



# WESTPORT BUILDING & PARKING LOT FOR SALE

## 2015 & 2020 W. 43rd Avenue, Kansas City, Kansas




### SALE PRICE: \$700,000 | 5,091 SF BUILDING & 0.22 PAVED LOT

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	19,890	111,174	286,332
Avg. HH Income	\$105,464	\$120,018	\$104,394

- ±5,091 SF building featuring an open layout with front office/reception area, retail/showroom space, additional mezzanine area, and a fenced lot behind the building
- Additional adjacent ±0.22-acre paved and striped secure parking lot (approximately 25 parking spaces).
- Three (3) 10' - 12' drive-in garage doors
- Fluorescent lighting throughout
- Commercial Zoning (C-1)
- Excellent accessibility and visibility with approximately 51' of frontage on heavily traveled 43rd Avenue / Westport Rd.
- Conveniently located near the Country Club Plaza, minutes from KU Medical Center, the Westport entertainment district, and Downtown Kansas City.
- Strong traffic counts, established surrounding businesses, steady growth, and easy access to interstates I-35 and I-70.
- It offers flexibility for a handful of concepts, making it ideal for owner-operators and investors, redevelopment opportunities, or expansion of an existing operation.
- [Drone Photos](#)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

[For More Information Contact:](#)

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*Exclusive Agents*



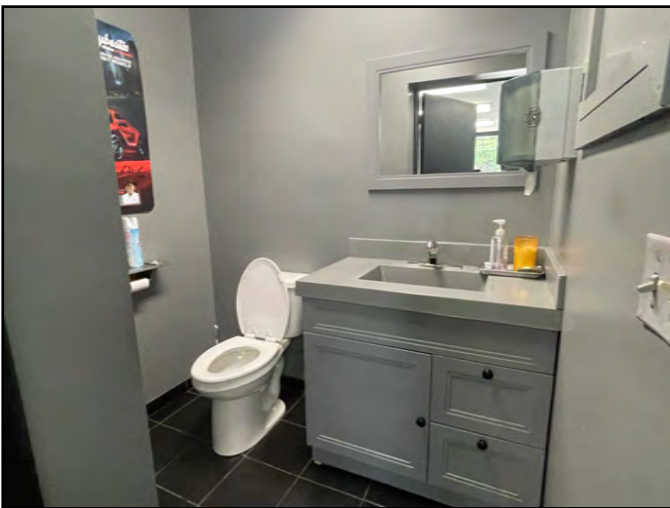
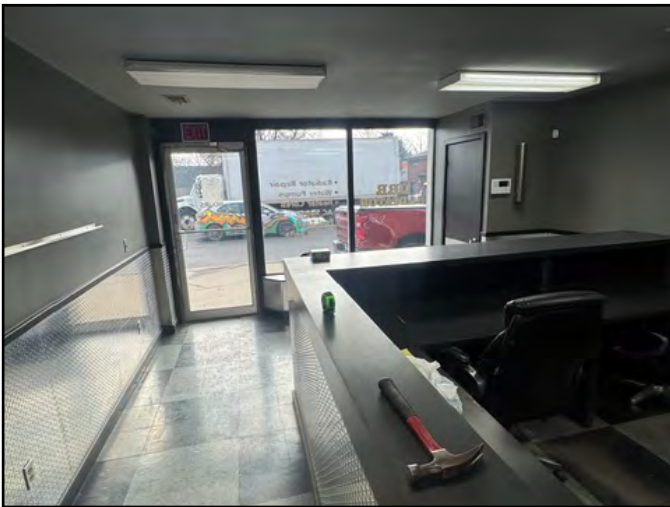
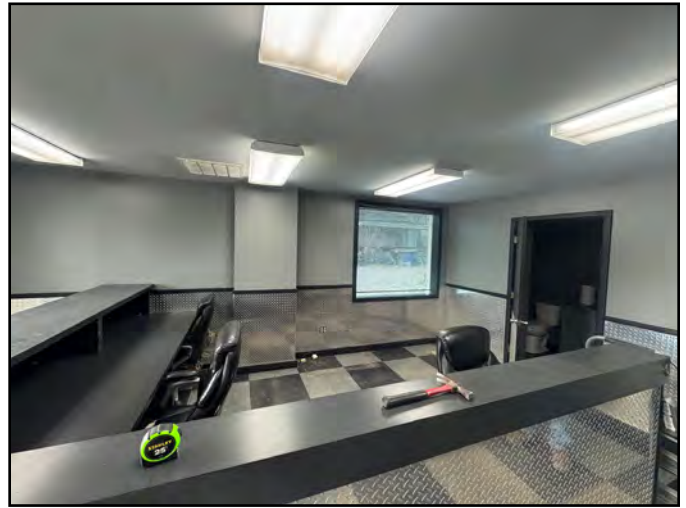
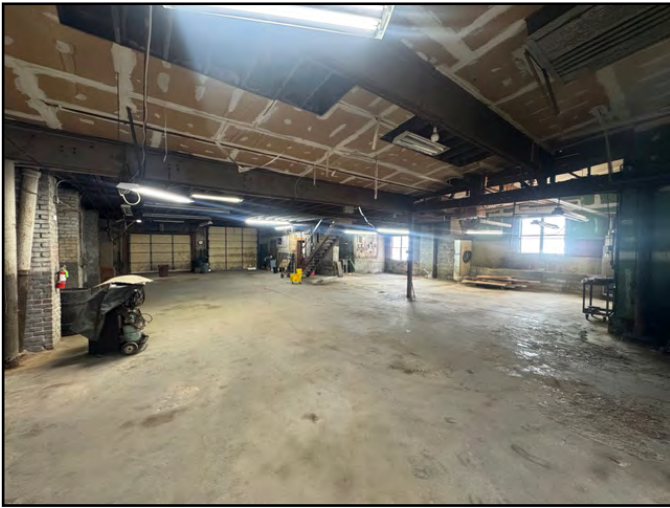
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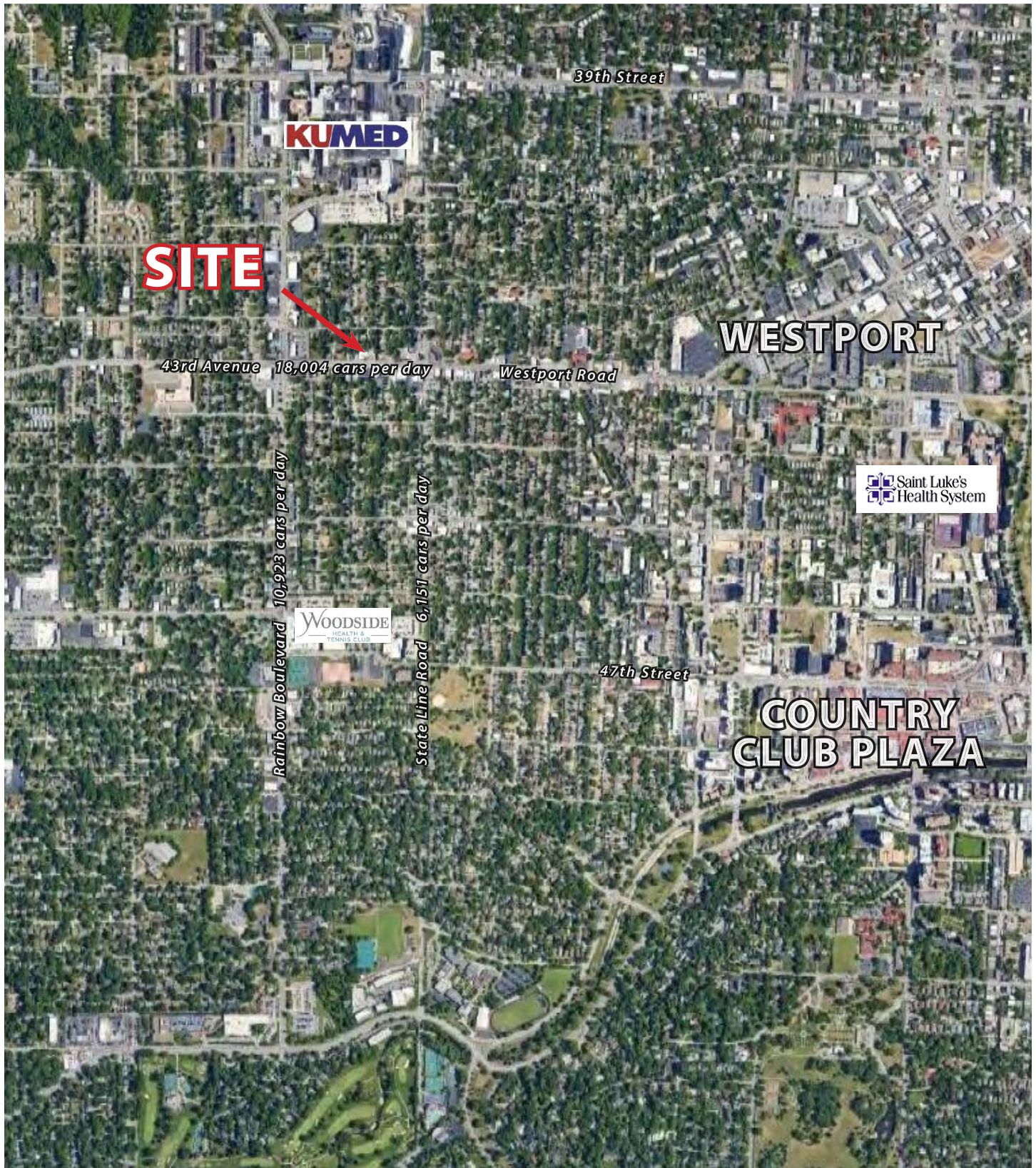
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## PHOTOS

