



# WESTWOOD MIXED-USE BUILDING

4812 Rainbow Blvd, Westwood, Kansas



**Lease Rate: \$20/SF Full Service | Sale Price: Contact Agent**

#### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,256	113,791	279,629
Avg. Household Income	\$136,999	\$129,790	\$106,588

- 6,600 SF mixed-use building
- Great owner-user opportunity
- Vacant 3,300 SF second floor space open for complete customization
- Flexible C-1 Zoning, with a wide range of permitted uses
- Major interior & exterior renovations completed in 2023
- Convenient access to The Country Club Plaza, KU Med, and Mission Hills
- Seperate designated entrances

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

[For More Information Contact:](#)

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*Exclusive Agents*



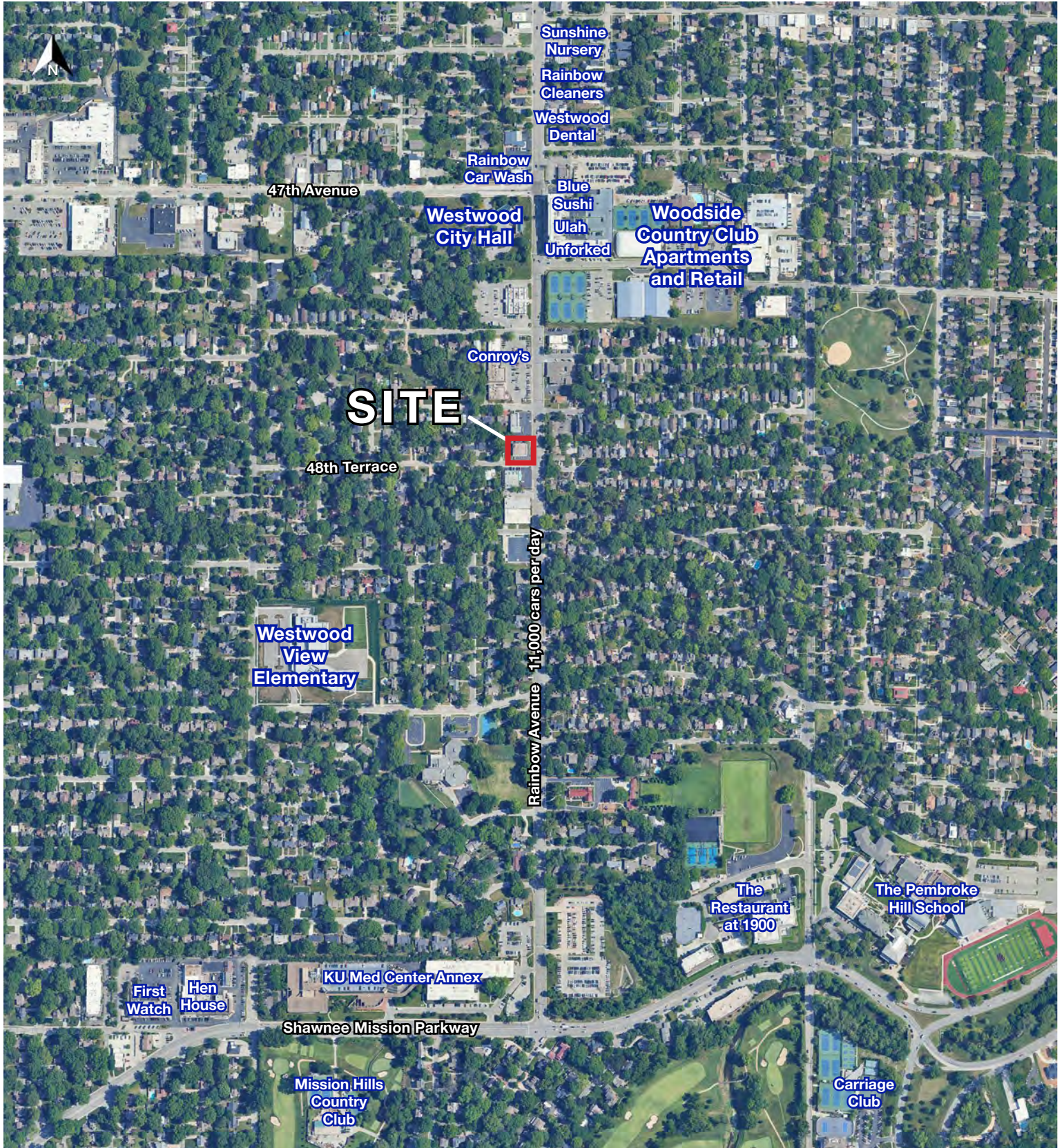


## PHOTOS



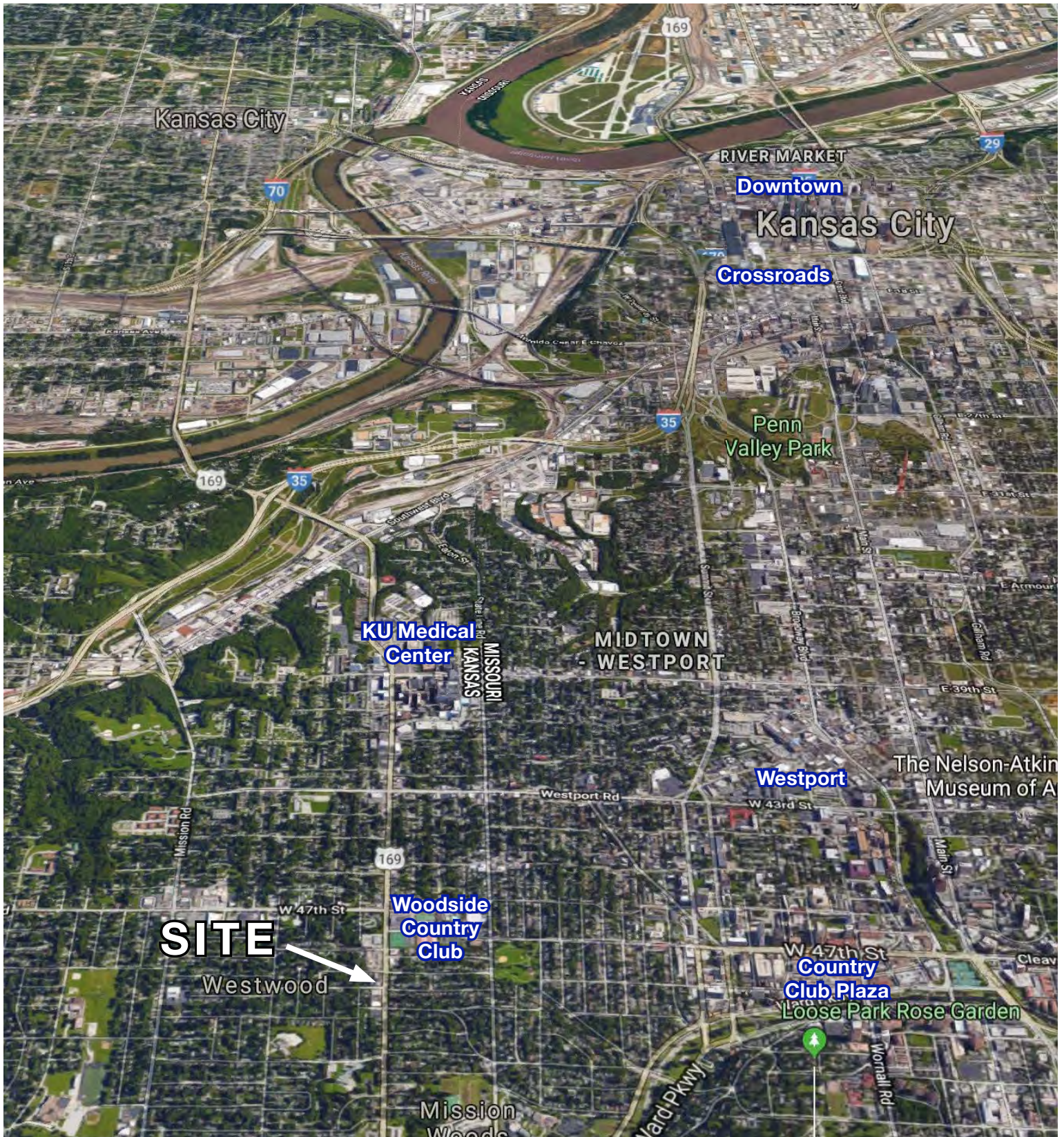


## AERIAL





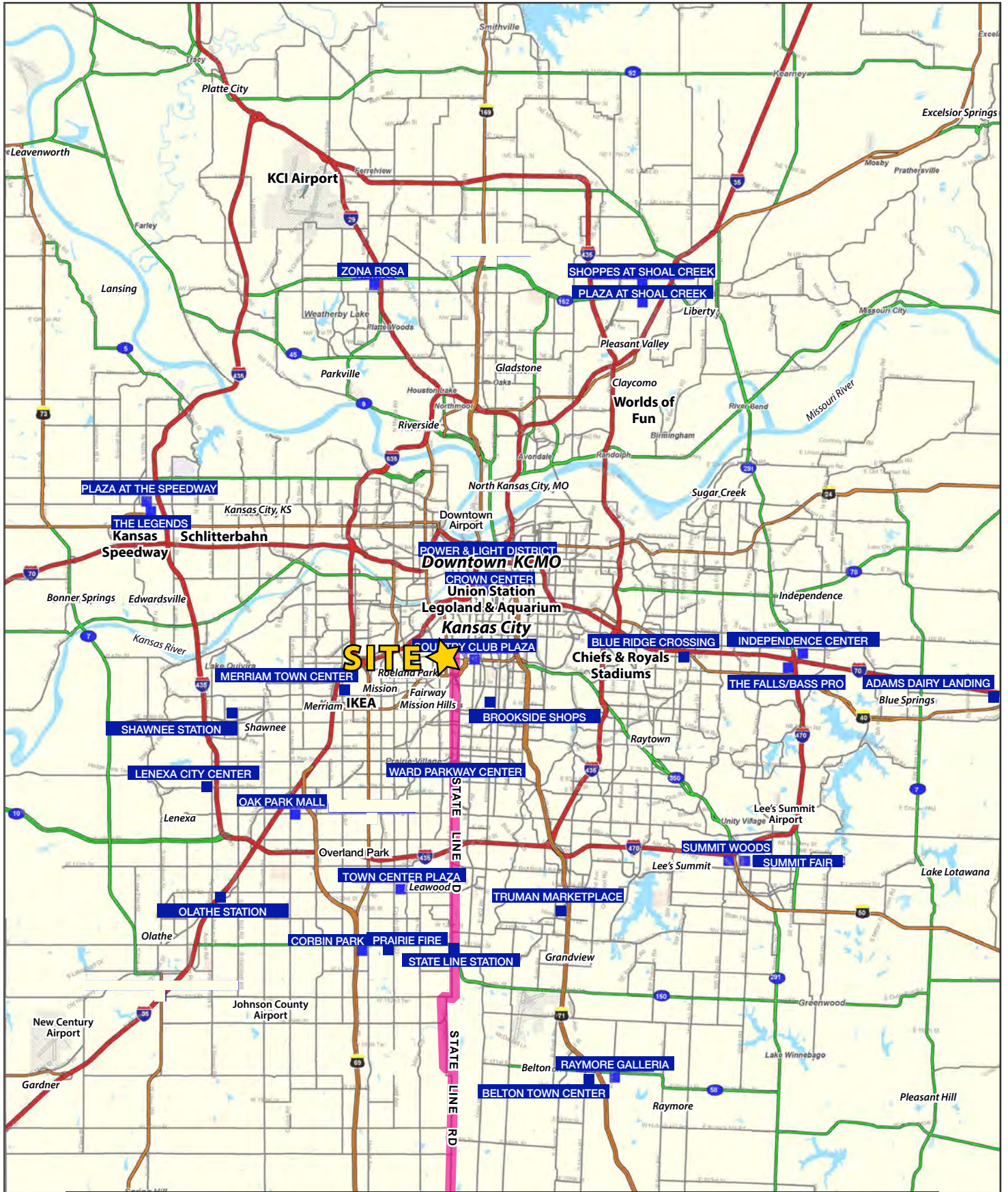
## AERIAL





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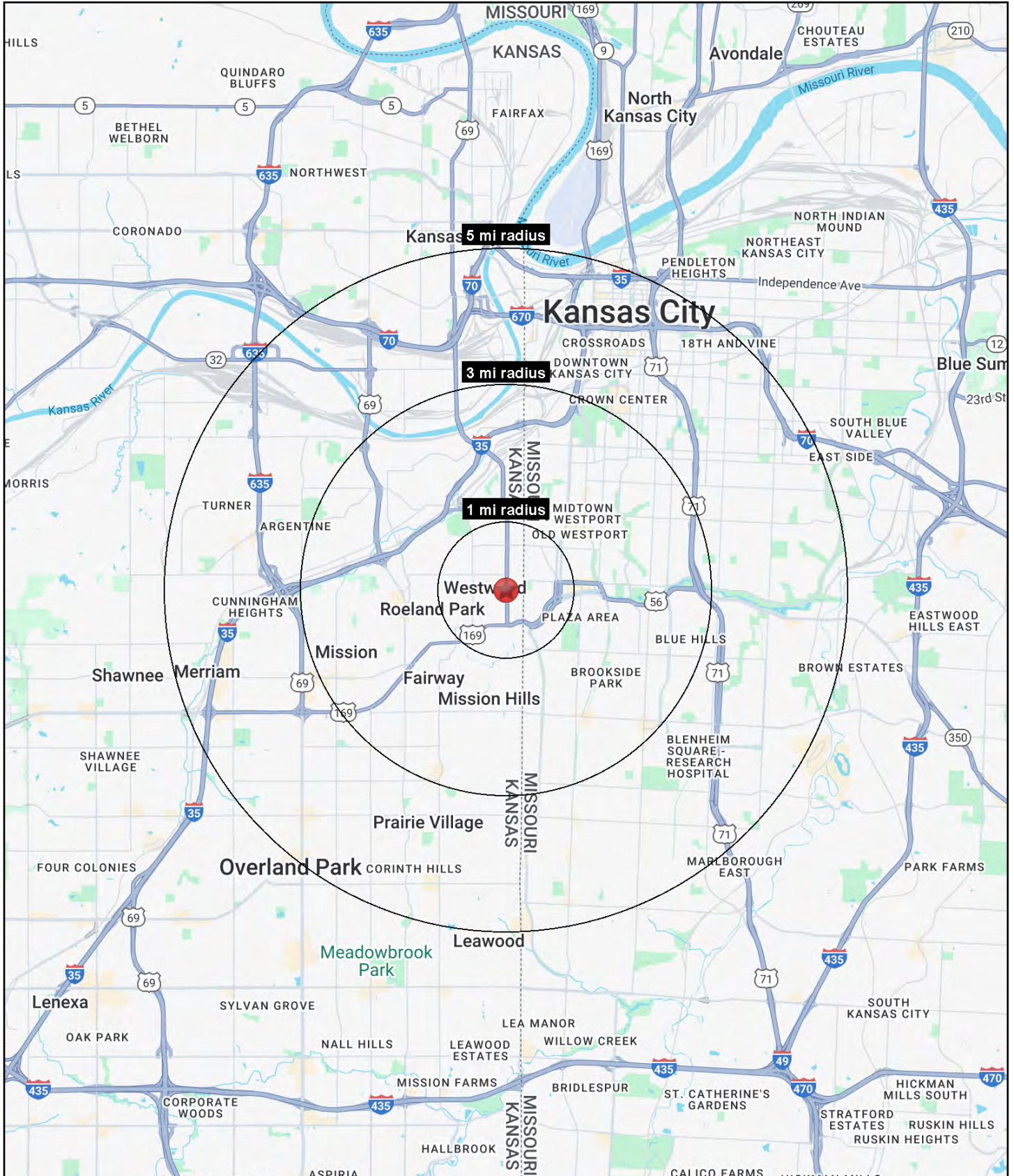
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4812 Rainbow Blvd Westwood, KS 66205	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	15,256	113,791	279,629
2029 Projected Population	14,989	113,838	279,618
2020 Census Population	15,440	112,542	277,637
2010 Census Population	14,817	107,201	262,734
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.5%
2024 Median Age	35.3	35.6	35.6
<b>Households</b>			
