

For Lease | 7713 NW Prairie View Road, Kansas City, MO



- 1,200 +/- SF Available
- Great Visibility and Access to Prairie View Road
- Located in an Established Neighborhood Shopping District
- \$12.00 per SF, NNN

**BYRAM REAL ESTATE**  
5350 W. 94<sup>th</sup> Terr., Suite 201  
Prairie Village, KS 66207  
Phone (913) 722-5229 / Fax (913) 722-0909  
Email ~ [John@ByramRE.com](mailto:John@ByramRE.com) / [www.ByramRE.com](http://www.ByramRE.com)



**GS GLOBAL STONE**  
COUNTERTOPS & FLOOR COVERING

**DOLLAR GENERAL**

**O'Reilly AUTO PARTS**

**Pizza Hut**

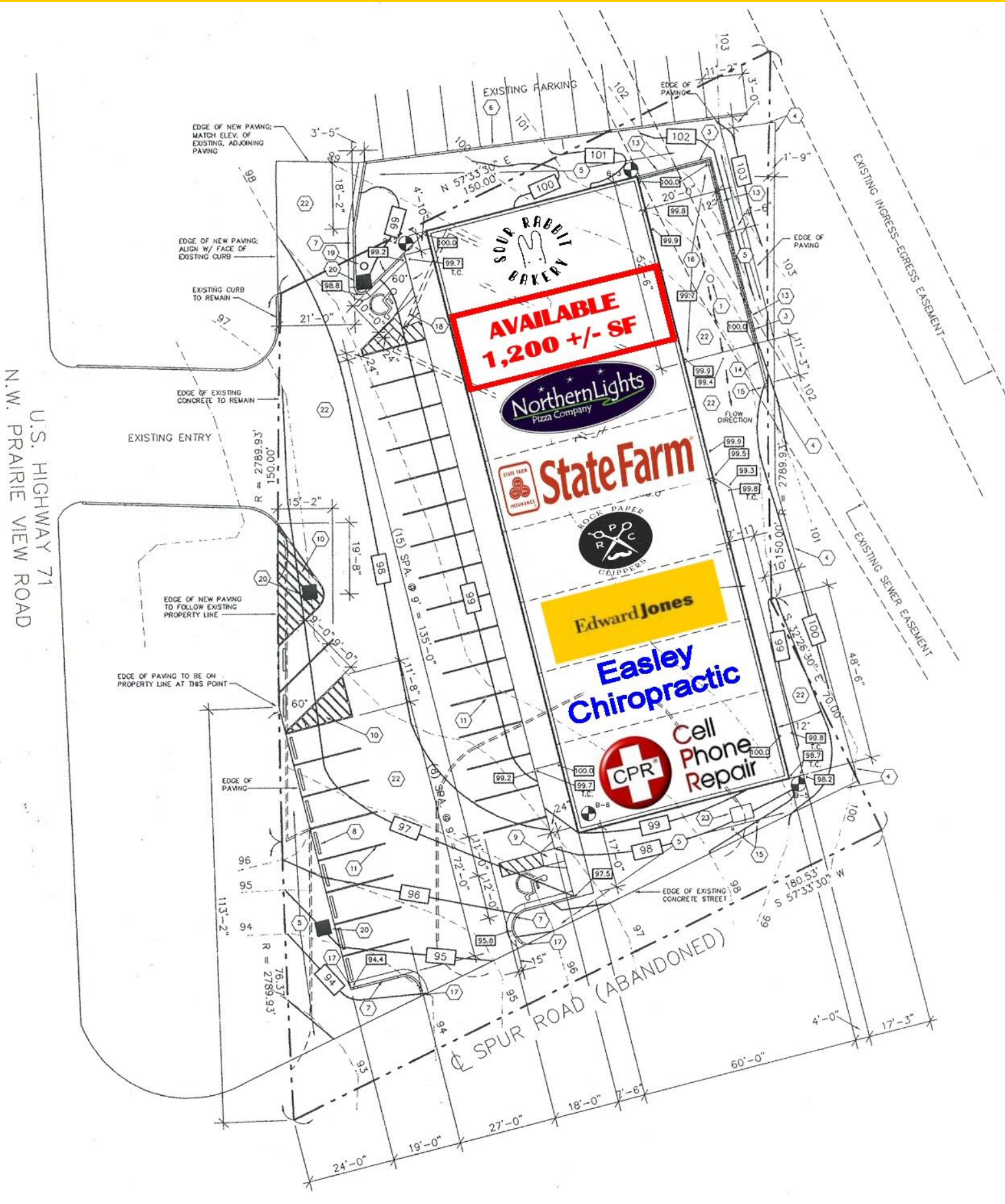
**PIZZA Shoppe**

**AAMCO**  
COMPLETE CAR CARE EXPERTS

**K SUSHI**

**All-Weather**  
UMBRELLAS - CANOES - GOLF

82,723 Cars Per Day  
Prairie View Road 10,241 Cars Per Day





## Demographic Summary

7701 NW Prairie View Rd, Kansas City, Missouri, 64151  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.23450  
Longitude: -94.65825

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	8,879	48,212	91,426
