



Signature Office Headquarters Opportunity

3901 Blue Ridge Cutoff, Kansas City, Missouri



SALE PRICE: \$1,800,000 | 9,000 SF BUILDING

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 3,699 | 58,230 | 184,598 |
| Avg. Household Income | \$52,675 | \$63,666 | \$60,604 |

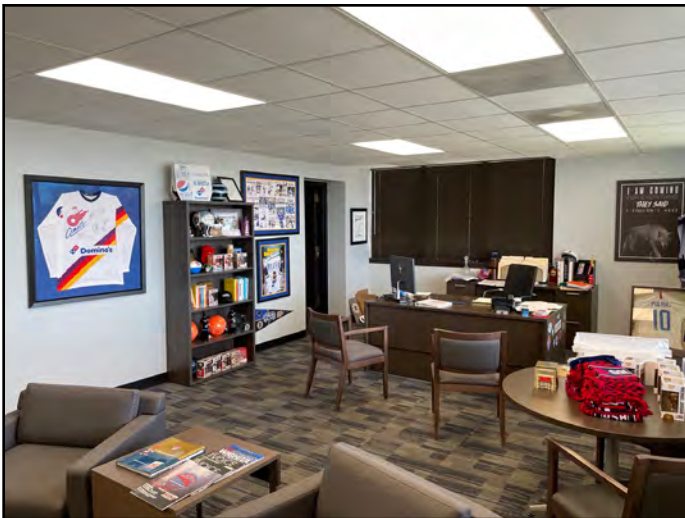
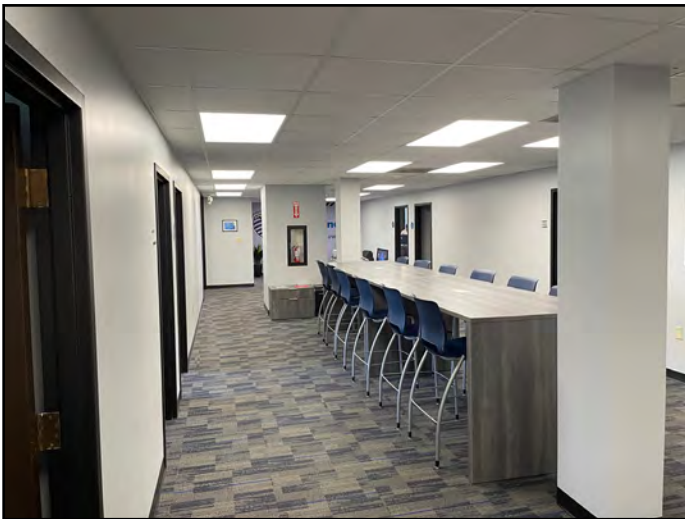
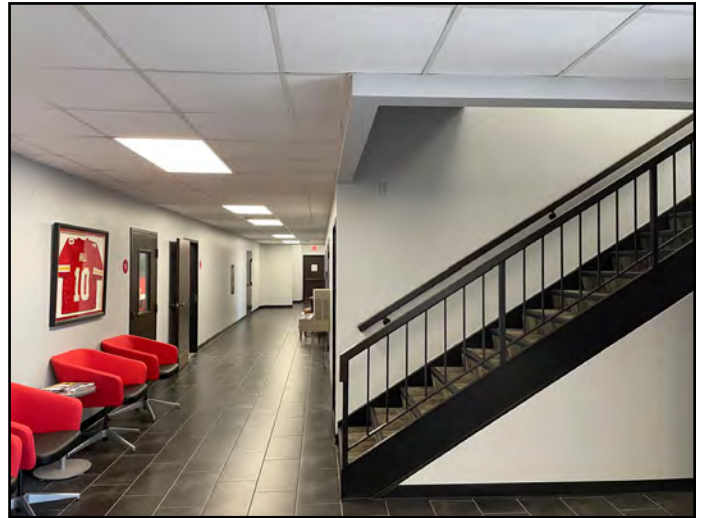
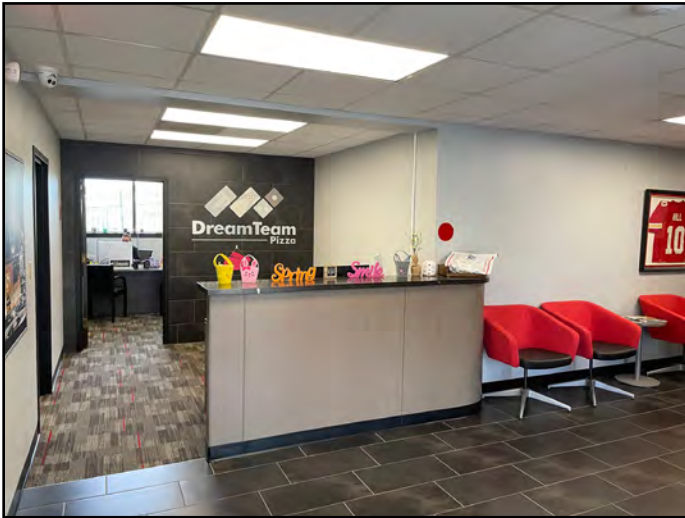
- Outstanding visibility to over 136,000 cars per day
- Completely remodeled interior and exterior
- President's Suite with private restroom and shower
- Fixtures, furniture and equipment available with sale
- Perimeter security fencing with automatic gate
- Training facility, multiple private offices, and huddle area

