



## Demographics

# 5225 NE Chouteau Tfwy

8,780 SF Retail Freestanding

Kansas City, Missouri - I-35 Corridor Submarket

PREPARED BY

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Michael Meier  
Principal



# Subject Property

5225 NE Chouteau Tfwy

**5225 NE Chouteau Tfwy**   
 Kansas City, MO 64119 - I-35 Corridor



## OWNER

Purchased 3/28/2011

Not Disclosed

## TRAFFIC COUNTS

N Chouteau Trfy/NE 53 St	<b>6.7K</b>
6612/NE 53 St	<b>8.4K</b>
N Chouteau Trfy/NE 50 Ter	<b>7.2K</b>
8032/NE 50 Ter	<b>7.7K</b>

## LOCATION

Location Score:	<b>Good Location (52)</b>
Walk Score®:	<b>Somewhat Walkable (60)</b>
Transit Score®:	<b>Some Transit (26)</b>

## PROPERTY

Type:	<b>Freestanding</b>	Tenancy:	<b>1 Tenant</b>
Center:	-	Construction:	<b>Reinforced Concrete</b>
GLA:	<b>8,780 SF</b>	Land AC:	<b>1.28 AC</b>
Year Built/Renov	-	Building FAR:	<b>0.16</b>
Floors:	<b>1</b>	Total Expenses:	-
Loading Docks:	<b>1 int</b>		
Parking	<b>57 Surface Spaces are available; Ratio of 6.49/1000 SF</b>		
Features:	<b>Bus Line</b>		
Frontage:	<b>300' on Chouteau Tfwy (with 2 curb cuts)</b>		

## VACANCY

Current:	<b>100%</b>
Last Quarter:	<b>100%</b>
Year Ago:	<b>0%</b>
Peers:	<b>24.5%</b>
Submarket:	<b>2.3%</b>

## NNN ASKING RENTS PER SF

Current:	<b>\$14.00</b>
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	<b>\$13.72</b>
Submarket (Market Rent):	<b>\$16.70</b>

## 12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	<b>11,709</b>
Peers Count:	<b>17</b>
Peers Avg:	<b>688</b>
Submarket:	<b>184,419</b>