2020 Population	9,605	57,088	108,150
2024 Population	10,338	60,724	113,711
2029 Population	10,647	64,310	119,339
2010-2020 Annual Rate	0.79%	1.70%	1.69%
2020-2024 Annual Rate	1.75%	1.46%	1.19%
2024-2029 Annual Rate	0.59%	1.15%	0.97%
2024 Male Population	49.2%	49.1%	49.3%
2024 Female Population	50.8%	50.9%	50.7%
2024 Median Age	37.1	38.0	37.1

In the identified area, the current year population is 10,338. In 2020, the Census count in the area was 9,605. The rate of change since 2020 was 1.75% annually. The five-year projection for the population in the area is 10,647 representing a change of 0.59% annually from 2024 to 2029. Currently, the population is 49.2% male and 50.8% female.

<b>Race and Ethnicity</b>			
2024 White Alone	70.2%	73.1%	71.7%
2024 Black Alone	11.5%	10.9%	11.5%
2024 American Indian/Alaska Native Alone	0.7%	0.5%	0.6%
2024 Asian Alone	3.8%	3.2%	3.3%
2024 Pacific Islander Alone	2.0%	1.0%	0.9%
2024 Other Race	2.5%	2.5%	2.8%
2024 Two or More Races	9.3%	8.8%	9.3%
2024 Hispanic Origin (Any Race)	8.7%	7.9%	8.6%