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Co-Brokers*
MITCH DICARLO | 816.412.7320 | mjdicarlo@blockandco.com
Block & Company, Inc. Realtors
MAX DICARLO | 816.807.7934 | max@firststreetdev.com
M. DiCarlo, LLC | Real Estate Investments



PHOTOS





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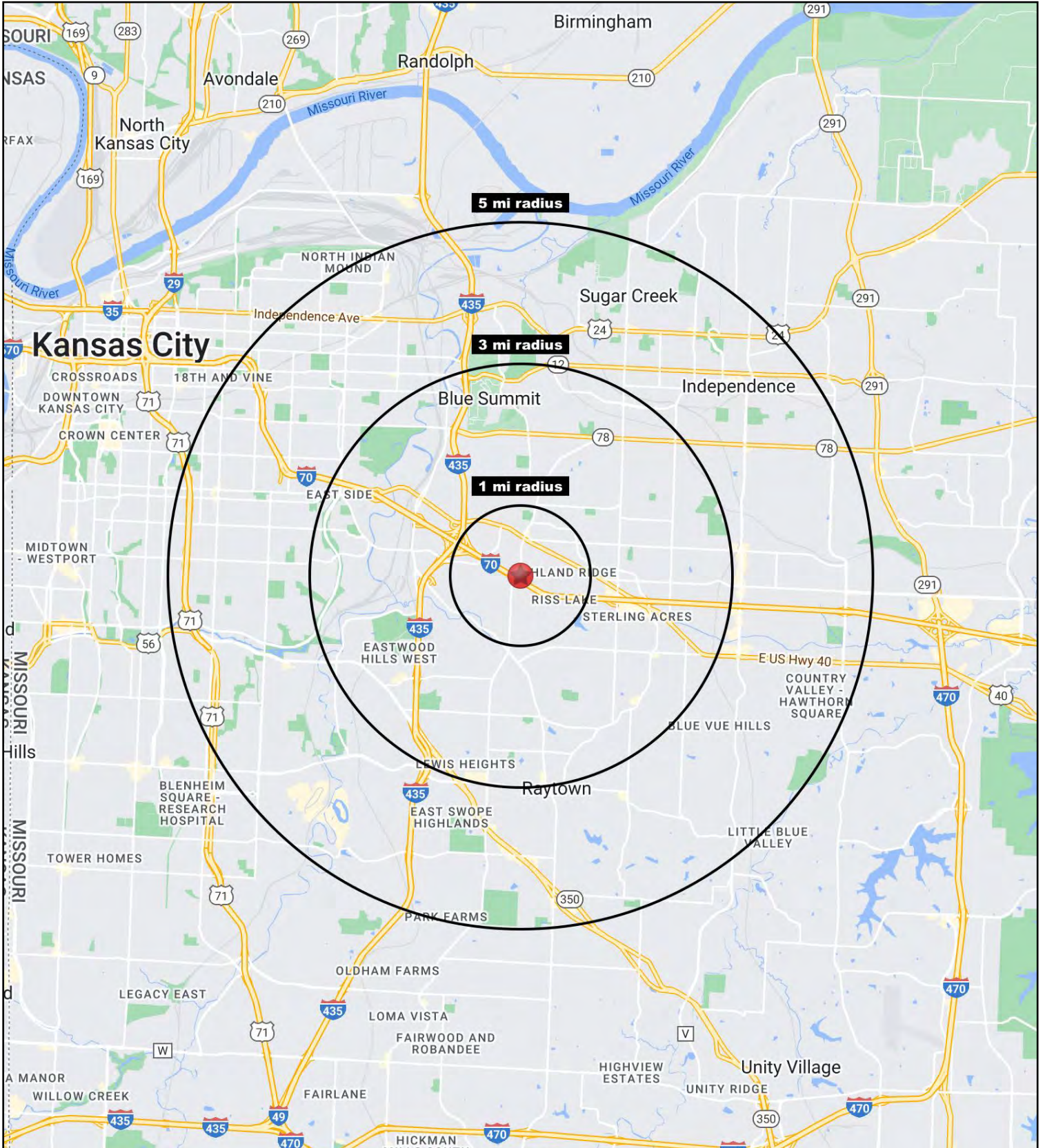
AERIAL