## AVAILABLE SPACES

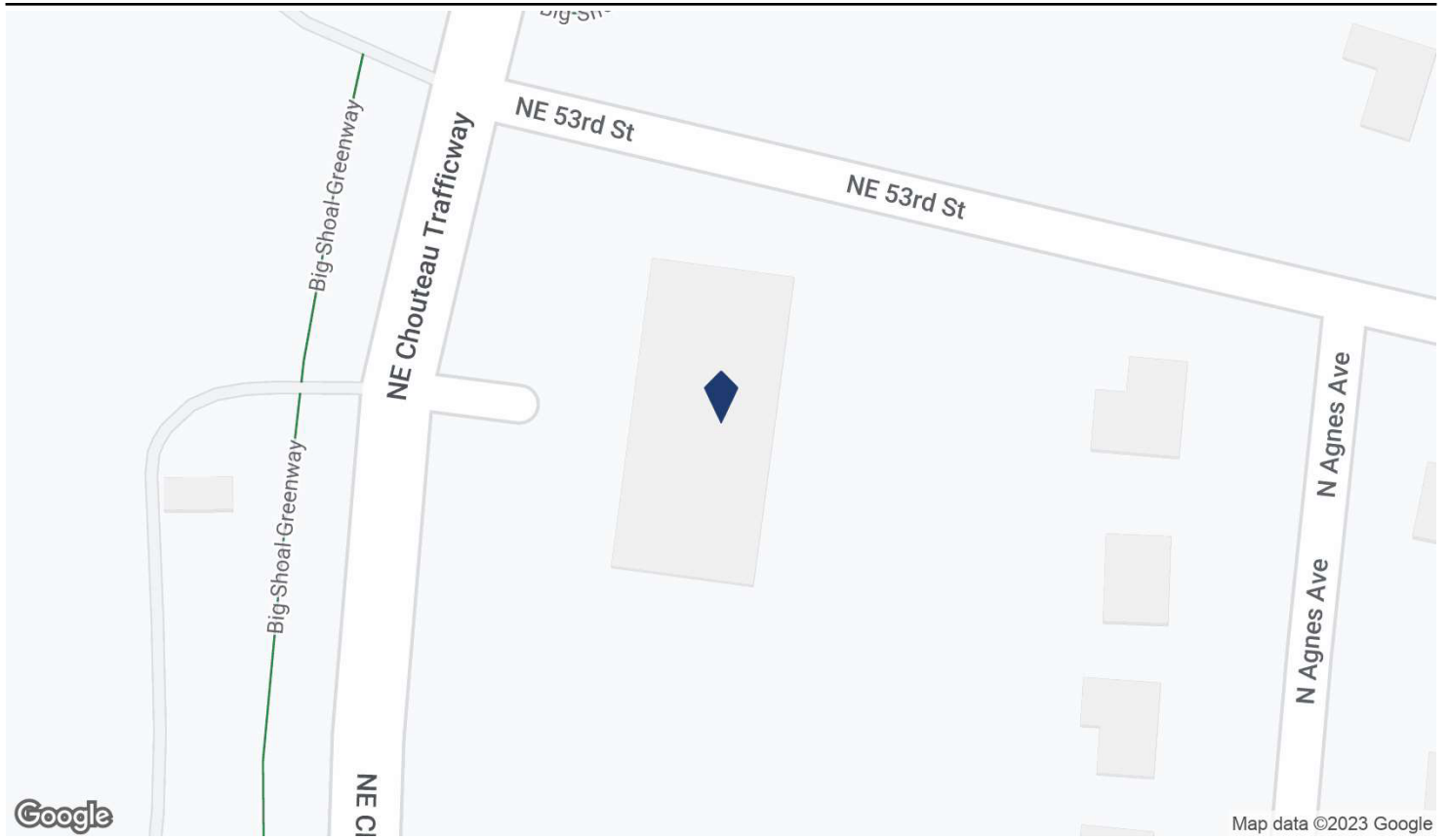
Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	-	Retail	Direct	Vacant	8,780	8,780	\$14/NNN	1 mo	1 mo
<b>All Spaces</b>					<b>8,780</b>	<b>8,780</b>	<b>\$14/SF/YR</b>		