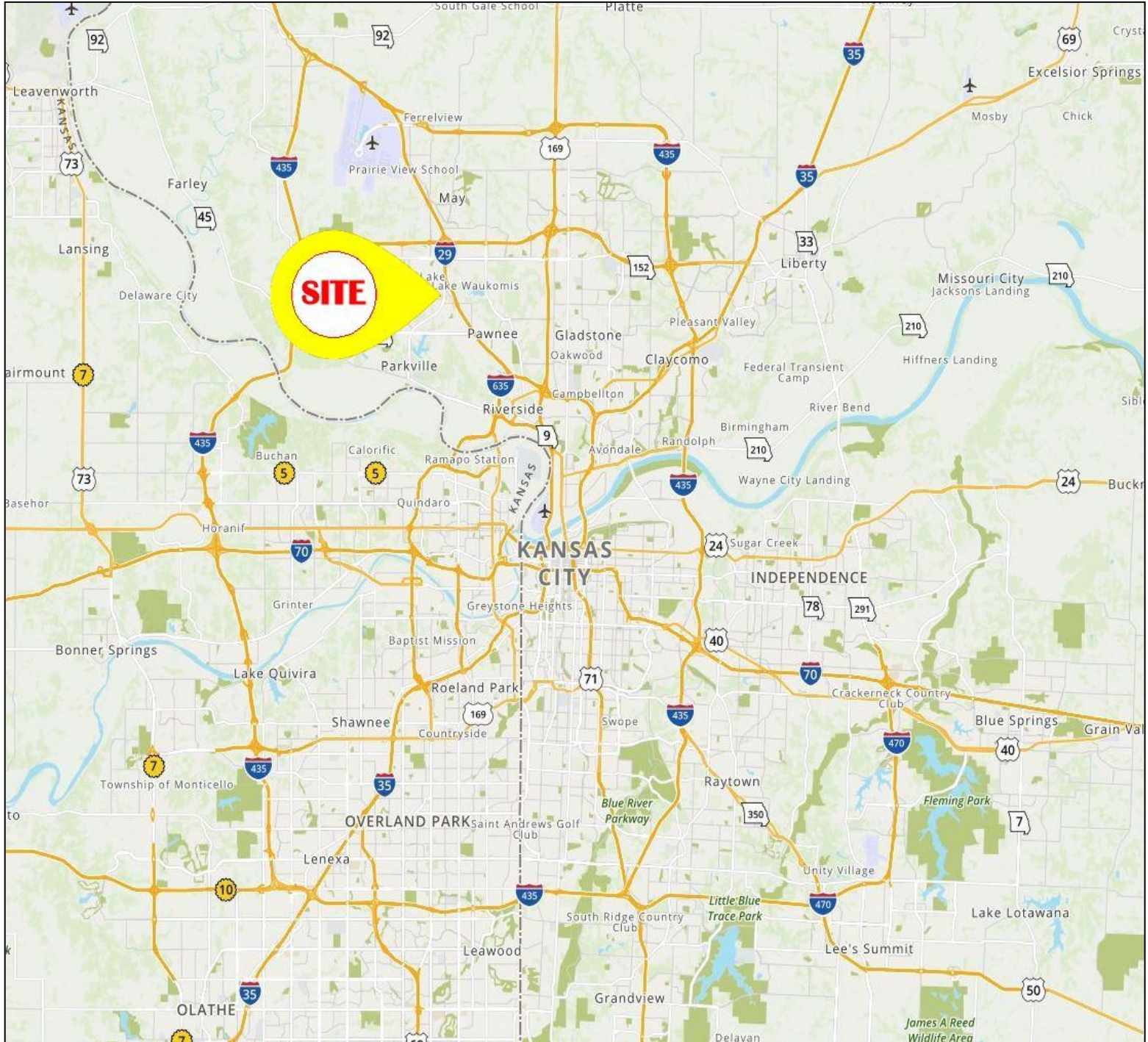
Persons of Hispanic origin represent 8.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.5 in the identified area, compared to 72.5 for the U.S. as a whole.

<b>Median Household Income</b>			
2024 Median Household Income	\$79,117	\$91,589	\$82,515
2029 Median Household Income	\$91,246	\$104,272	\$97,431
2024-2029 Annual Rate	2.89%	2.63%	3.38%
<b>Average Household Income</b>			
2024 Average Household Income	\$96,699	\$118,817	\$109,828
2029 Average Household Income	\$111,059	\$134,352	\$125,049
2024-2029 Annual Rate	2.81%	2.49%	2.63%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$41,801	\$49,150	\$45,660
2029 Per Capita Income	\$48,018	\$55,644	\$52,092
2024-2029 Annual Rate	2.81%	2.51%	2.67%

**Median Age**  
The median age in this area is 37.1, compared to U.S. median age of 39.3.

<b>Households</b>			
2024 Wealth Index	76	101	90
2010 Households	3,704	20,428	38,008
2020 Households	3,996	23,929	44,722
2024 Households	4,379	25,497	47,266
2029 Households	4,505	27,012	49,703
2010-2020 Annual Rate	0.76%	1.59%	1.64%
2020-2024 Annual Rate	2.18%	1.50%	1.31%
2024-2029 Annual Rate	0.57%	1.16%	1.01%
2024 Average Household Size	2.35	2.35	2.38

**LOCATION MAP | 7713 NW Prairie View Rd, Kansas City, MO**



All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.