2024 Estimated Households	8,141	55,802	130,087
2029 Projected Households	8,005	56,092	131,170
2020 Census Households	7,990	53,457	124,901
2010 Census Households	7,724	50,842	116,161
Projected Annual Growth 2024 to 2029	-0.3%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.4%	0.7%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.1%	71.6%	59.0%
2024 Estimated Black or African American	6.1%	13.8%	24.1%
2024 Estimated Asian or Pacific Islander	3.5%	3.2%	2.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2024 Estimated Other Races	11.9%	11.0%	13.8%
2024 Estimated Hispanic	14.1%	12.3%	15.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$136,999	\$129,790	\$106,588
2024 Estimated Median Household Income	\$96,206	\$94,065	\$79,620
2024 Estimated Per Capita Income	\$73,139	\$63,798	\$49,737
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.8%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.9%	4.9%
2024 Estimated High School Graduate	15.4%	15.1%	21.2%
2024 Estimated Some College	15.4%	15.5%	17.9%
2024 Estimated Associates Degree Only	5.0%	5.3%	6.3%
2024 Estimated Bachelors Degree Only	33.2%	33.8%	27.3%
2024 Estimated Graduate Degree	27.0%	25.6%	19.0%
<b>Business</b>			
2024 Estimated Total Businesses	1,136	6,444	16,086
2024 Estimated Total Employees	8,302	75,816	200,559
2024 Estimated Employee Population per Business	7.3	11.8	12.5
2024 Estimated Residential Population per Business	13.4	17.7	17.4

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