# Subject Property

5225 NE Chouteau Tfwy

## SITE PLAN



## TENANTS

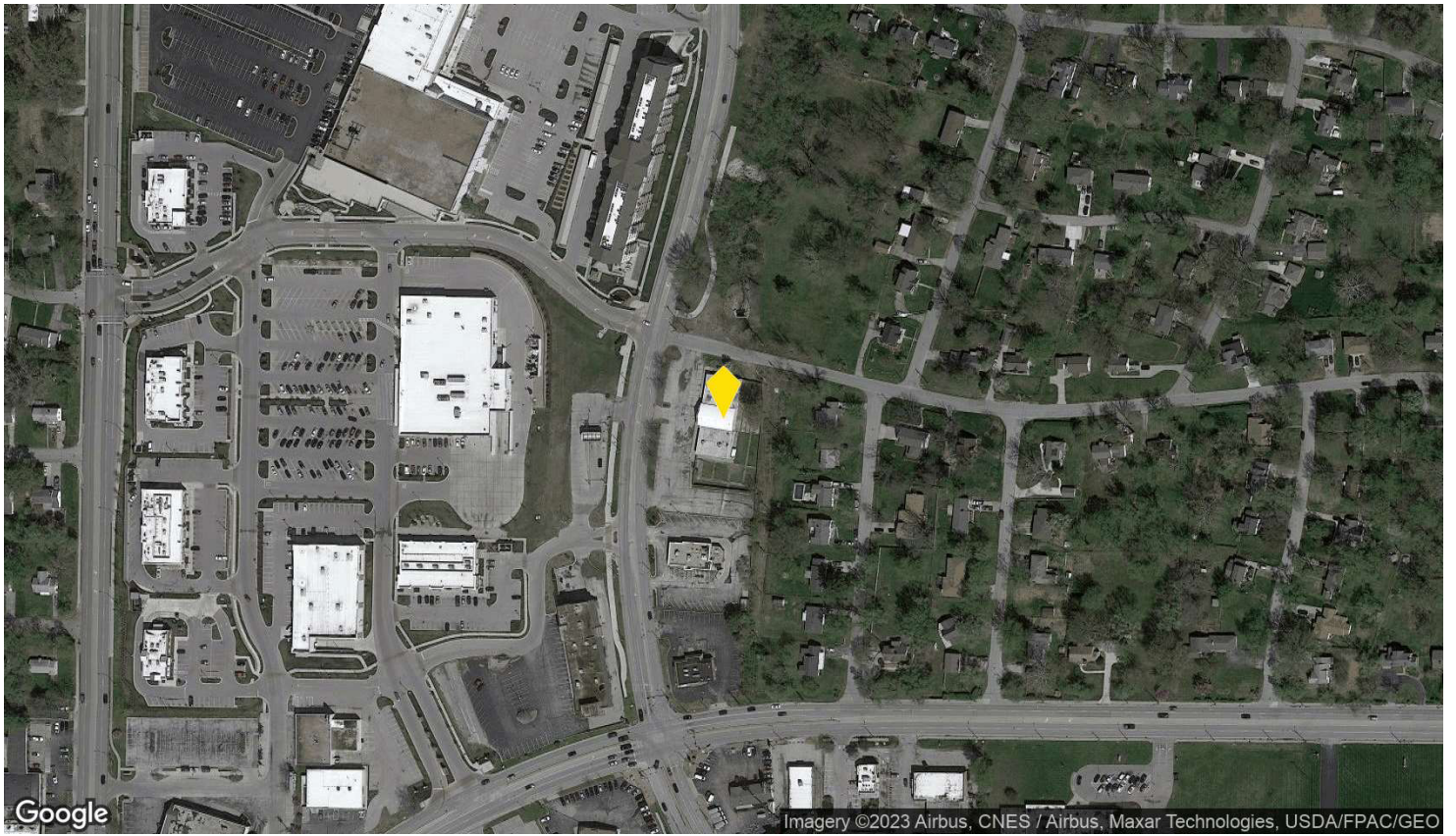
Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
<a href="#">Chouteau Pawn &amp; Fine Jewelry</a>	-	8,780	No	Apr 2016	-



