MULTI-TENANT OFFICE/WAREHOUSE

1225-1301 E. 18th Street, Kansas City, Missouri

SALE PRICE: $2,499,000 | 30,792 SF ON 1.56 ACRE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,412	110,174	229,182
Avg. Household Income	$89,531	$76,170	$80,280

- 59 parking spaces
- Drive-in door with lift
- Located in an Opportunity Zone
- 25.56% occupancy
- Great investment and owner/user opportunity
- Approx. 22,441 SF for lease at $16.50/SF Modified Gross

CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact: *Exclusive Agent*
MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

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PHOTOS

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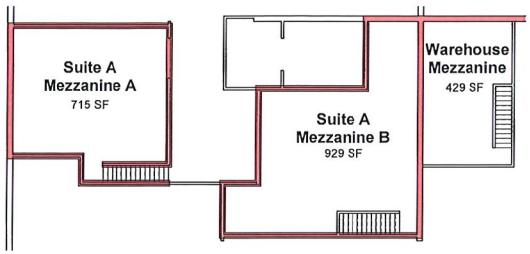
FLOOR PLAN

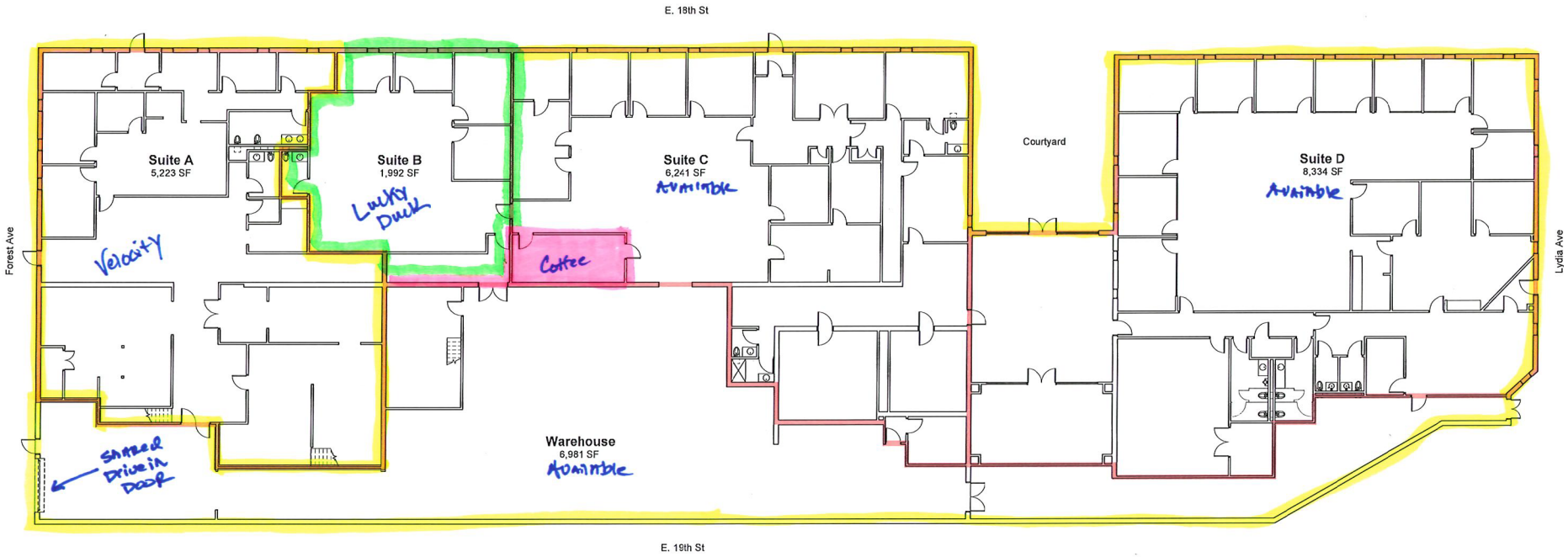


2 Floor Plan - Mezzanine
1/8" = 1'-0"

GENERAL NOTES

1. TOTAL BUILDING AREA: 29,656 SF
2. TOTAL BUILDING AREA IS MEASURED FROM OUTSIDE FACE OF EXTERIOR WALLS.
3. SUITE AREAS ARE MEASURED FROM INSIDE FACE OF EXTERIOR WALL TO CENTERLINE OF DEMISING WALLS.
4. ALL SQUARE FOOTAGES ARE APPROXIMATE.

