



Space For Lease - Former Thrift Store

4501 Rainbow Boulevard, Kansas City, Kansas



LEASE RATE: \$18-22/SF NNN | 2,100 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	18,183	108,335	278,001
Avg. Household Income	\$86,505	\$101,962	\$86,113

- 2,100 SF Freestanding building for lease
- Space compatible for retail, office or service
- Freestanding retail on rainbow, former thrift store
- Strong demographic profile
- Prominent developments nearby
- 0.1 miles from Woodside Health Club



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

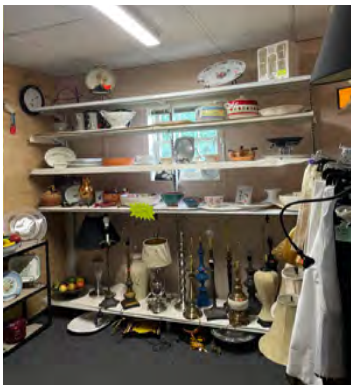
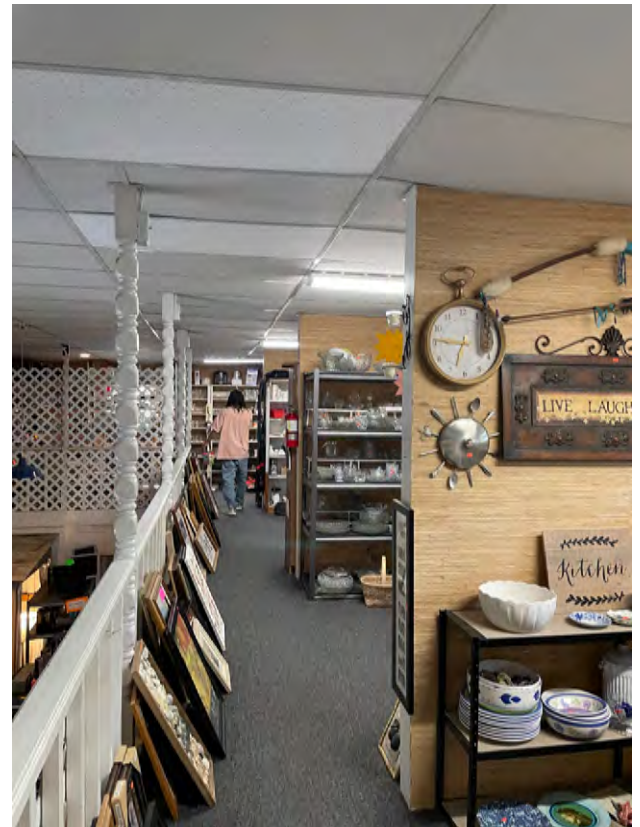
Exclusive Agents

PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com

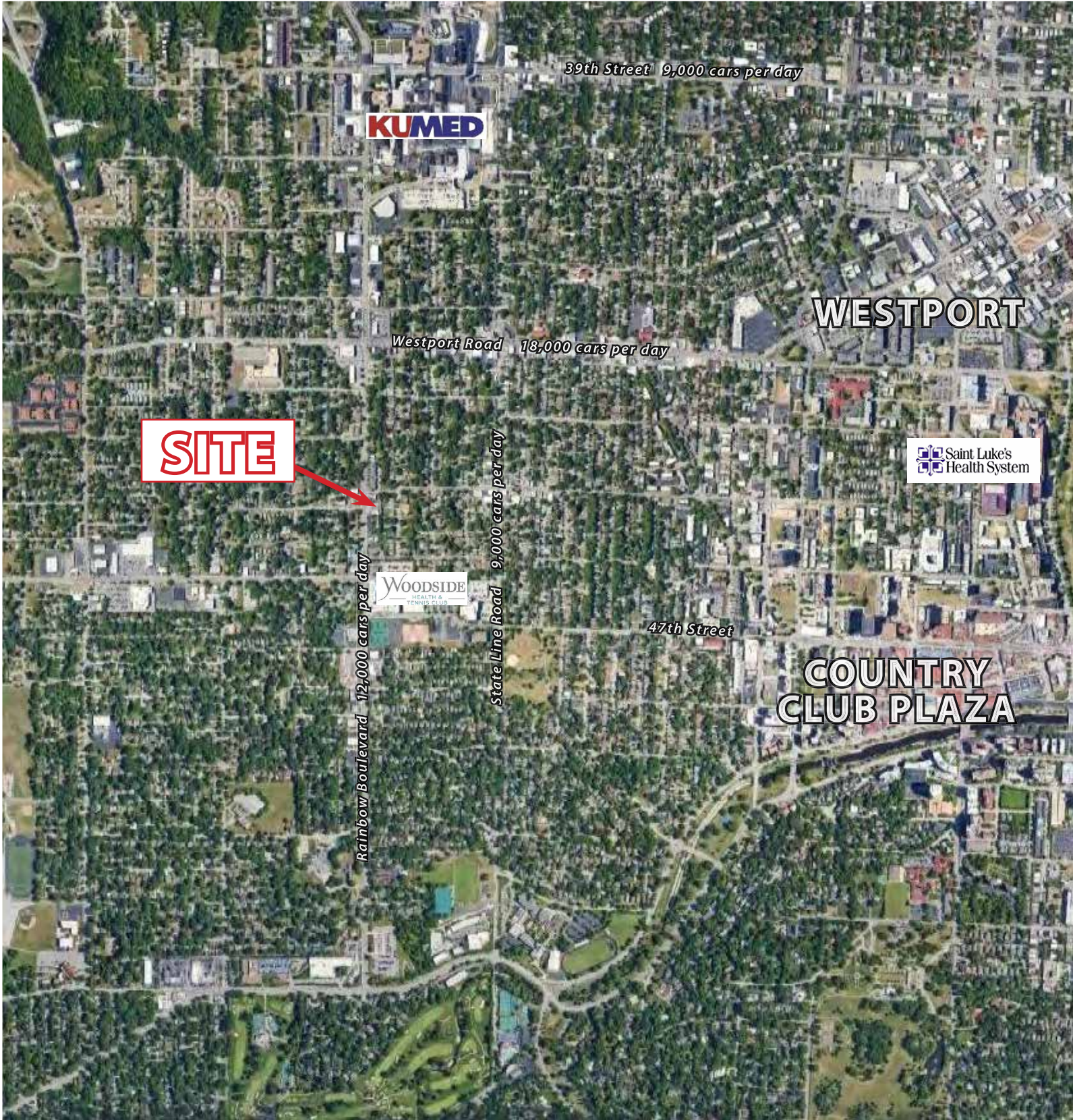
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com