# Subject Property

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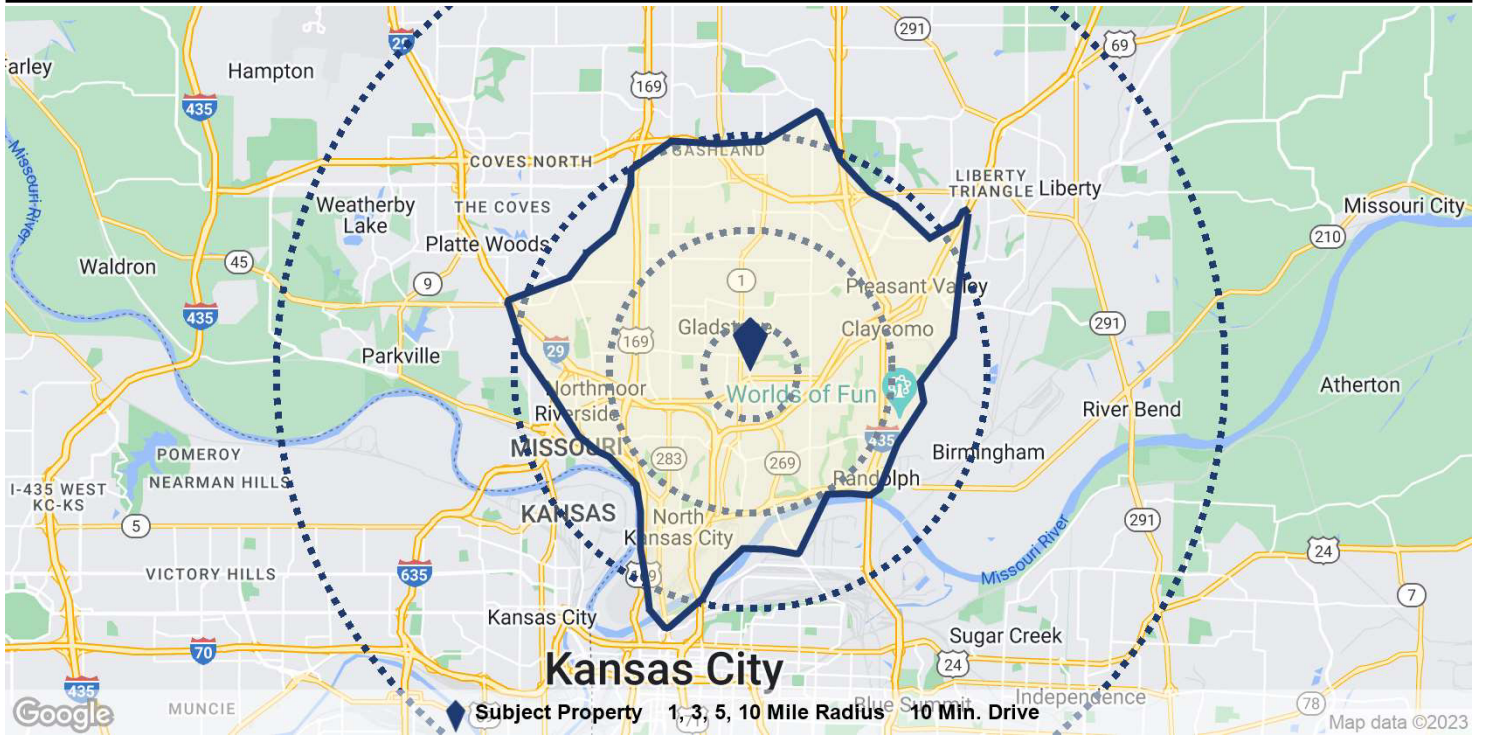
## AERIAL VIEW