+/- 29,656 SF



1 Floor Plan - Level 1
1/8" = 1'-0"

Graphic Scale 1 inch = 20 feet
0 20 40 60 80

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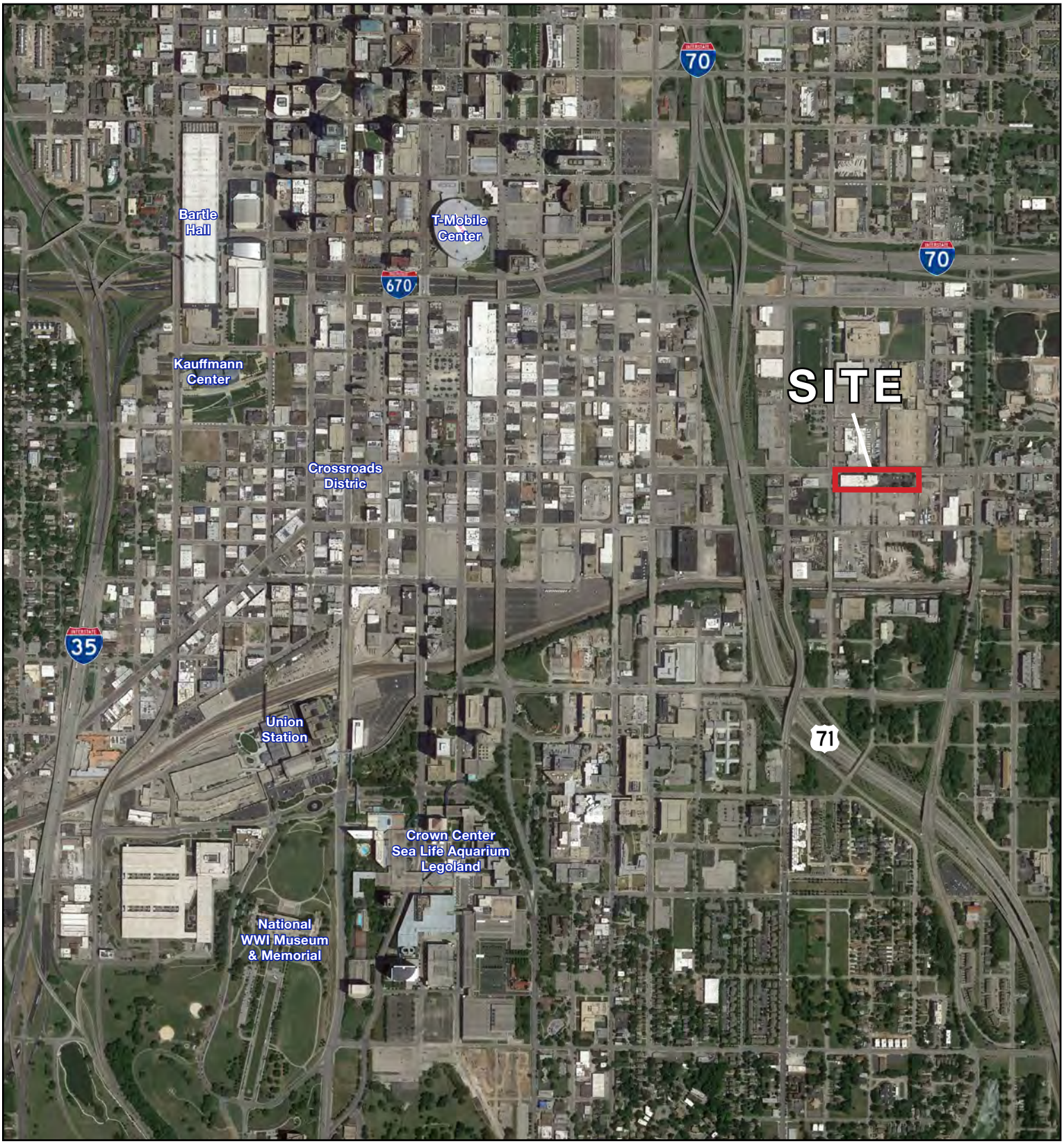
AERIAL



