



RETAIL/OFFICE SPACE FOR LEASE

534-618 E. 99th Street, Kansas City, Missouri



LEASE RATE: \$22-\$24/SF GROSS | 800 SF & 4,500 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,789	63,165	193,153
Avg. Household Income	\$89,792	\$119,581	\$129,927

- Multi tenant strip center at Holmes Road & 99th Street
- 4,500 SF turn-key daycare with exterior playgrounds
- 800 SF in-line space available at \$24/SF gross
- Easy access to I-435



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com

Exclusive Agent

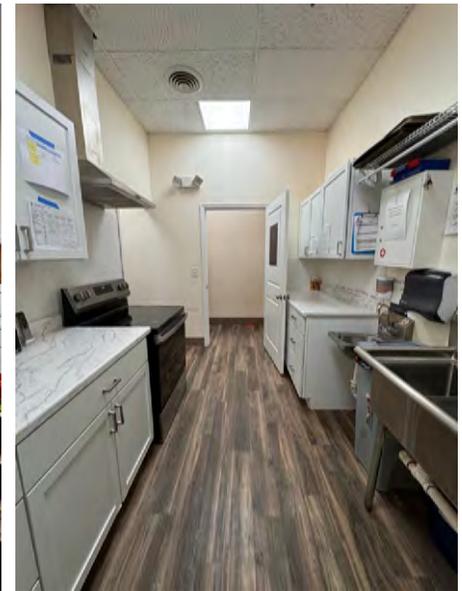
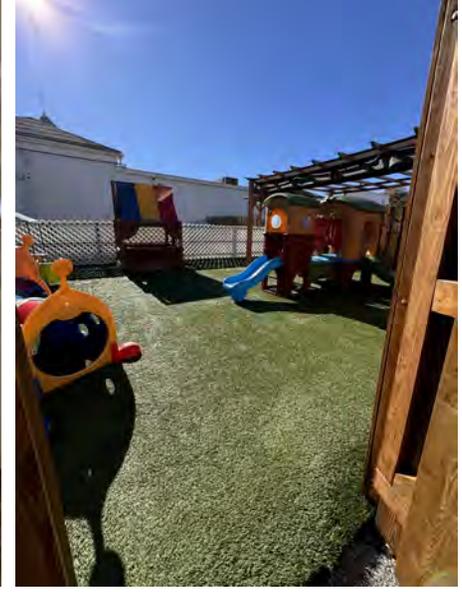




