

# REDEVELOPED WATTS MILL SHOPPING CENTER

## Retail Space Available

SEC of State Line & 103rd Street, Kansas City, Missouri

Actual Building Photo



Estimated Population  
**200,360**

Average Household Income  
**\$87,257**

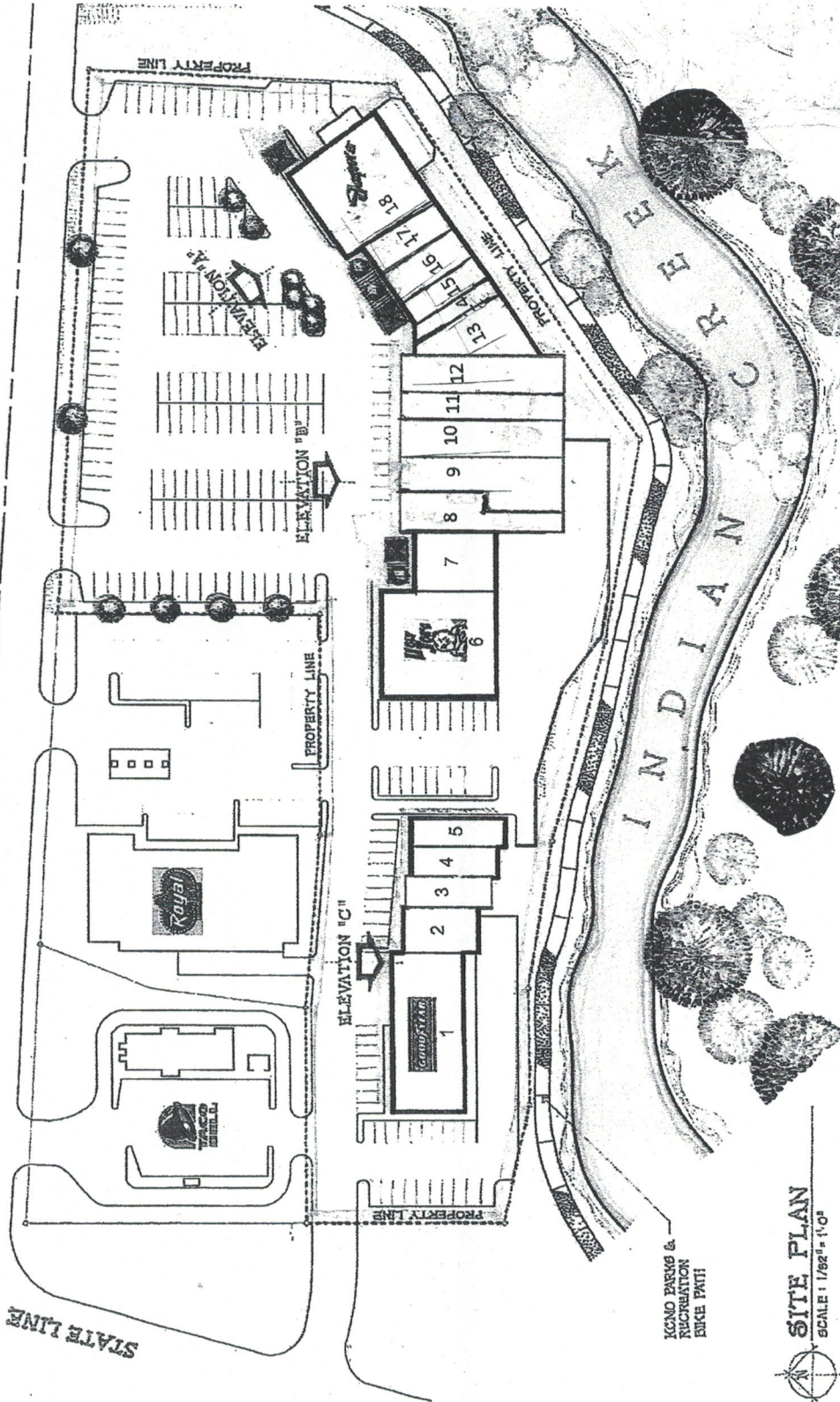
Five Mile Radius

- Redevelopment recently completed
- Outstanding access to I-435
- Established shopping center in a strong retail corridor
- Join Jasper's, Taco Bell, Goodyear, Royal Liquors, and many others
- Intersection carries over 50,000 cars per day