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| 3901 Blue Ridge Cutoff Kansas City, MO 64133 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2022 Estimated Population | 3,699 | 58,230 | 184,598 |
| 2027 Projected Population | 3,895 | 59,050 | 188,322 |
| 2020 Census Population | 3,803 | 58,189 | 184,432 |
| 2010 Census Population | 3,624 | 56,609 | 183,215 |
| Projected Annual Growth 2022 to 2027 | 1.1% | 0.3% | 0.4% |
| Historical Annual Growth 2010 to 2022 | 0.2% | 0.2% | - |
| 2022 Median Age | 36.2 | 38.1 | 37.8 |
| Households | | | |
| 2022 Estimated Households | 1,645 | 24,868 | 76,192 |
| 2027 Projected Households | 1,706 | 24,970 | 76,890 |
| 2020 Census Households | 1,686 | 24,742 | 75,755 |
| 2010 Census Households | 1,662 | 23,854 | 74,429 |
| Projected Annual Growth 2022 to 2027 | 0.7% | - | 0.2% |
| Historical Annual Growth 2010 to 2022 | - | 0.4% | 0.2% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 52.8% | 59.0% | 52.0% |
| 2022 Estimated Black or African American | 32.4% | 26.8% | 31.1% |
| 2022 Estimated Asian or Pacific Islander | 1.4% | 1.2% | 1.7% |
| 2022 Estimated American Indian or Native Alaskan | 0.8% | 0.5% | 0.6% |
| 2022 Estimated Other Races | 12.6% | 12.4% | 14.6% |
| 2022 Estimated Hispanic | 13.0% | 12.6% | 15.2% |
| Income | | | |
| 2022 Estimated Average Household Income | \$52,675 | \$63,666 | \$60,604 |
| 2022 Estimated Median Household Income | \$40,779 | \$53,015 | \$48,135 |
| 2022 Estimated Per Capita Income | \$23,594 | \$27,260 | \$25,106 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 1.8% | 3.4% | 5.0% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 5.1% | 6.7% | 8.1% |
| 2022 Estimated High School Graduate | 36.7% | 35.5% | 36.1% |
| 2022 Estimated Some College | 28.3% | 25.5% | 24.5% |
| 2022 Estimated Associates Degree Only | 7.3% | 8.1% | 7.2% |
| 2022 Estimated Bachelors Degree Only | 13.3% | 13.7% | 12.3% |
| 2022 Estimated Graduate Degree | 7.5% | 7.1% | 6.8% |
| Business | | | |
| 2022 Estimated Total Businesses | 167 | 1,507 | 5,063 |
| 2022 Estimated Total Employees | 2,938 | 19,256 | 59,651 |
| 2022 Estimated Employee Population per Business | 17.6 | 12.8 | 11.8 |
| 2022 Estimated Residential Population per Business | 22.2 | 38.7 | 36.5 |

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