# Subject Property

5225 NE Chouteau Tfwy

## DEMOGRAPHICS



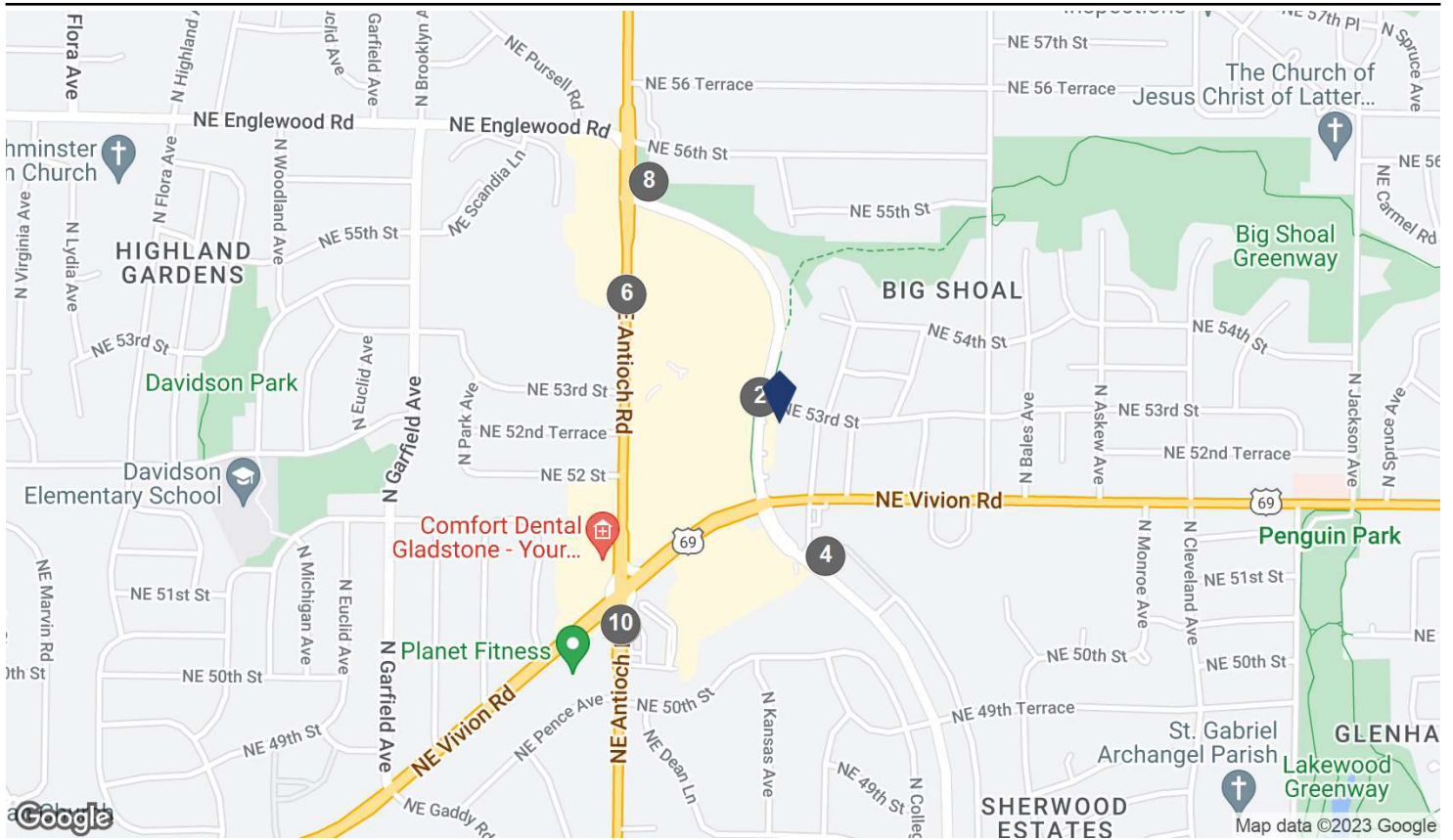
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,930	80,232	142,938	539,886	148,897
5 Yr Growth	2.0%	2.5%	3.4%	3.2%	5.4%
Median Age	41	39	39	37	39
5 Yr Forecast	43	41	41	39	41
White / Black / Hispanic	84% / 8% / 10%	80% / 11% / 10%	80% / 11% / 10%	72% / 19% / 17%	81% / 11% / 9%
5 Yr Forecast	84% / 8% / 10%	80% / 11% / 10%	80% / 11% / 10%	72% / 19% / 17%	79% / 12% / 10%
Employment	2,579	38,310	94,143	354,342	81,313
Buying Power	\$321.3M	\$1.9B	\$3.7B	\$12.1B	\$4.1B
5 Yr Growth	3.3%	3.7%	4.7%	5.2%	6.7%
College Graduates	25.4%	24.8%	28.0%	27.4%	35.4%
<b>Household</b>					
Households	4,860	34,306	60,371	217,950	62,227
5 Yr Growth	2.0%	2.5%	3.4%	3.3%	5.3%
Median Household Income	\$66,110	\$56,679	\$61,525	\$55,600	\$65,891
5 Yr Forecast	\$67,011	\$57,346	\$62,323	\$56,628	\$66,755
Average Household Income	\$79,848	\$72,621	\$78,626	\$75,401	\$83,008
5 Yr Forecast	\$80,979	\$73,434	\$79,602	\$76,773	\$84,048
% High Income (>\$75K)	42%	35%	40%	37%	43%
<b>Housing</b>					
Median Home Value	\$163,276	\$163,995	\$175,781	\$168,747	\$198,320
Median Year Built	1962	1969	1976	1969	1978
Owner / Renter Occupied	71% / 29%	63% / 37%	62% / 38%	57% / 43%	65% / 35%