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4,500 SF DAYCARE SPACE

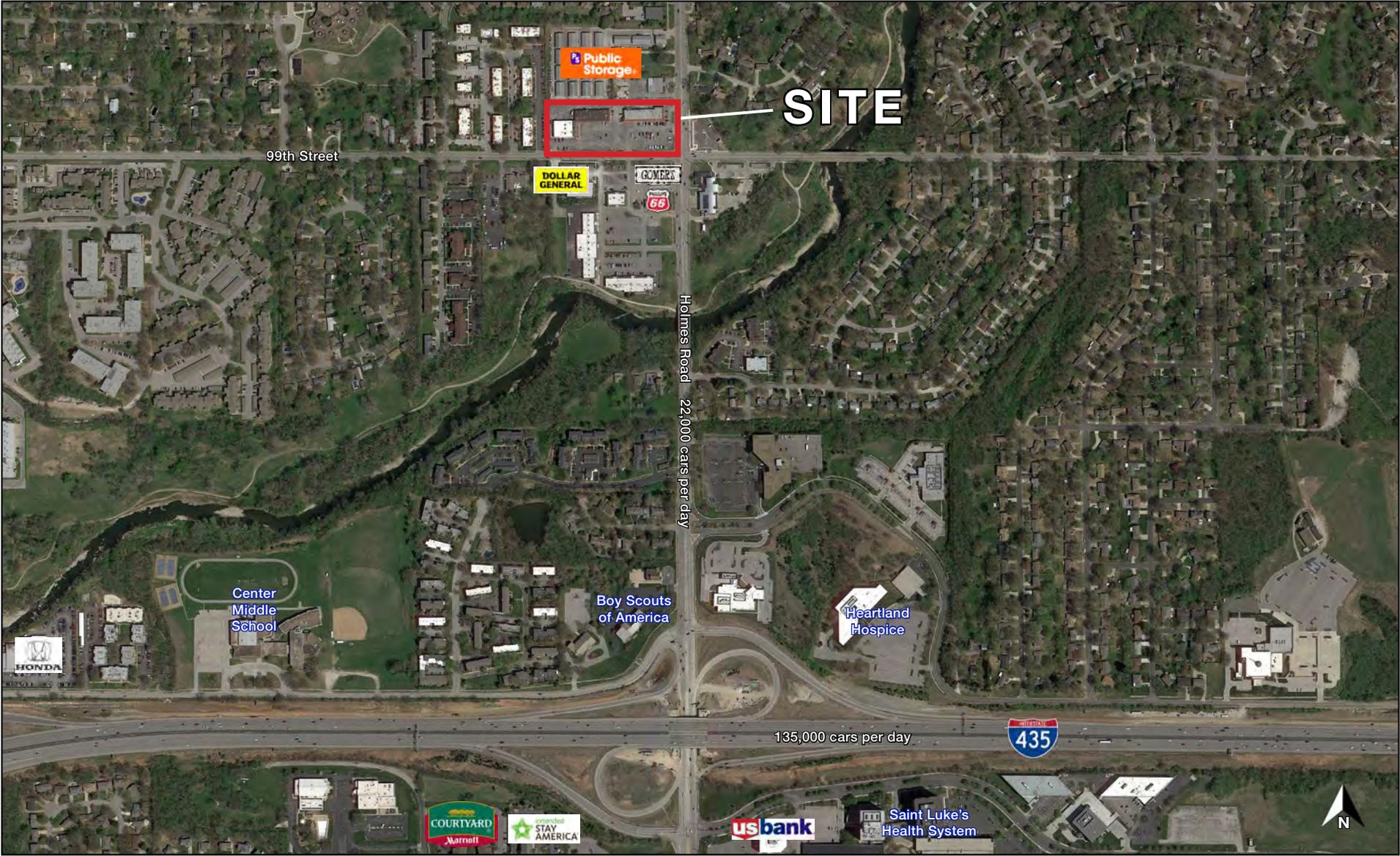




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AERIAL



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RETAIL/OFFICE SPACE FOR LEASE

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SURVEY

TOPOGRAPHIC SURVEY

DESCRIPTION: Lot 1, HOLMESWOOD SHOPPING CENTER, a subdivision in Kansas City, Jackson County, Missouri.

(Old Deed Book No. 300670/1149)

Containing 142,560 square feet, or 3.272 acres, more or less.

Readings are based on the HOLMESWOOD SHOPPING CENTER subdivision plat filed in Plat Book 37 of Page 32.

Building dimensions and dimensions to buildings are plus or minus 0.2 feet. All measurements are based on what was visible on the day the field survey was performed.

Recon-14-121 Monument Dec-857.08 (MND 85)