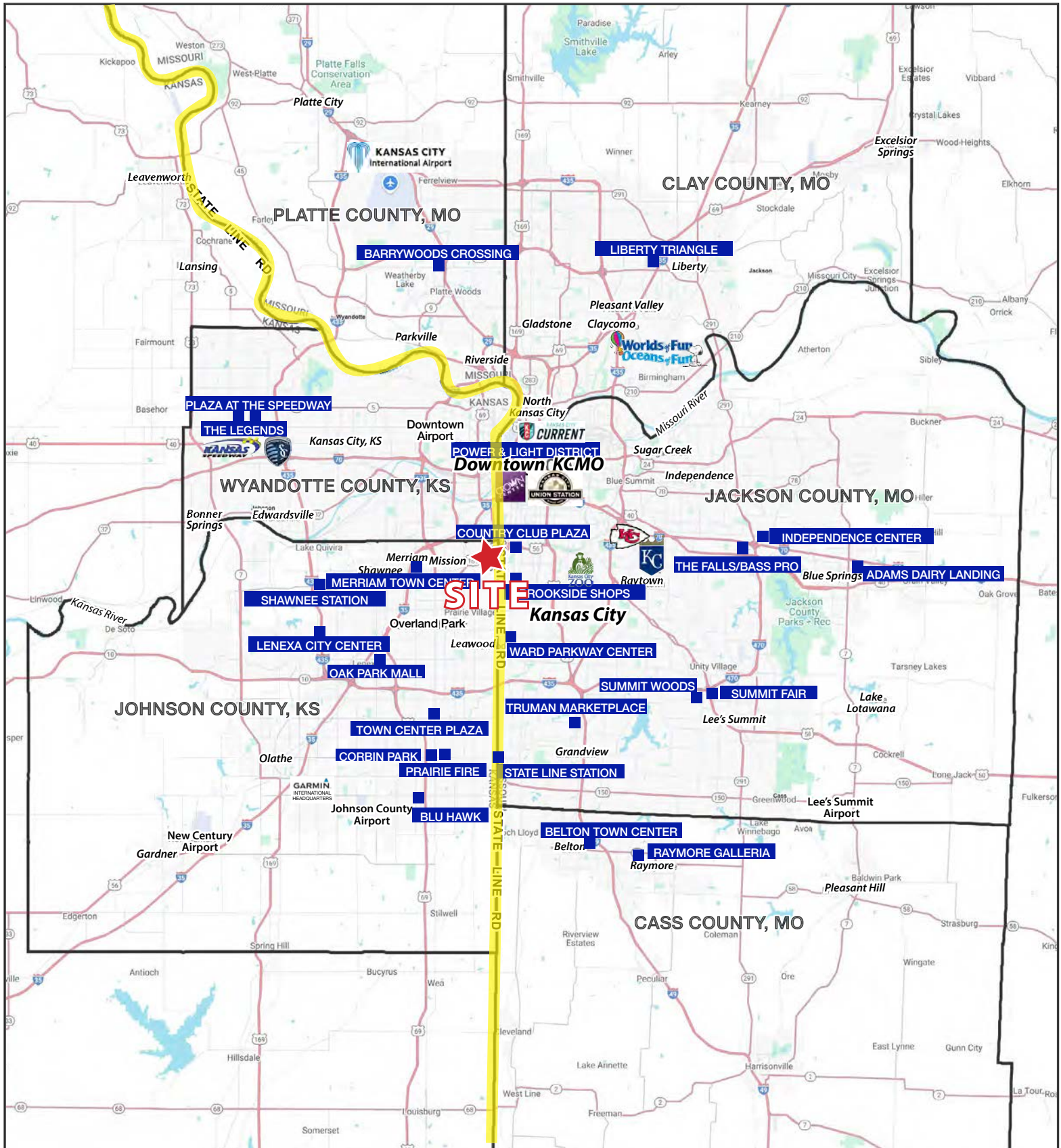


**AERIAL**





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## 2015 & 2020 W. 43rd Avenue, Kansas City, Kansas

2020 W 43rd Ave Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	19,890	111,174	286,332
2030 Projected Population	20,407	112,582	288,248
2020 Census Population	19,450	108,167	278,737
2010 Census Population	18,235	101,490	262,440
Projected Annual Growth 2025 to 2030	0.5%	0.3%	0.1%
Historical Annual Growth 2010 to 2025	0.6%	0.6%	0.6%
2025 Median Age	34.0	34.5	34.9
<b>Households</b>			
2025 Estimated Households	11,104	54,516	131,090
2030 Projected Households	11,527	56,156	134,653
2020 Census Households	10,568	51,165	123,965
2010 Census Households	10,074	47,774	114,639
Projected Annual Growth 2025 to 2030	0.8%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	0.7%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.7%	66.2%	56.3%
2025 Estimated Black or African American	10.2%	16.5%	24.5%
2025 Estimated Asian or Pacific Islander	4.4%	3.4%	3.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	13.0%	13.4%	15.5%
2025 Estimated Hispanic	16.1%	15.3%	17.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$105,464	\$120,018	\$104,394
2025 Estimated Median Household Income	\$74,875	\$83,934	\$77,265
2025 Estimated Per Capita Income	\$59,270	\$59,072	\$47,997
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.7%	4.3%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	4.1%	5.5%
2025 Estimated High School Graduate	17.8%	17.2%	22.0%
2025 Estimated Some College	13.3%	15.3%	17.7%
2025 Estimated Associates Degree Only	6.0%	5.1%	5.9%
2025 Estimated Bachelors Degree Only	33.1%	31.8%	26.4%
2025 Estimated Graduate Degree	25.0%	23.7%	18.2%
<b>Business</b>			
2025 Estimated Total Businesses	1,549	7,554	16,517
2025 Estimated Total Employees	12,582	96,360	204,377
2025 Estimated Employee Population per Business	8.1	12.8	12.4
2025 Estimated Residential Population per Business	12.8	14.7	17.3

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