# Subject Property

5225 NE Chouteau Tfwy

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Chouteau Trfy	NE 53 St - N	6,650	0	0.03 mi
2 6612	NE 53 St - N	8,391	0	0.03 mi
3 N Chouteau Trfy	NE 50 Ter - SE	7,211	0	0.21 mi
4 8032	NE 50 Ter - SE	7,650	0	0.21 mi
5 6921	NE 53 St - S	23,386	0	0.25 mi
6 N Antioch Rd	NE 53 St - S	22,381	0	0.25 mi
7 Northeast Chouteau Trafficway	N Antioch Rd - W	6,273	0	0.35 mi
8 N Chouteau Trfy	N Antioch Rd - W	5,997	0	0.35 mi
9 N Antioch Rd	NE Vivion Rd - N	16,887	0	0.37 mi
10 8539	NE Vivion Rd - N	15,278	0	0.37 mi



# Income & Spending Demographics

5225 NE Chouteau Tfwy

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2023 Households by HH Income</b>	<b>4,859</b>		<b>34,308</b>		<b>60,369</b>		<b>62,227</b>	
<\$25,000	636	13.09%	5,653	16.48%	9,168	15.19%	9,722	15.62%
\$25,000 - \$50,000	1,155	23.77%	9,562	27.87%	15,688	25.99%	14,194	22.81%
\$50,000 - \$75,000	1,032	21.24%	6,959	20.28%	11,307	18.73%	11,679	18.77%
\$75,000 - \$100,000	667	13.73%	3,987	11.62%	7,318	12.12%	9,073	14.58%
\$100,000 - \$125,000	584	12.02%	3,613	10.53%	7,533	12.48%	5,979	9.61%
\$125,000 - \$150,000	214	4.40%	1,731	5.05%	3,345	5.54%	4,067	6.54%
\$150,000 - \$200,000	449	9.24%	1,865	5.44%	3,707	6.14%	4,354	7.00%
\$200,000+	122	2.51%	938	2.73%	2,303	3.81%	3,157	5.07%
<b>2023 Avg Household Income</b>	<b>\$79,848</b>		<b>\$72,621</b>		<b>\$78,626</b>		<b>\$83,008</b>	
<b>2023 Med Household Income</b>	<b>\$66,110</b>		<b>\$56,679</b>		<b>\$61,525</b>		<b>\$65,891</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$140M</b>		<b>\$948.9M</b>		<b>\$1.7B</b>		<b>\$1.8B</b>	
<b>Total Apparel</b>	<b>\$7.1M</b>	<b>5.06%</b>	<b>\$49.2M</b>	<b>5.19%</b>	<b>\$90.1M</b>	<b>5.17%</b>	<b>\$94.5M</b>	<b>5.19%</b>
Women's Apparel	\$2.8M	1.97%	\$18.7M	1.97%	\$34.3M	1.97%	\$36.2M	1.99%
Men's Apparel	\$1.5M	1.04%	\$9.9M	1.05%	\$18.3M	1.05%	\$19.2M	1.06%
Girl's Apparel	\$488.7K	0.35%	\$3.5M	0.37%	\$6.5M	0.37%	\$6.8M	0.37%
Boy's Apparel	\$367.6K	0.26%	\$2.7M	0.29%	\$5M	0.29%	\$5.1M	0.28%
Infant Apparel	\$348.7K	0.25%	\$2.5M	0.27%	\$4.6M	0.26%	\$4.7M	0.26%
Footwear	\$1.7M	1.19%	\$11.8M	1.24%	\$21.4M	1.23%	\$22.4M	1.23%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$21.2M</b>	<b>15.14%</b>	<b>\$142.7M</b>	<b>15.04%</b>	<b>\$261M</b>	<b>14.99%</b>	<b>\$272.1M</b>	<b>14.94%</b>
Entertainment	\$2.1M	1.49%	\$15M	1.58%	\$27.6M	1.58%	\$29.2M	1.60%
Audio & Visual Equipment/Service	\$4.9M	3.48%	\$33M	3.47%	\$59.8M	3.43%	\$62.5M	3.43%
Reading Materials	\$363.1K	0.26%	\$2.3M	0.25%	\$4.2M	0.24%	\$4.4M	0.24%
Pets, Toys, & Hobbies	\$3.9M	2.81%	\$25.7M	2.71%	\$47M	2.70%	\$49M	2.69%
Personal Items	\$9.9M	7.10%	\$66.7M	7.03%	\$122.4M	7.03%	\$126.9M	6.97%