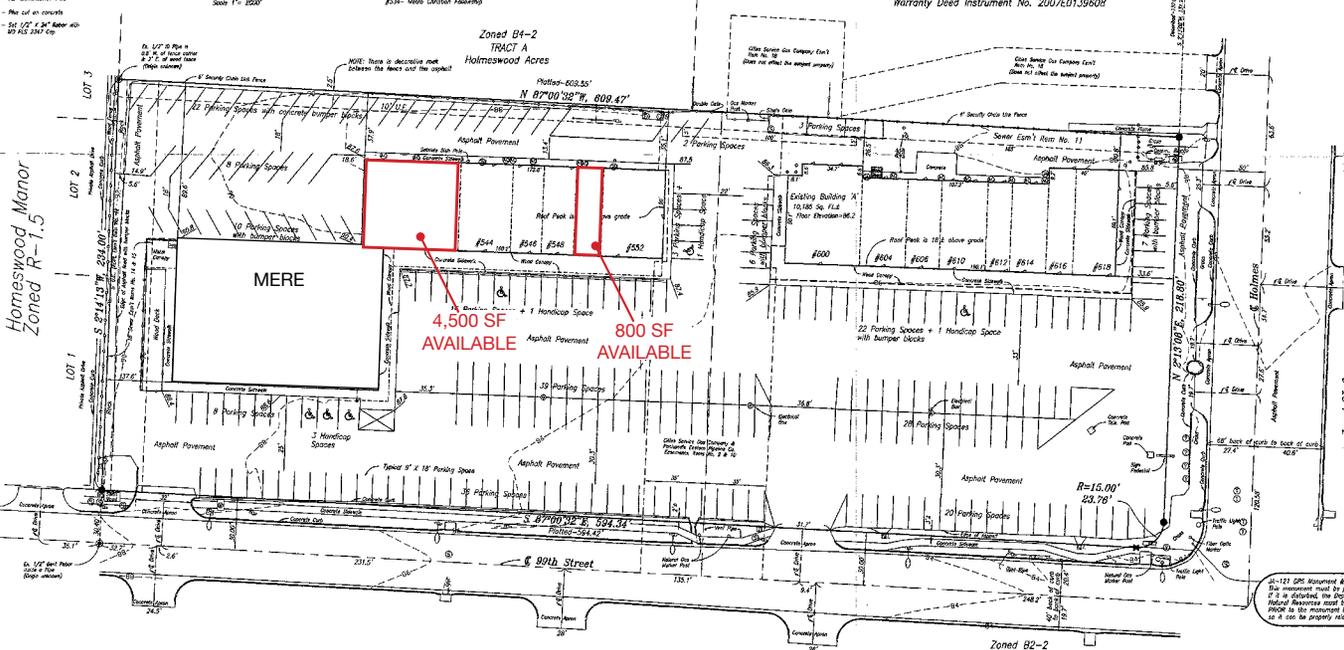
Adjust to Kansas City, MO datum -722.21

Adjust to Kansas City, MO datum -84.51 (M.C. MO datum)

- LEGEND**
- - Light Pole with cross base
 - - Sign
 - - Street Light
 - - Guard Post
 - - Water Meter
 - - Gas Meter
 - - Utility Pole
 - - Guy Anchor
 - - Gate Post
 - - Telephone Pole
 - - Storm Sewer (Strategic) Manhole
 - - Storm Sewer (Strategic) Manhole
 - - Telephone Manhole
 - - Unknown Manhole
 - - Air Conditioner Area
 - - Pole of an account
 - - 1/2" and 3/4" steel pipe
 - - 1/2" and 3/4" steel pipe



- NOTES**
1. The subject property is zoned B2-2, according to City zoning maps. The property contains 142,560 square feet, or 3.272 acres, more or less. There is an existing or proposed street right-of-way within the subject property.
 2. Gross Foot Print: 10,183 square feet, more or less.
 3. Gross Foot Print: 9,554 square feet, more or less.
 4. Gross Foot Print: 8,081 square feet, more or less.
 5. Gross Foot Print: 4,500 square feet, more or less.
 6. Gross Foot Print: 800 square feet, more or less.
 7. Gross Foot Print: 3,544 square feet, more or less.
 8. Gross Foot Print: 2,594 square feet, more or less.
 9. Gross Foot Print: 1,544 square feet, more or less.
 10. Gross Foot Print: 1,044 square feet, more or less.
 11. Gross Foot Print: 544 square feet, more or less.
 12. Gross Foot Print: 444 square feet, more or less.
 13. Gross Foot Print: 344 square feet, more or less.
 14. Gross Foot Print: 244 square feet, more or less.
 15. Gross Foot Print: 144 square feet, more or less.
 16. Gross Foot Print: 44 square feet, more or less.
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 99. Gross Foot Print: 0 square feet, more or less.
 100. Gross Foot Print: 0 square feet, more or less.



TOPOGRAPHIC SURVEY

LOT 1, HOLMESWOOD SHOPPING CE.
Kansas City, Jackson County, Missouri.