WATTS MILL SHOPPING CENTER | 103rd & State Line Road (SEC) Kansas City, Missouri



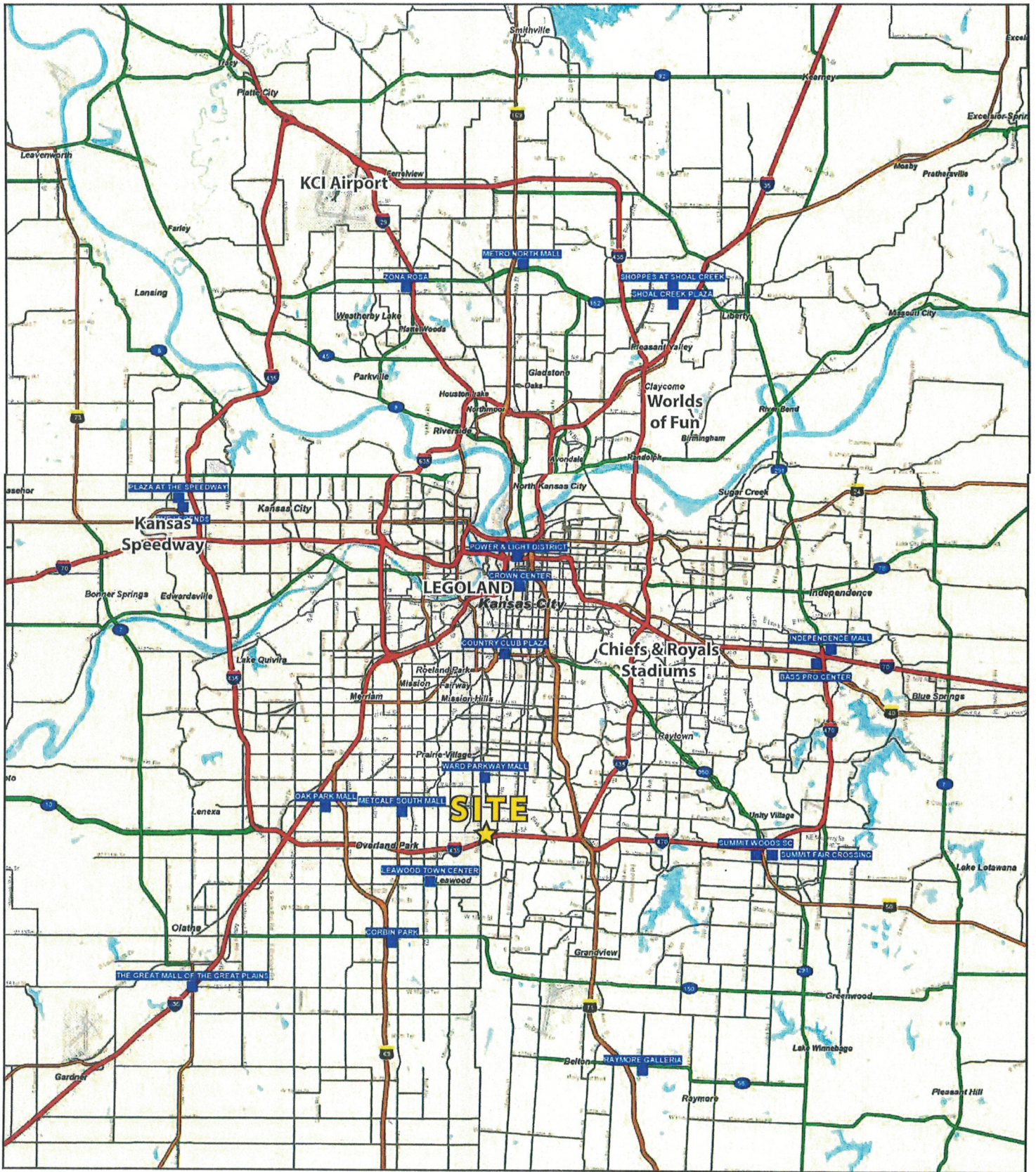
103rd STREET



 **SITE PLAN**  
SCALE: 1/8" = 1'-0"

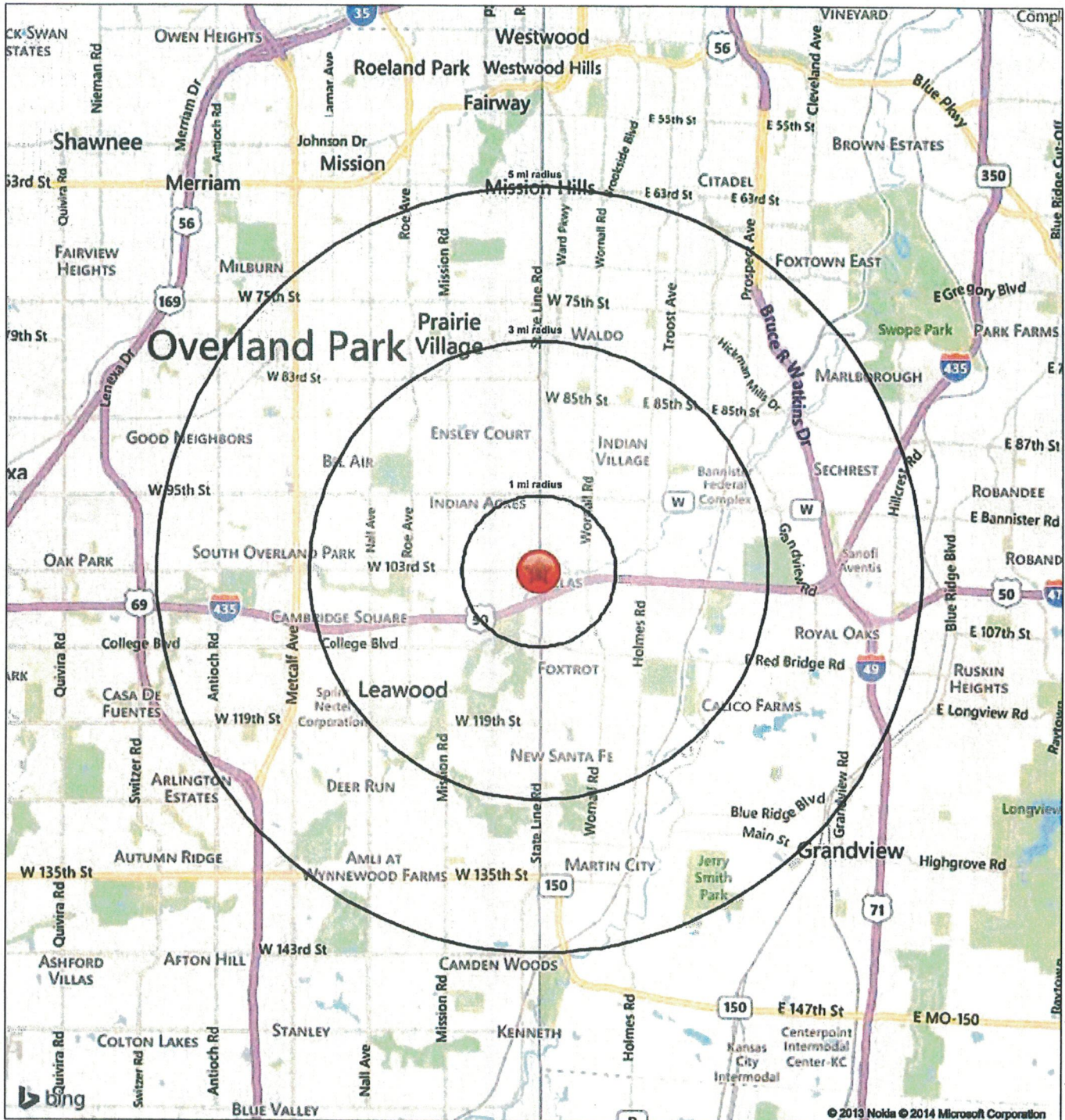
WATTS MILL SHOPPING CENTER TENANT LIST

TENANT	SQ. FT.
1. GOODYEAR	5789
2. HOLY SMOKES	1166
3. HOLY SMOKES 2	1400
4. CIGARETTES 4 LESS	1488
5. PRIDE CLEANERS	1000
6. UGLY JOES	4336
6.A BPATIO	590
7. YEAR ROUND GARDEN	1900
8. U.P.S.	1675
9. IT'S A DREAM	4336
10. BEER SAUCE	2035
11. TAVERN ON 103 <sup>rd</sup>	2000
12. ORGANIC HEMP 2000	
13. MODERN SALON	2207
14. MALIBU SALON	901
15. JERRY'S CAFÉ	1200
16. Q SPA	1200
17. MIRASON OFFICE	1200
18. JASPER'S RESTAURANT	4890



Lat: 38.94293 Long: -94.60936 Zoom: 13.78 mi

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### 103rd Street & State Line Road

Kansas City, Missouri

January 2014

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# Watts Mill Shopping Center, Kansas City, Missouri