PHOTOS



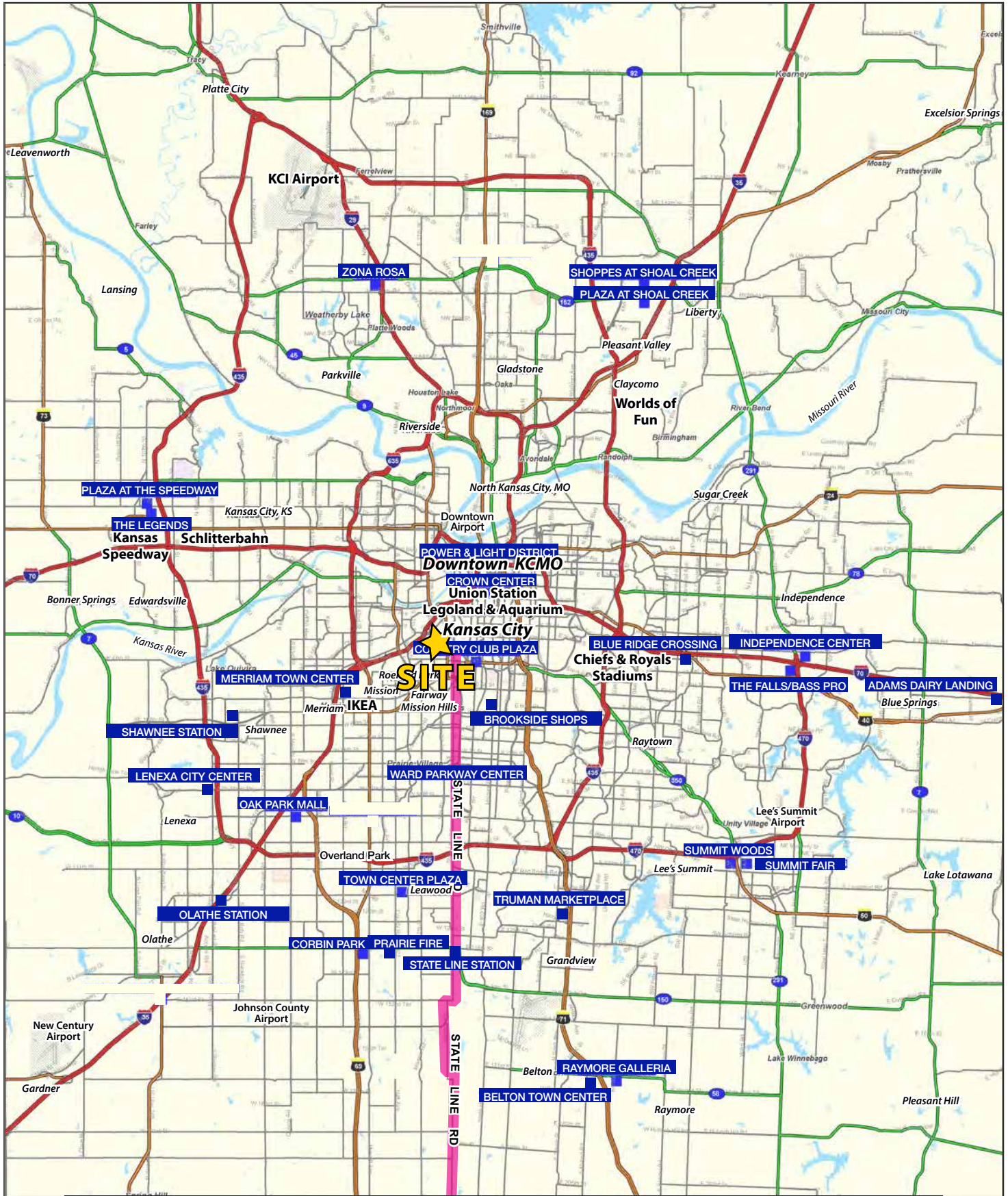
AERIAL





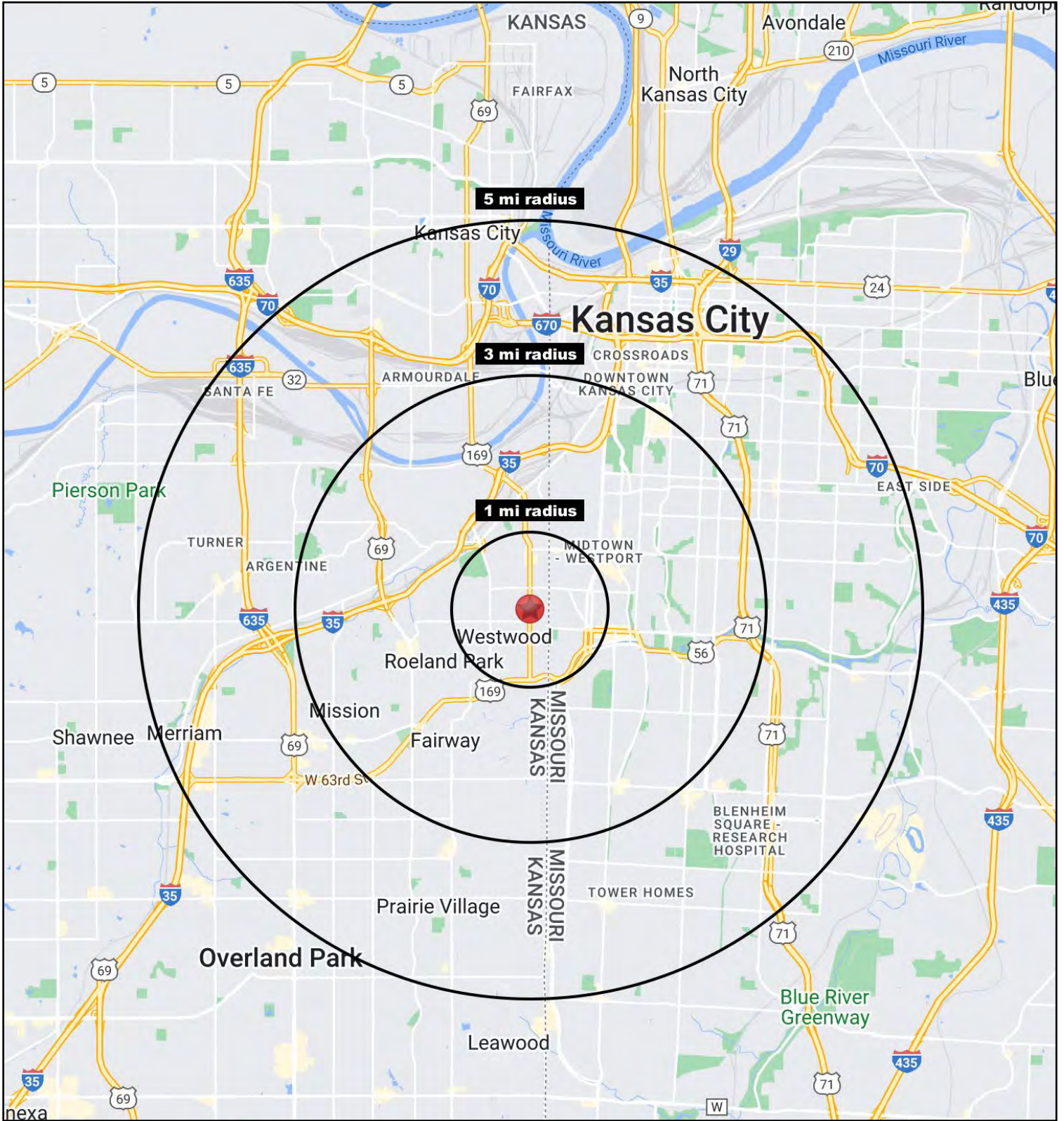
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4501 Rainbow Blvd Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	18,183	108,335	278,001
2026 Projected Population	18,448	109,863	282,841
2020 Census Population	18,204	107,597	276,717
2010 Census Population	17,163	103,370	262,339
Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.3%
Historical Annual Growth 2010 to 2021	0.5%	0.4%	0.5%
2021 Median Age	35.9	35.9	36.1
Households			
2021 Estimated Households	9,500	51,543	124,771
2026 Projected Households	9,750	53,095	129,749
2020 Census Households	9,581	51,110	124,222
2010 Census Households	9,235	48,771	115,190
Projected Annual Growth 2021 to 2026	0.5%	0.6%	0.8%
Historical Annual Growth 2010 to 2021	0.3%	0.5%	0.8%
Race and Ethnicity			
2021 Estimated White	68.7%	60.6%	51.0%
2021 Estimated Black or African American	7.8%	16.9%	26.2%
2021 Estimated Asian or Pacific Islander	4.6%	5.3%	3.9%
2021 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2021 Estimated Other Races	18.2%	16.6%	18.2%
2021 Estimated Hispanic	19.5%	16.7%	18.3%
Income			
2021 Estimated Average Household Income	\$86,505	\$101,962	\$86,113
2021 Estimated Median Household Income	\$69,278	\$75,247	\$65,578
2021 Estimated Per Capita Income	\$45,501	\$48,722	\$38,941
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.6%	4.2%
2021 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.6%	6.9%
2021 Estimated High School Graduate	14.4%	17.4%	22.7%
2021 Estimated Some College	16.1%	16.1%	18.3%
2021 Estimated Associates Degree Only	5.9%	5.5%	6.0%
2021 Estimated Bachelors Degree Only	36.1%	31.2%	25.0%
2021 Estimated Graduate Degree	22.4%	22.7%	16.8%
Business			
2021 Estimated Total Businesses	999	5,962	14,561
2021 Estimated Total Employees	14,752	94,841	230,211
2021 Estimated Employee Population per Business	14.8	15.9	15.8
2021 Estimated Residential Population per Business	18.2	18.2	19.1

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