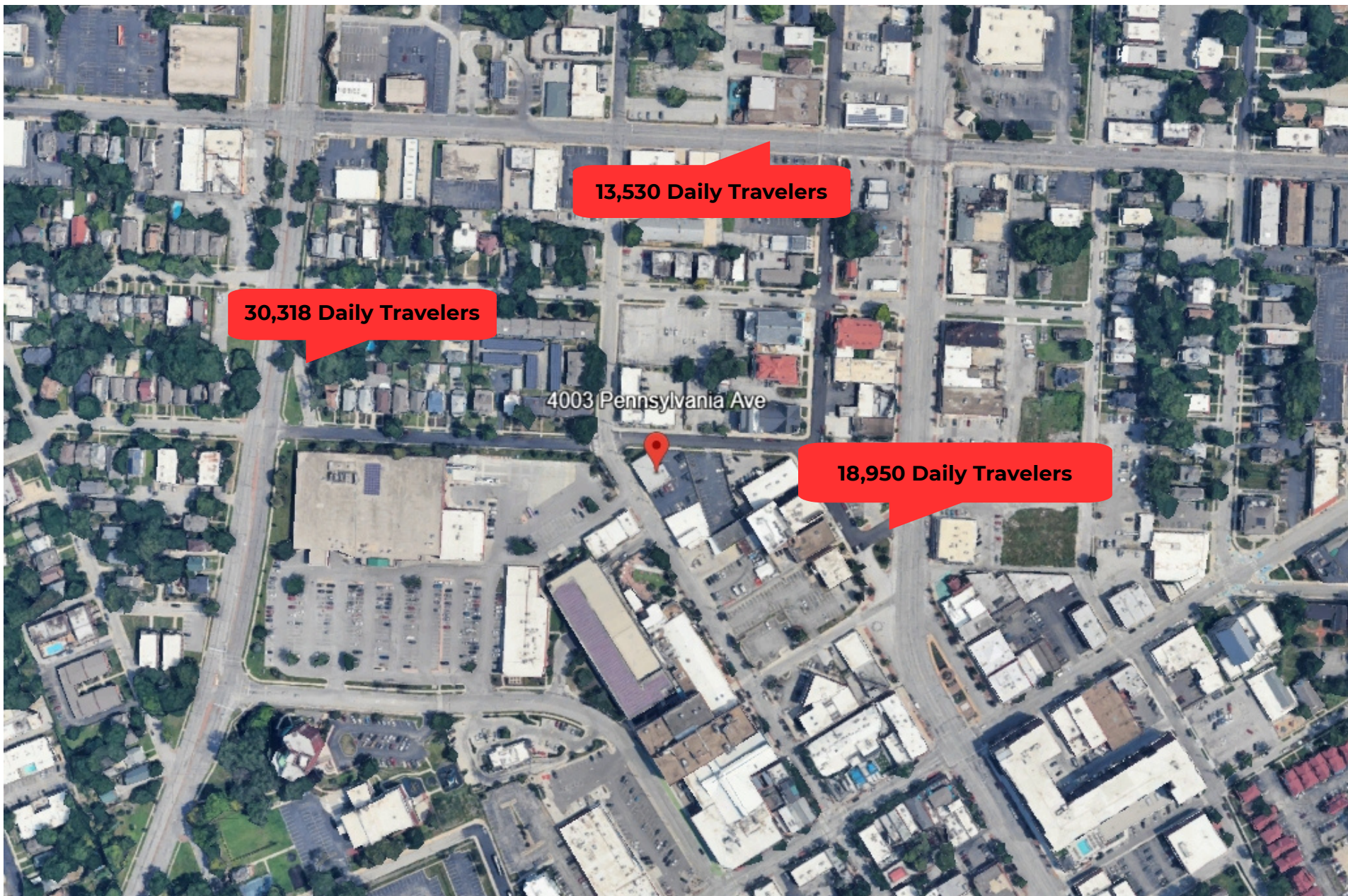
B3-2 zoning provides flexibility for a variety of commercial uses. The property is well positioned for a law firm, counseling or behavioral health group, financial services company, insurance agency, medical or wellness practice, creative agency, real estate company, nonprofit or other professional owner-user.

The combination of a standalone building, dedicated parking, flexible office layout and established Westport location makes 4003 Pennsylvania Avenue a compelling opportunity for a business looking to own and control its real estate rather than continue leasing.









SPLIT OAK
11129 North OakTrafficway,KansasCity, MO, 64155

Demographic Summary Report

4003 Pennsylvania Ave, Kansas City, MO 64111									
Building Type: Class B Office		Total Available: 0 SF							
Class: B		% Leased: 100%							
RBA: 4,200 SF		Rent/SF/Yr: -							
Typical Floor: 4,200 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2030 Projection		25,277		125,942		298,665			
2025 Estimate		24,507		121,834		289,969			
2020 Census		22,367		110,712		269,589			
Growth 2025 - 2030		3.14%		3.37%		3.00%			
Growth 2020 - 2025		9.57%		10.05%		7.56%			
2025 Population by Hispanic Origin		2,577		15,997		56,657			
2025 Population		24,507		121,834		289,969			
White		18,137 74.01%		65,979 54.15%		142,238 49.05%			
Black		2,669 10.89%		34,662 28.45%		79,937 27.57%			
Am. Indian & Alaskan		108 0.44%		636 0.52%		1,906 0.66%			
Asian		741 3.02%		2,941 2.41%		8,038 2.77%			
Hawaiian & Pacific Island		22 0.09%		195 0.16%		765 0.26%			
Other		2,831 11.55%		17,421 14.30%		57,084 19.69%			
U.S. Armed Forces		33		166		393			
Households									
2030 Projection		14,923		60,954		133,350			
2025 Estimate		14,440		58,906		129,311			
2020 Census		13,099		53,354		119,761			
Growth 2025 - 2030		3.34%		3.48%		3.12%			
Growth 2020 - 2025		10.24%		10.41%		7.97%			
Owner Occupied		3,797 26.30%		23,407 39.74%		57,130 44.18%			
Renter Occupied		10,643 73.70%		35,499 60.26%		72,181 55.82%			
2025 Households by HH Income		14,442		58,905		129,312			
Income: <\$25,000		2,497 17.29%		12,290 20.86%		26,823 20.74%			
Income: \$25,000 - \$50,000		2,823 19.55%		11,378 19.32%		26,714 20.66%			
Income: \$50,000 - \$75,000		2,948 20.41%		9,723 16.51%		22,295 17.24%			
Income: \$75,000 - \$100,000		1,746 12.09%		6,752 11.46%		14,617 11.30%			
Income: \$100,000 - \$125,000		1,355 9.38%		5,295 8.99%		12,149 9.40%			
Income: \$125,000 - \$150,000		979 6.78%		4,051 6.88%		7,813 6.04%			
Income: \$150,000 - \$200,000		919 6.36%		3,555 6.04%		7,776 6.01%			
Income: \$200,000+		1,175 8.14%		5,861 9.95%		11,125 8.60%			
2025 Avg Household Income		\$88,940		\$90,879		\$86,870			
2025 Med Household Income		\$65,239		\$63,241		\$61,110			



CONTACT



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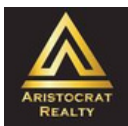
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