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.9413/-94.6056

1201 W 103rd St Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	8,259	66,130	198,070
2026 Projected Population	8,473	67,049	200,166
2020 Census Population	8,520	66,396	197,677
2010 Census Population	8,080	62,951	188,678
Projected Annual Growth 2021 to 2026	0.5%	0.3%	0.2%
Historical Annual Growth 2010 to 2021	0.2%	0.5%	0.5%
2021 Median Age	48.9	46.0	42.4
<b>Households</b>			
2021 Estimated Households	4,231	30,200	88,879
2026 Projected Households	4,365	31,257	91,753
2020 Census Households	4,307	30,029	88,323
2010 Census Households	4,050	28,111	83,211
Projected Annual Growth 2021 to 2026	0.6%	0.7%	0.6%
Historical Annual Growth 2010 to 2021	0.4%	0.7%	0.6%
<b>Race and Ethnicity</b>			
2021 Estimated White	72.3%	75.2%	70.9%
2021 Estimated Black or African American	16.5%	12.1%	14.8%
2021 Estimated Asian or Pacific Islander	2.6%	3.4%	3.9%
2021 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2021 Estimated Other Races	8.2%	9.0%	10.0%
2021 Estimated Hispanic	5.4%	6.5%	7.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$107,249	\$136,328	\$119,201
2021 Estimated Median Household Income	\$88,760	\$94,717	\$88,098
2021 Estimated Per Capita Income	\$55,046	\$62,407	\$53,604
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.1%	1.2%
2021 Estimated Some High School (Grade Level 9 to 11)	2.1%	1.8%	2.6%
2021 Estimated High School Graduate	15.0%	14.0%	15.7%
2021 Estimated Some College	21.4%	18.8%	18.8%
2021 Estimated Associates Degree Only	5.6%	5.8%	6.3%
2021 Estimated Bachelors Degree Only	34.1%	35.1%	33.6%
2021 Estimated Graduate Degree	20.9%	23.5%	21.8%
<b>Business</b>			
2021 Estimated Total Businesses	322	3,867	10,784
2021 Estimated Total Employees	8,228	59,469	165,998
2021 Estimated Employee Population per Business	25.5	15.4	15.4
2021 Estimated Residential Population per Business	25.6	17.1	18.4

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