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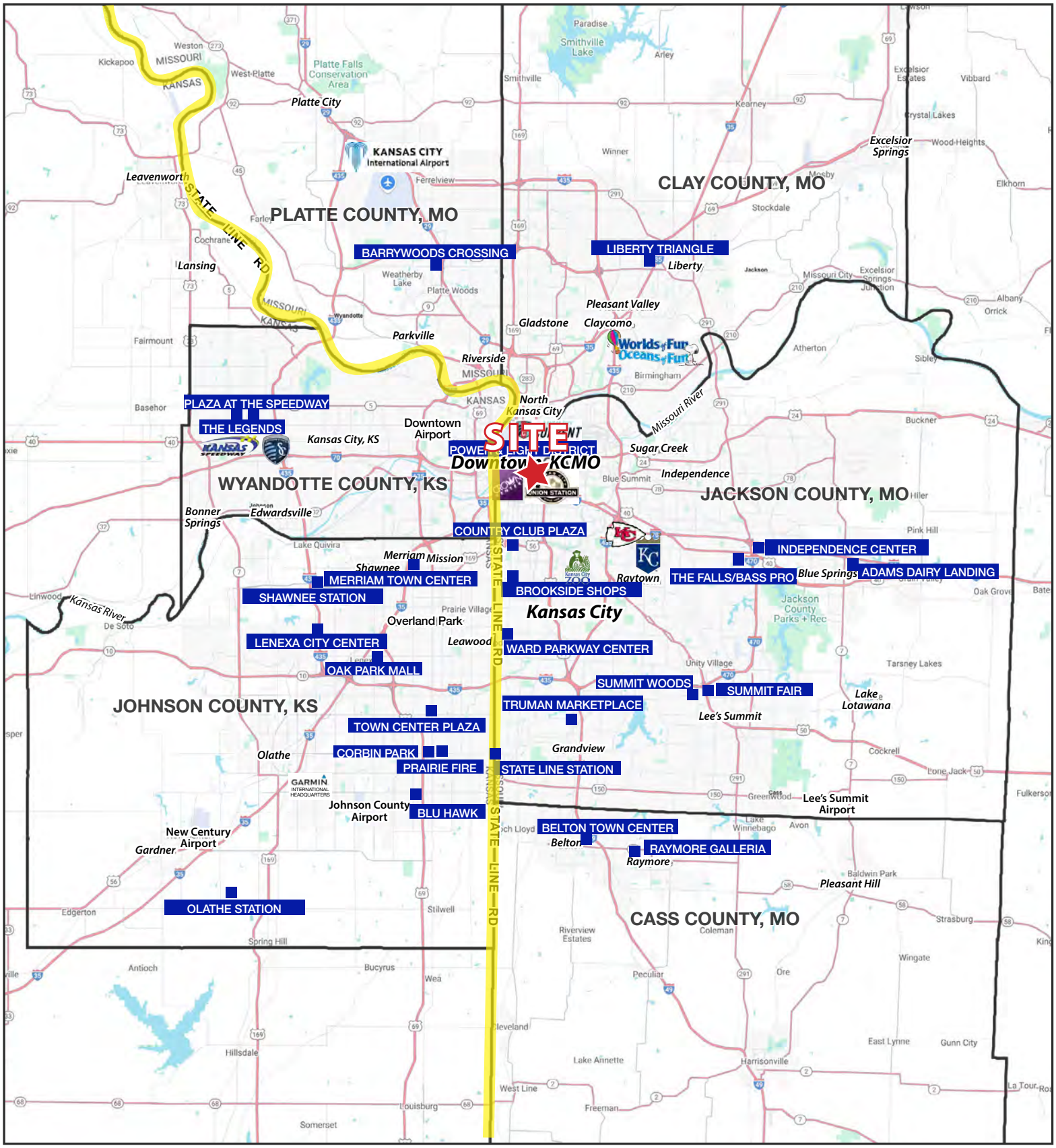

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1225-1301 E. 18th Street Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,412	110,174	229,182
2029 Projected Population	13,319	113,529	232,646
2020 Census Population	11,872	101,230	219,831
2010 Census Population	9,692	93,145	207,484
Projected Annual Growth 2024 to 2029	1.5%	0.6%	0.3%
Historical Annual Growth 2010 to 2024	2.0%	1.3%	0.7%
2024 Median Age	32.9	32.7	33.3
Households			
2024 Estimated Households	5,868	52,273	103,104
2029 Projected Households	6,436	54,307	105,350
2020 Census Households	5,371	46,459	94,961
2010 Census Households	4,181	39,938	86,855
Projected Annual Growth 2024 to 2029	1.9%	0.8%	0.4%
Historical Annual Growth 2010 to 2024	2.9%	2.2%	1.3%
Race and Ethnicity			
2024 Estimated White	43.7%	44.5%	46.5%
2024 Estimated Black or African American	42.3%	34.2%	29.3%
2024 Estimated Asian or Pacific Islander	3.0%	4.2%	4.1%
2024 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2024 Estimated Other Races	10.6%	16.5%	19.4%
2024 Estimated Hispanic	10.2%	17.8%	21.6%
Income			
2024 Estimated Average Household Income	$89,531	$76,170	$80,280
2024 Estimated Median Household Income	$61,335	$54,698	$58,387
2024 Estimated Per Capita Income	$43,074	$36,299	$36,315
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	6.3%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	8.2%	7.7%	7.6%
2024 Estimated High School Graduate	29.3%	25.7%	26.7%
2024 Estimated Some College	19.1%	18.4%	18.2%
2024 Estimated Associates Degree Only	6.6%	5.8%	6.6%
2024 Estimated Bachelors Degree Only	20.9%	22.7%	21.1%
2024 Estimated Graduate Degree	12.9%	13.4%	13.2%
Business			
2024 Estimated Total Businesses	1,865	8,159	14,391
2024 Estimated Total Employees	35,116	113,565	204,821
2024 Estimated Employee Population per Business	18.8	13.9	14.2
2024 Estimated Residential Population per Business	6.7	13.5	15.9

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