<b>Total Food and Alcohol</b>	<b>\$38.7M</b>	<b>27.68%</b>	<b>\$264M</b>	<b>27.82%</b>	<b>\$481.2M</b>	<b>27.62%</b>	<b>\$500.3M</b>	<b>27.48%</b>
Food At Home	\$20.3M	14.50%	\$141.4M	14.90%	\$254.5M	14.61%	\$264.8M	14.54%
Food Away From Home	\$15.7M	11.20%	\$104.4M	11.00%	\$193M	11.08%	\$200.6M	11.01%
Alcoholic Beverages	\$2.8M	1.97%	\$18.2M	1.92%	\$33.8M	1.94%	\$35M	1.92%

<b>Total Household</b>	<b>\$23.4M</b>	<b>16.73%</b>	<b>\$152.6M</b>	<b>16.08%</b>	<b>\$281.2M</b>	<b>16.15%</b>	<b>\$295.7M</b>	<b>16.24%</b>
House Maintenance & Repair	\$6M	4.26%	\$37.4M	3.94%	\$65.8M	3.78%	\$69.9M	3.84%
Household Equip & Furnishings	\$8.8M	6.27%	\$58.4M	6.15%	\$109.1M	6.26%	\$114.7M	6.30%
Household Operations	\$6.4M	4.55%	\$42.1M	4.43%	\$77.9M	4.47%	\$81.8M	4.49%
Housing Costs	\$2.3M	1.64%	\$14.7M	1.55%	\$28.5M	1.64%	\$29.3M	1.61%



# Income & Spending Demographics

5225 NE Chouteau Tfwy

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$34.7M</b>	<b>24.81%</b>	<b>\$243M</b>	<b>25.61%</b>	<b>\$445.4M</b>	<b>25.57%</b>	<b>\$467.1M</b>	<b>25.65%</b>
Vehicle Purchases	\$17.4M	12.41%	\$124.5M	13.12%	\$228.2M	13.10%	\$242.1M	13.30%
Gasoline	\$9.4M	6.73%	\$65.5M	6.90%	\$118.2M	6.79%	\$122.4M	6.72%
Vehicle Expenses	\$739.9K	0.53%	\$4.6M	0.48%	\$8.5M	0.49%	\$9M	0.49%
Transportation	\$2.9M	2.04%	\$18.5M	1.95%	\$35.9M	2.06%	\$37M	2.03%
Automotive Repair & Maintenance	\$4.4M	3.11%	\$29.9M	3.15%	\$54.5M	3.13%	\$56.6M	3.11%
<b>Total Health Care</b>	<b>\$7.5M</b>	<b>5.35%</b>	<b>\$49.9M</b>	<b>5.25%</b>	<b>\$89.5M</b>	<b>5.14%</b>	<b>\$93.8M</b>	<b>5.15%</b>
Medical Services	\$4.4M	3.12%	\$29.1M	3.06%	\$52.6M	3.02%	\$55.2M	3.03%
Prescription Drugs	\$2.3M	1.65%	\$15.5M	1.63%	\$27.4M	1.57%	\$28.6M	1.57%
Medical Supplies	\$801.4K	0.57%	\$5.3M	0.56%	\$9.5M	0.55%	\$10M	0.55%
<b>Total Education/Day Care</b>	<b>\$7.3M</b>	<b>5.24%</b>	<b>\$47.5M</b>	<b>5.01%</b>	<b>\$93.4M</b>	<b>5.36%</b>	<b>\$97.5M</b>	<b>5.36%</b>
Education	\$4.5M	3.20%	\$29.1M	3.07%	\$58M	3.33%	\$60.7M	3.33%
Fees & Admissions	\$2.9M	2.04%	\$18.4M	1.94%	\$35.4M	2.03%	\$36.8M	2.02%

