



Downtown Retail Space for Lease

**106 W 11TH STREET
KANSAS CITY, MISSOURI**

Property Highlights

- 2,465 (±) sf space
- Downtown Kansas City street level space
- Newly redeveloped historic building
- Minutes from multiple apartments, hotels and entertainment amenities
- 222 apartments above unit
- Stretchlab and speakeasy as a co-tenant
- Events operator in the 5th floor ballroom
- Easy access to KC Streetcar
- Downtown is home to 32,000 resident and 113,531 total employees
- Lease rate \$25.00/sf, modified gross

For information, please contact:

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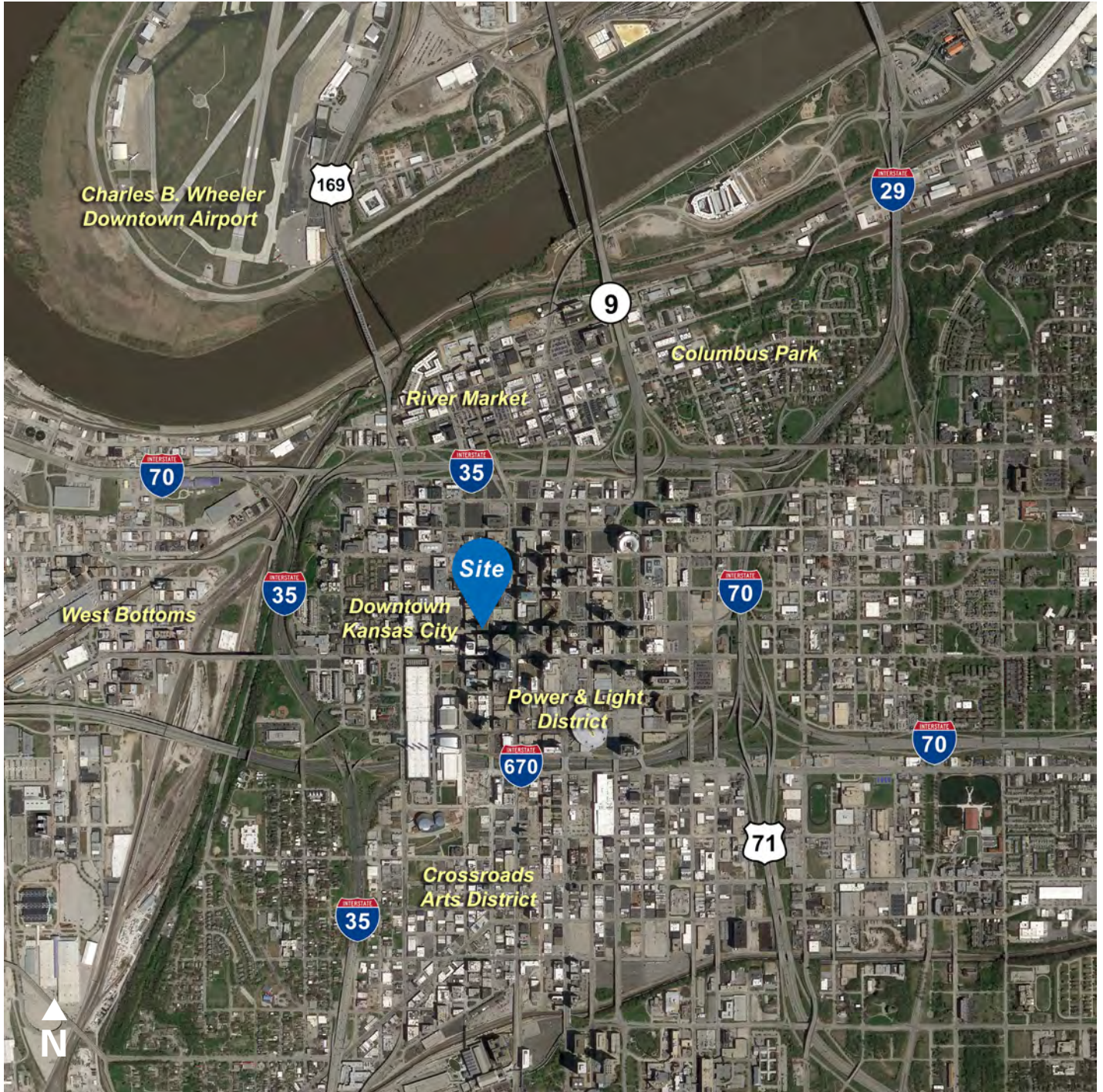
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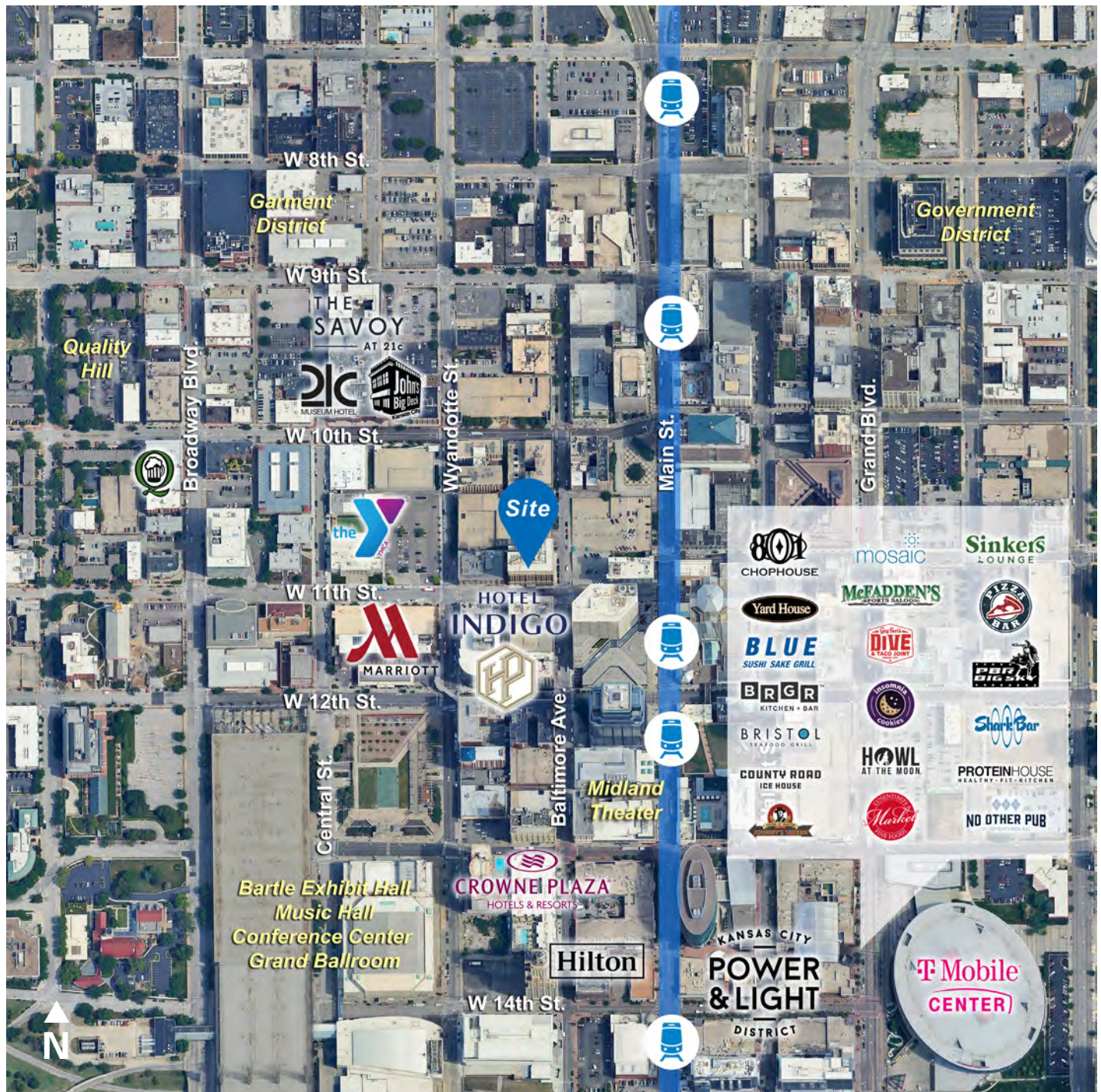
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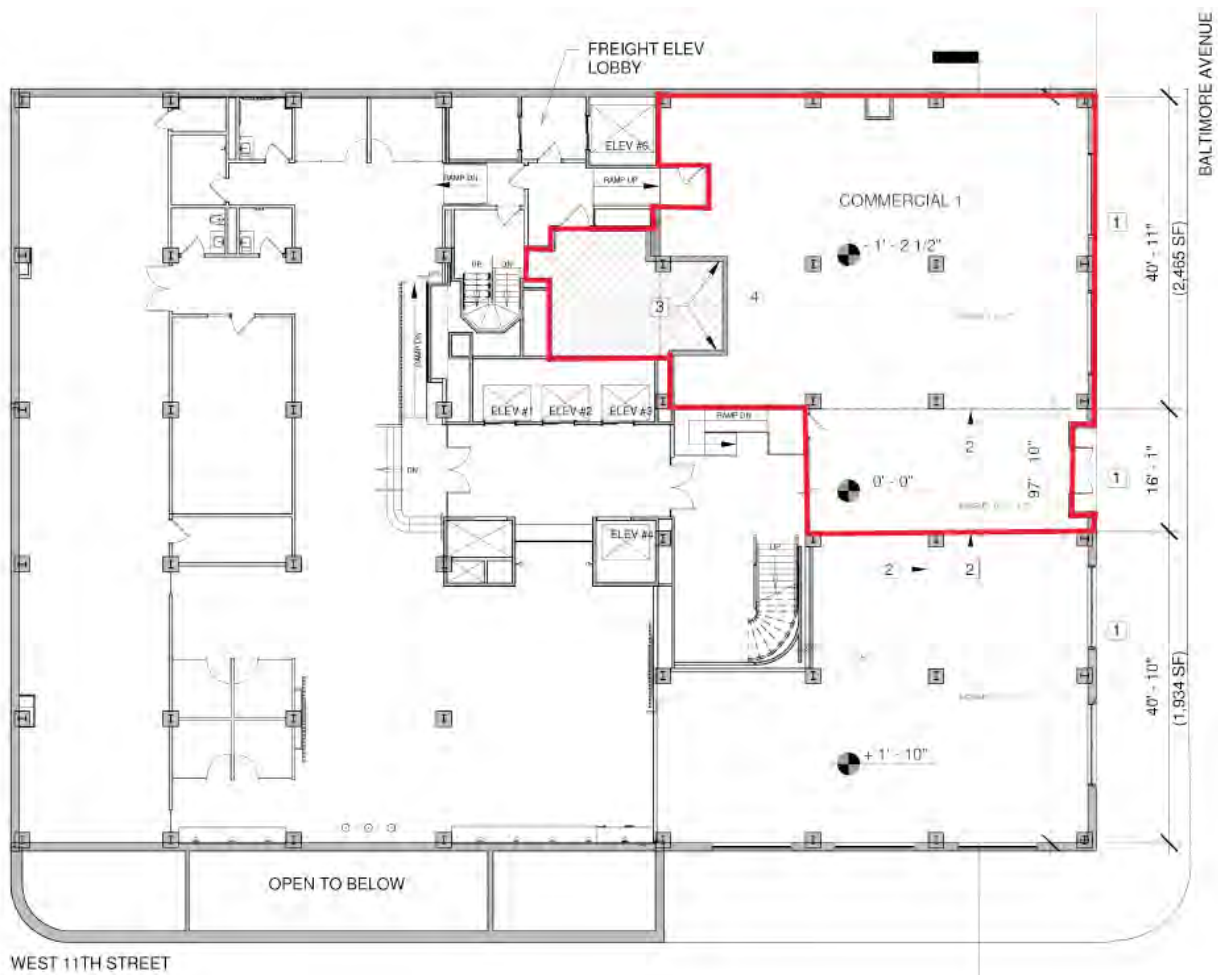
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Floor Plan



