

# Demographic Summary/Traffic Report

## The Ambassador Building at KCI 12200 N Ambassador Dr, Kansas City, MO 64163

Building Type: **Class A Office**  
 Class: **A**  
 RBA: **271,595 SF**  
 Typical Floor: **44,250 SF**

Total Available: **43,829 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$18.00**



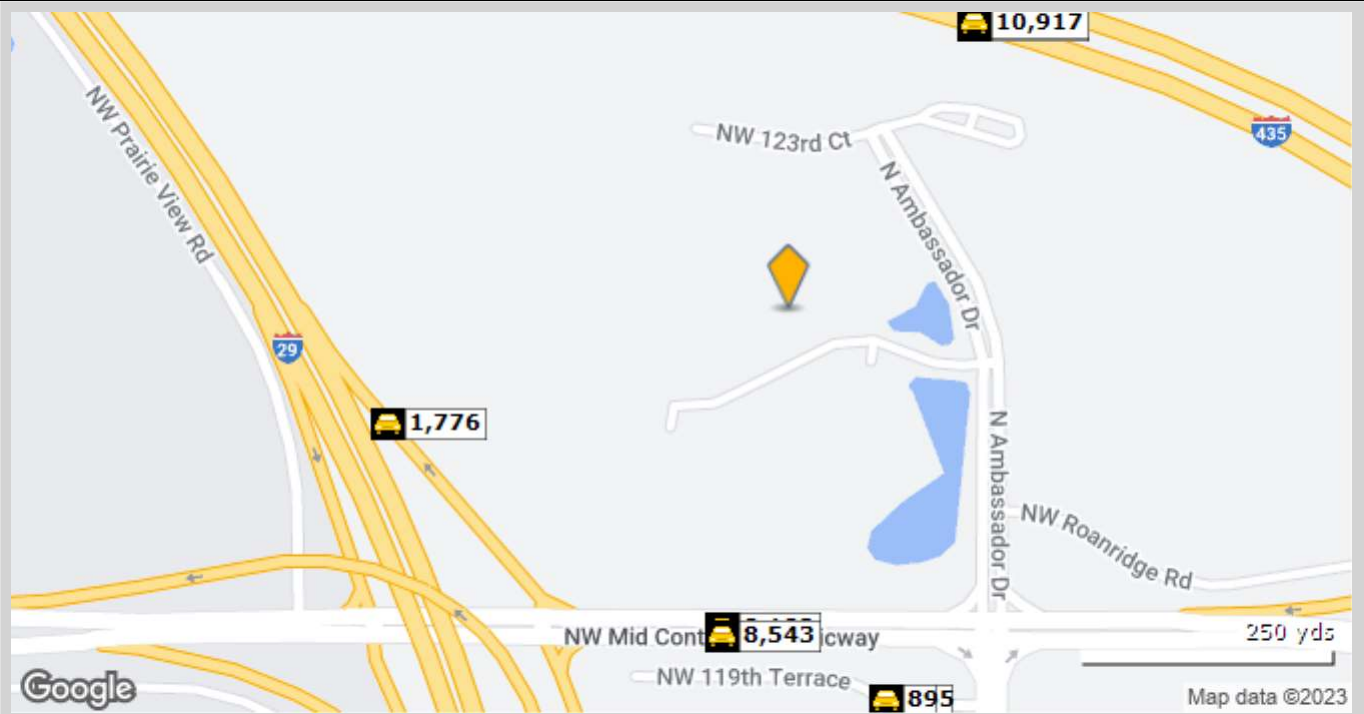
Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2028 Projection	677		30,761		195,895	
2023 Estimate	627		28,760		187,184	
2010 Census	390		19,734		150,800	
Growth 2023 - 2028	7.97%		6.96%		4.65%	
Growth 2010 - 2023	60.77%		45.74%		24.13%	
<b>2023 Population by Hispanic Origin</b>	54		2,165		14,004	
<b>2023 Population</b>	627		28,760		187,184	
White	544	86.76%	23,831	82.86%	157,547	84.17%
Black	27	4.31%	2,733	9.50%	16,352	8.74%
Am. Indian & Alaskan	11	1.75%	162	0.56%	1,187	0.63%
Asian	7	1.12%	1,107	3.85%	5,320	2.84%
Hawaiian & Pacific Island	7	1.12%	94	0.33%	1,014	0.54%
Other	31	4.94%	834	2.90%	5,764	3.08%
U.S. Armed Forces	0		172		605	
<b>Households</b>						
2028 Projection	310		12,354		78,788	
2023 Estimate	289		11,563		75,294	
2010 Census	191		8,001		60,665	
Growth 2023 - 2028	7.27%		6.84%		4.64%	
Growth 2010 - 2023	51.31%		44.52%		24.11%	
Owner Occupied	151	52.25%	6,959	60.18%	50,402	66.94%
Renter Occupied	137	47.40%	4,603	39.81%	24,891	33.06%
<b>2023 Households by HH Income</b>	289		11,562		75,294	
Income: <\$25,000	82	28.37%	774	6.69%	7,483	9.94%
Income: \$25,000 - \$50,000	94	32.53%	2,412	20.86%	15,763	20.94%
Income: \$50,000 - \$75,000	58	20.07%	1,975	17.08%	12,093	16.06%
Income: \$75,000 - \$100,000	29	10.03%	2,227	19.26%	9,395	12.48%
Income: \$100,000 - \$125,000	12	4.15%	1,191	10.30%	11,176	14.84%
Income: \$125,000 - \$150,000	3	1.04%	893	7.72%	6,035	8.02%
Income: \$150,000 - \$200,000	11	3.81%	1,104	9.55%	7,038	9.35%
Income: \$200,000+	0	0.00%	986	8.53%	6,311	8.38%
<b>2023 Avg Household Income</b>	\$50,431		\$101,256		\$100,413	
<b>2023 Med Household Income</b>	\$39,264		\$81,960		\$81,141	



# Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW Mid Continent Trfy	NW Roanridge Rd	0.15 E	2018	9,833	MPSI	.18
2	7959	NW Roanridge Rd	0.15 E	2015	8,182	MPSI	.18
3	NW Mid Continent Trfy	NW Roanridge Rd	0.15 E	2022	8,515	MPSI	.19
4	NW Mid Continent Trfy	NW Roanridge Rd	0.15 E	2021	8,543	MPSI	.19
5	6618	Cookingham Dr	0.63 SE	2015	14,511	MPSI	.20
6	I- 435	Cookingham Dr	0.63 SE	2022	11,012	MPSI	.20
7	I- 435	Cookingham Dr	0.63 SE	2021	10,917	MPSI	.20
8	8737	N Ambassador Dr	0.06 E	2015	165	MPSI	.23
9	NW 119 Ter	N Ambassador Dr	0.06 E	2022	89	MPSI	.23
10	I- 29	NW 120th St	0.12 S	2020	1,776	MPSI	.24