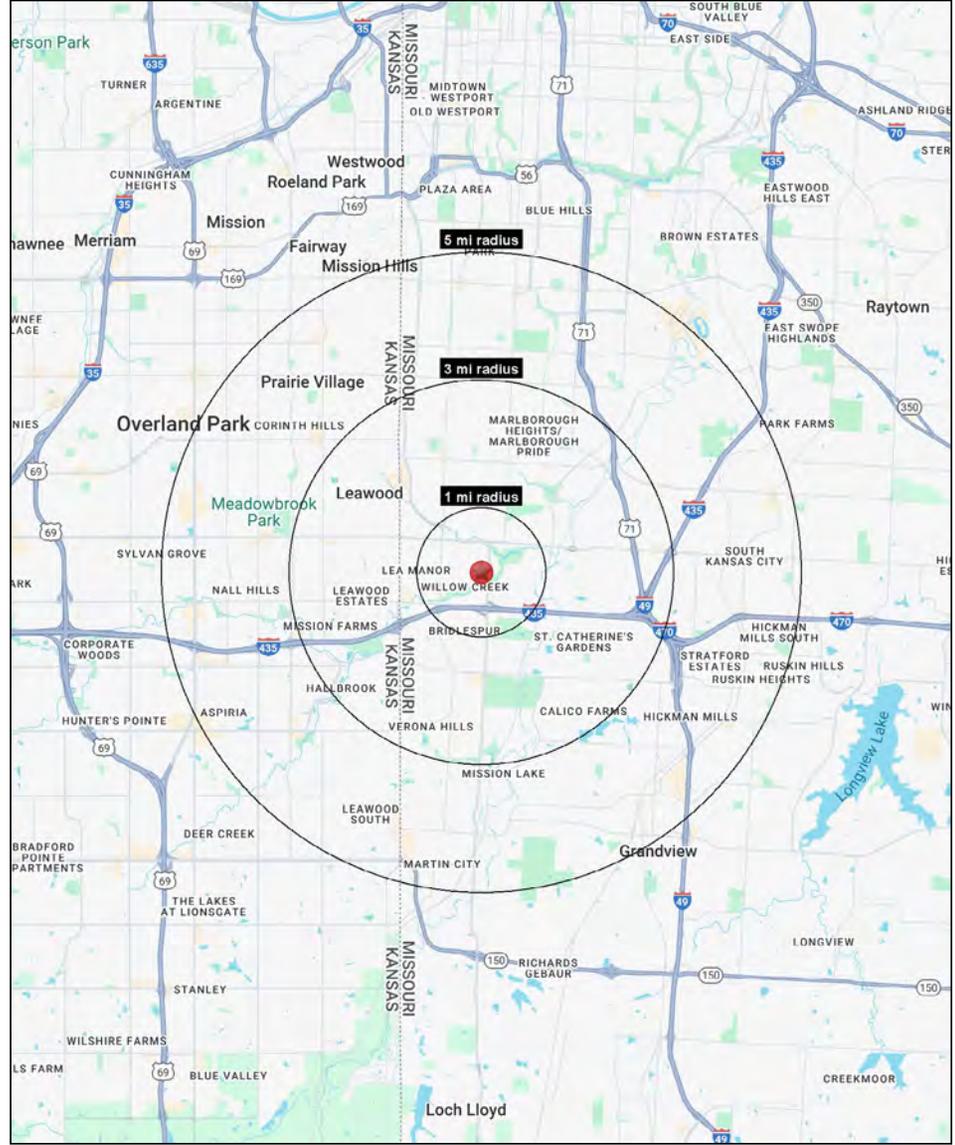
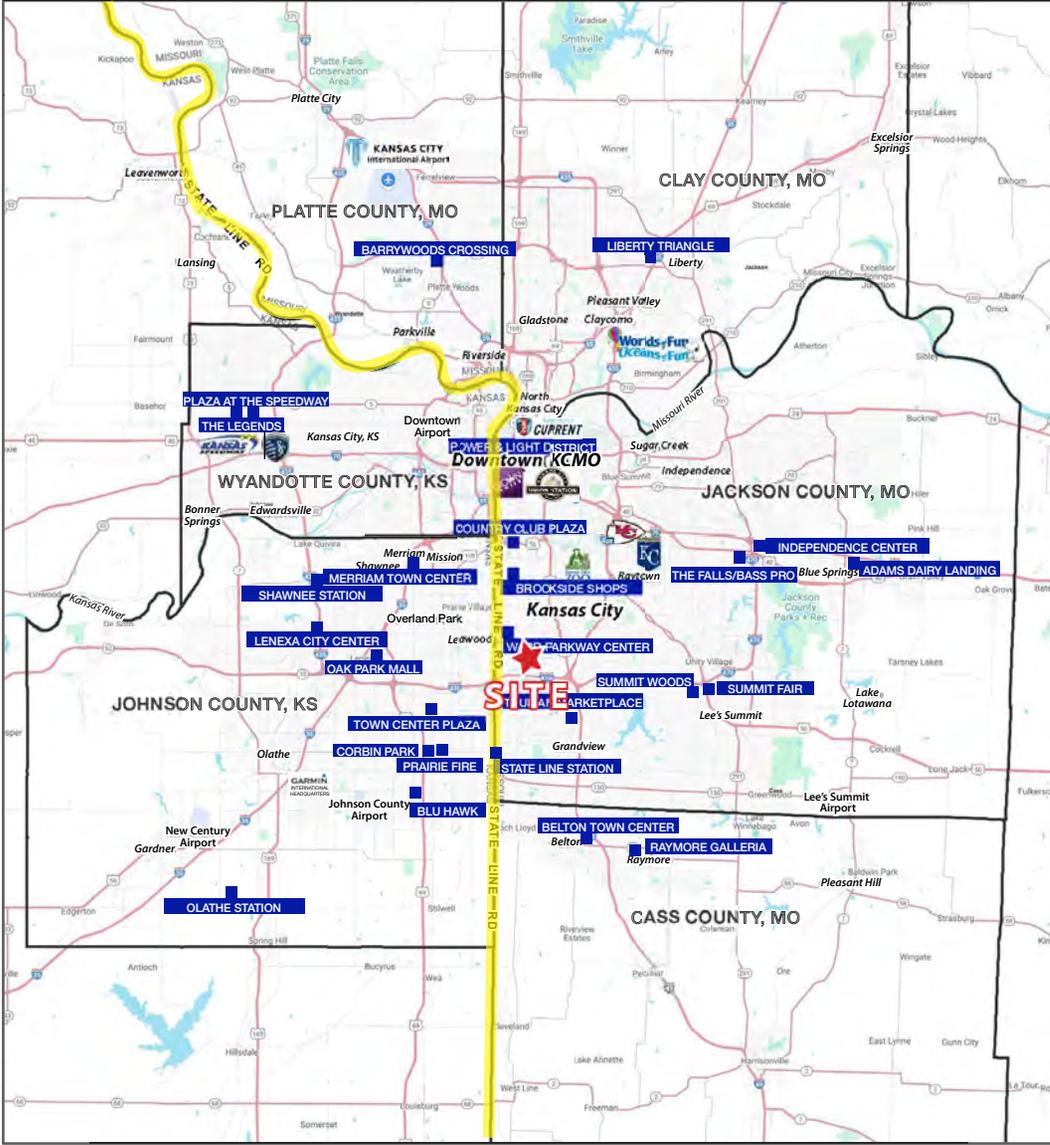
PRUITT and DOOLEY SURVEYING, I
2812 Elm Ave. 10777 Berkeley, Ste.
Olathe, MO 64118 Overland Park, KS 6
913-559-4239 913-559-9022