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Demographics

	1 mile	2 miles	3 miles
Population			
2010 Population	10,279	26,500	75,033
2020 Population	16,021	33,867	84,343
2024 Population	17,985	38,196	89,605
2029 Population	19,754	41,533	94,364
2010-2020 Annual Rate	4.54%	2.48%	1.18%
2020-2024 Annual Rate	2.76%	2.87%	1.43%
2024-2029 Annual Rate	1.89%	1.69%	1.04%
2020 Male Population	57.7%	52.7%	51.9%
2020 Female Population	42.3%	47.3%	48.1%
2020 Median Age	31.7	31.7	32.3
2024 Male Population	57.4%	53.0%	52.4%
2024 Female Population	42.6%	47.0%	47.6%
2024 Median Age	32.3	32.3	32.9

In the identified area, the current year population is 89,605. In 2020, the Census count in the area was 84,343. The rate of change since 2020 was 1.43% annually. The five-year projection for the population in the area is 94,364 representing a change of 1.04% annually from 2024 to 2029. Currently, the population is 52.4% male and 47.6% female.

Median Age			
The median age in this area is 32.9, compared to U.S. median age of 39.3.			

Race and Ethnicity			
2024 White Alone	69.2%	52.6%	42.1%
2024 Black Alone	12.3%	26.3%	27.8%
2024 American Indian/Alaska Native Alone	0.6%	0.8%	1.0%
2024 Asian Alone	5.2%	5.2%	5.0%
2024 Pacific Islander Alone	0.2%	0.2%	0.3%
2024 Other Race	3.7%	6.1%	12.2%
2024 Two or More Races	8.8%	8.8%	11.7%
2024 Hispanic Origin (Any Race)	11.2%	13.9%	24.2%

Persons of Hispanic origin represent 24.2% 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 82.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	54	49	43
2010 Households	5,584	12,485	31,782
2020 Households	9,710	17,817	38,472
2024 Households	11,102	20,671	41,963
2029 Households	12,429	23,056	45,321
2010-2020 Annual Rate	5.69%	3.62%	1.93%
2020-2024 Annual Rate	3.20%	3.56%	2.06%
2024-2029 Annual Rate	2.28%	2.21%	1.55%
2024 Average Household Size	1.48	1.72	2.03

The household count in this area has changed from 38,472 in 2020 to 41,963 in the current year, a change of 2.06% annually. The five-year projection of households is 45,321, a change of 1.55% annually from the current year total. Average household size is currently 2.03, compared to 2.07 in the year 2020. The number of families in the current year is 15,804 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	28.9%	28.8%	22.7%
Median Household Income			
2024 Median Household Income	\$71,170	\$63,020	\$51,874
2029 Median Household Income	\$80,939	\$73,689	\$58,982
2024-2029 Annual Rate	2.61%	3.18%	2.60%
Average Household Income			
2024 Average Household Income	\$102,450	\$91,181	\$77,148
2029 Average Household Income	\$114,161	\$103,660	\$89,089
2024-2029 Annual Rate	2.19%	2.60%	2.92%
Per Capita Income			
2024 Per Capita Income	\$64,406	\$49,380	\$36,598
2029 Per Capita Income	\$72,954	\$57,443	\$43,236
2024-2029 Annual Rate	2.52%	3.07%	3.39%
GINI Index			
2024 Gini Index	40.4	44.9	47.3
Households by Income			
Current median household income is \$51,874 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$58,982 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$77,148 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,089 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$36,598 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,236 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	82	82	104
2010 Total Housing Units	6,467	14,813	39,768
2010 Owner Occupied Housing Units	1,261	3,066	10,258
2010 Renter Occupied Housing Units	4,324	9,418	21,524
2010 Vacant Housing Units	883	2,328	7,986
2020 Total Housing Units	11,124	21,512	46,434
2020 Owner Occupied Housing Units	1,429	3,361	10,549
2020 Renter Occupied Housing Units	8,281	14,456	27,923
2020 Vacant Housing Units	1,434	3,640	7,935
2024 Total Housing Units	12,892	24,593	50,398
2024 Owner Occupied Housing Units	1,467	3,429	10,790
2024 Renter Occupied Housing Units	9,635	17,242	31,173
2024 Vacant Housing Units	1,790	3,922	8,435
2029 Total Housing Units	14,023	26,843	53,588
2029 Owner Occupied Housing Units	1,490	3,530	11,244
2029 Renter Occupied Housing Units	10,939	19,526	34,077
2029 Vacant Housing Units	1,594	3,787	8,267
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.7	44.4	41.5

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