

For Sale or Lease

11305 Hickman Mills Drive, KCMO



- **Office/Flex Building for Sale or Lease**
- **Purchase \$290,000**
- **Lease \$3,000/month + Utilities**
- **2,931 SF Total on 0.3 Acres**
- **1,811 SF 1st Floor Office**
- **1,120 SF 2nd Floor Office OR Apartment**



RUBENSTEIN REAL ESTATE CO., LC

4400 Shawnee Mission Parkway, Suite 209
Fairway, KS 66205
Phone (913) 362-1999 | Fax (913) 362-1969
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Cullen Magariel
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All information furnished regarding property for lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior lease or withdraw without notice.



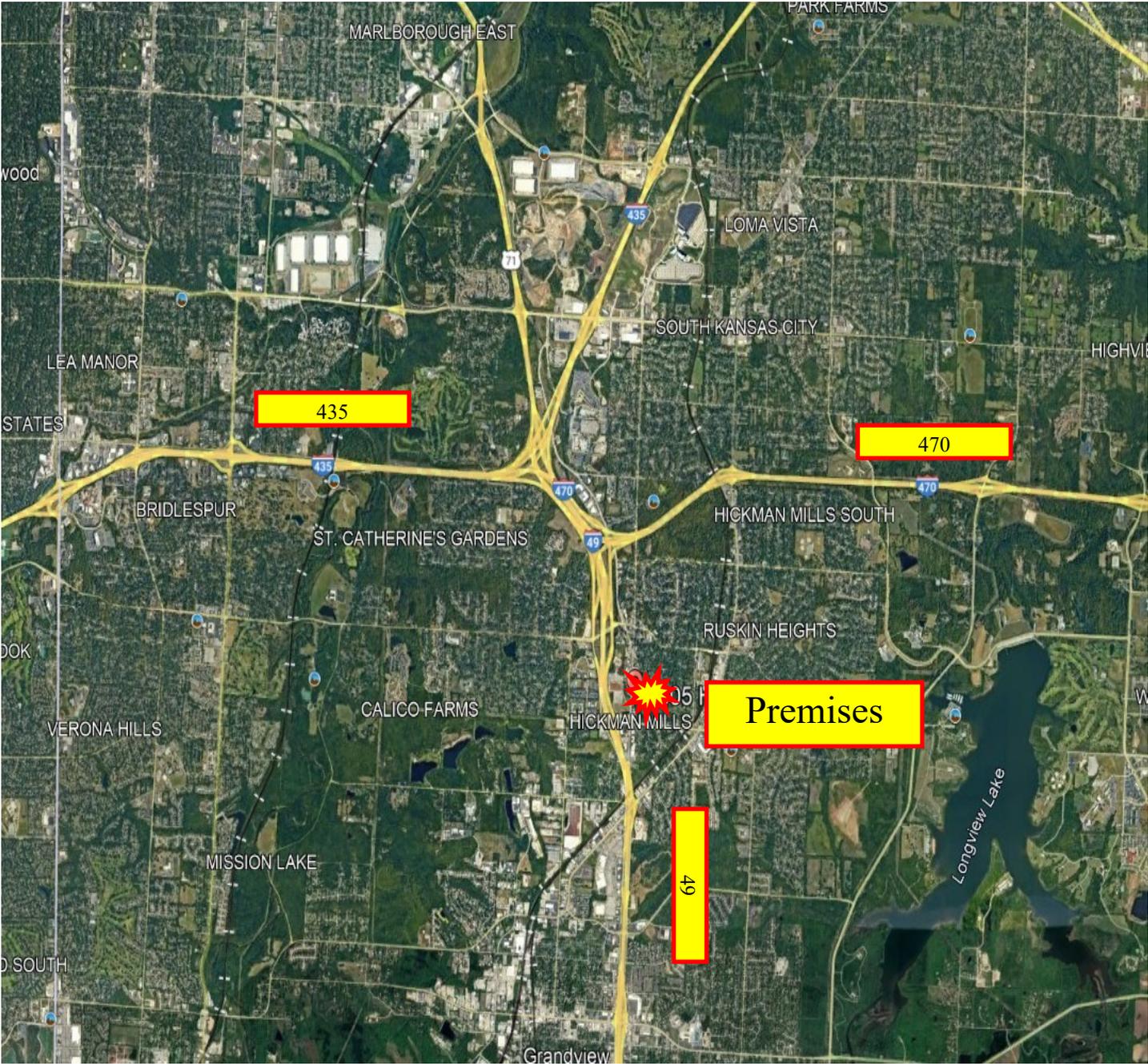
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11305 Hickman Mills Demographics

11305 Hickman Mills Dr, Kansas City, MO 64134			
Building Type: Class C Office	Total Available: 0 SF		
Class: C	% Leased: 100%		
RBA: 2,931 SF	Rent/SF/Yr: -		
Typical Floor: 1,466 SF			
			
Radius	1 Mile	2 Mile	5 Mile
Population			
2029 Projection	8,404	33,985	118,082
2024 Estimate	8,377	34,059	118,029
2020 Census	8,311	34,757	119,192
Growth 2024 - 2029	0.32%	-0.22%	0.04%
Growth 2020 - 2024	0.79%	-2.01%	-0.98%
2024 Population by Hispanic Origin	745	3,026	9,256
2024 Population	8,377	34,059	118,029
White	3,275 39.10%	13,190 38.73%	58,537 49.60%
Black	3,896 46.51%	15,682 46.04%	42,711 36.19%
Am. Indian & Alaskan	27 0.32%	104 0.31%	341 0.29%
Asian	122 1.46%	601 1.76%	2,404 2.04%
Hawaiian & Pacific Island	9 0.11%	27 0.08%	61 0.05%
Other	1,049 12.52%	4,455 13.08%	13,976 11.84%
U.S. Armed Forces	0	9	117
Households			
2029 Projection	3,650	13,823	49,207
2024 Estimate	3,636	13,865	49,231
2020 Census	3,596	14,215	49,950
Growth 2024 - 2029	0.39%	-0.30%	-0.05%
Growth 2020 - 2024	1.11%	-2.46%	-1.44%
Owner Occupied	1,433 39.41%	6,166 44.47%	25,107 51.00%
Renter Occupied	2,203 60.59%	7,699 55.53%	24,124 49.00%
2024 Households by HH Income			
Income: <\$25,000	844 23.21%	2,966 21.39%	8,403 17.07%
Income: \$25,000 - \$50,000	935 25.71%	3,731 26.91%	13,011 26.43%
Income: \$50,000 - \$75,000	693 19.05%	2,698 19.46%	9,685 19.67%
Income: \$75,000 - \$100,000	433 11.91%	1,605 11.58%	5,844 11.87%
Income: \$100,000 - \$125,000	345 9.49%	1,182 8.52%	4,172 8.47%
Income: \$125,000 - \$150,000	188 5.17%	850 6.13%	2,601 5.28%
Income: \$150,000 - \$200,000	157 4.32%	490 3.53%	3,089 6.27%
Income: \$200,000+	42 1.15%	344 2.48%	2,428 4.93%
2024 Avg Household Income	\$63,514	\$67,118	\$77,954
2024 Med Household Income	\$51,008	\$51,895	\$58,234