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534-618 E. 99th Street Kansas City, MO 64131	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,789	63,165	193,153
2030 Projected Population	8,729	62,464	191,952
2020 Census Population	8,319	63,533	191,421
2010 Census Population	8,150	61,681	184,435
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.2%	0.3%
2025 Median Age	37.5	39.5	40.0
Households			
2025 Estimated Households	4,475	28,939	86,029
2030 Projected Households	4,474	28,892	86,578
2020 Census Households	4,286	28,935	84,279
2010 Census Households	4,148	27,810	80,340
Projected Annual Growth 2025 to 2030	-	-	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.5%
Race and Ethnicity			
2025 Estimated White	54.2%	67.5%	67.3%
2025 Estimated Black or African American	34.6%	22.6%	22.7%
2025 Estimated Asian or Pacific Islander	2.0%	2.3%	2.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.3%
2025 Estimated Other Races	8.7%	7.2%	7.3%
2025 Estimated Hispanic	8.8%	6.6%	7.0%
Income			
2025 Estimated Average Household Income	\$89,792	\$119,581	\$129,927
2025 Estimated Median Household Income	\$68,271	\$94,613	\$98,011
2025 Estimated Per Capita Income	\$45,776	\$54,891	\$58,007
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.7%	2.8%
2025 Estimated High School Graduate	18.4%	16.7%	17.3%
2025 Estimated Some College	26.9%	21.1%	19.3%
2025 Estimated Associates Degree Only	6.3%	5.6%	5.9%
2025 Estimated Bachelors Degree Only	32.2%	32.1%	31.2%
2025 Estimated Graduate Degree	11.5%	19.7%	21.6%
Business			
2025 Estimated Total Businesses	346	2,949	10,249
2025 Estimated Total Employees	2,817	31,162	124,946
2025 Estimated Employee Population per Business	8.1	10.6	12.2
2025 Estimated Residential Population per Business	25.4	21.4	18.8

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