



RAINBOW CAR WASH | FOR SALE

4604 Rainbow Boulevard, Kansas City, Kansas



INVESTMENT-OWNER/USER | CALL FOR PRICING

CONFIDENTIAL - PLEASE DO NOT DISTURB CURRENT TENANT

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,603	112,404	284,486
Avg. Household Income	\$114,179	\$127,047	\$106,953

- 2,482 SF freestanding building on .36 acres
- Great hard corner location of 47th Avenue & Rainbow Boulevard
- Intersection carries over 17,000 cars per day
- Built in 1970

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

For More Information Contact:

MAX KOSOGLAD | 816.412.7363 | mkosoglad@blockandco.com

Exclusive Agent





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PHOTOS



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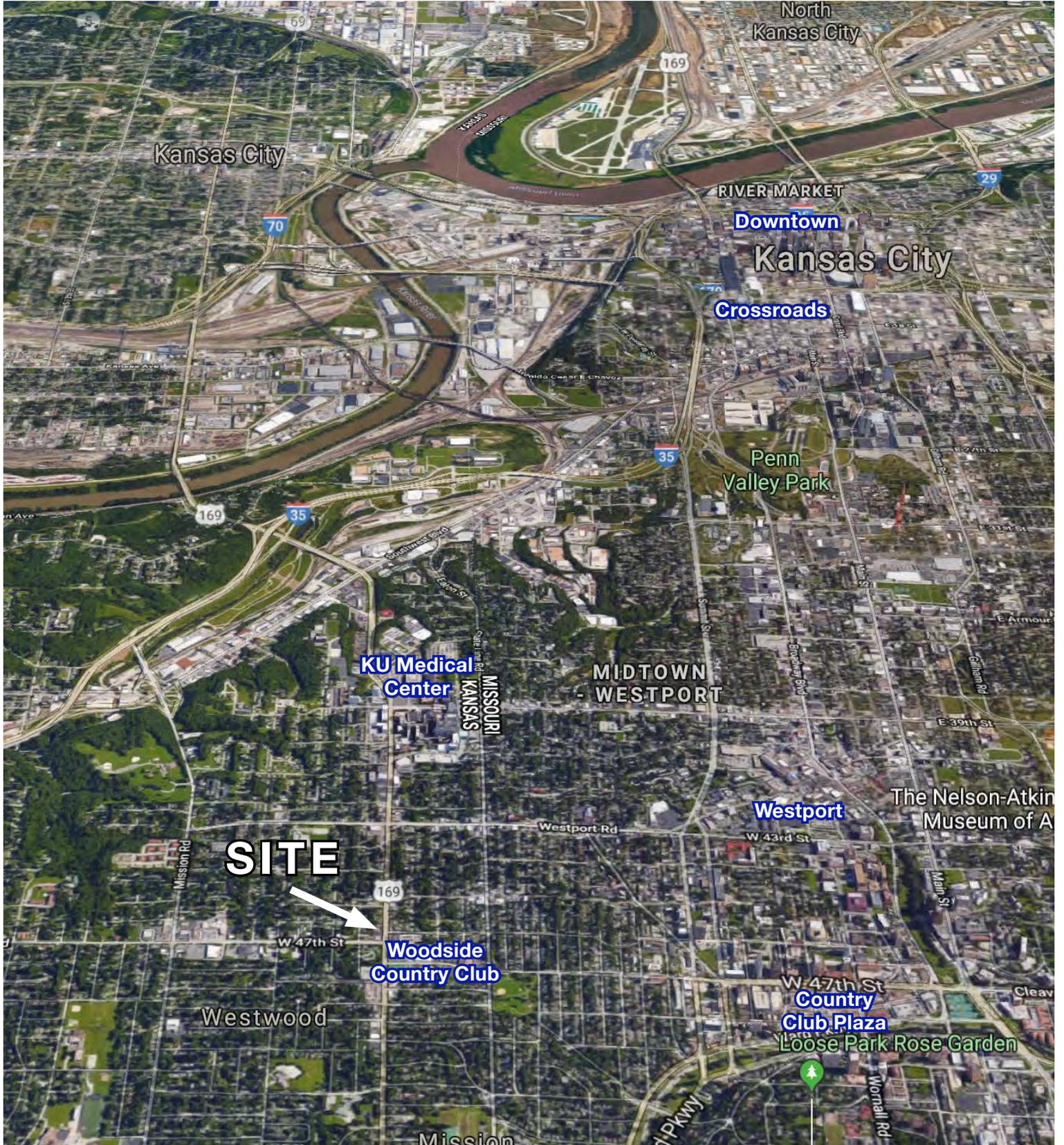
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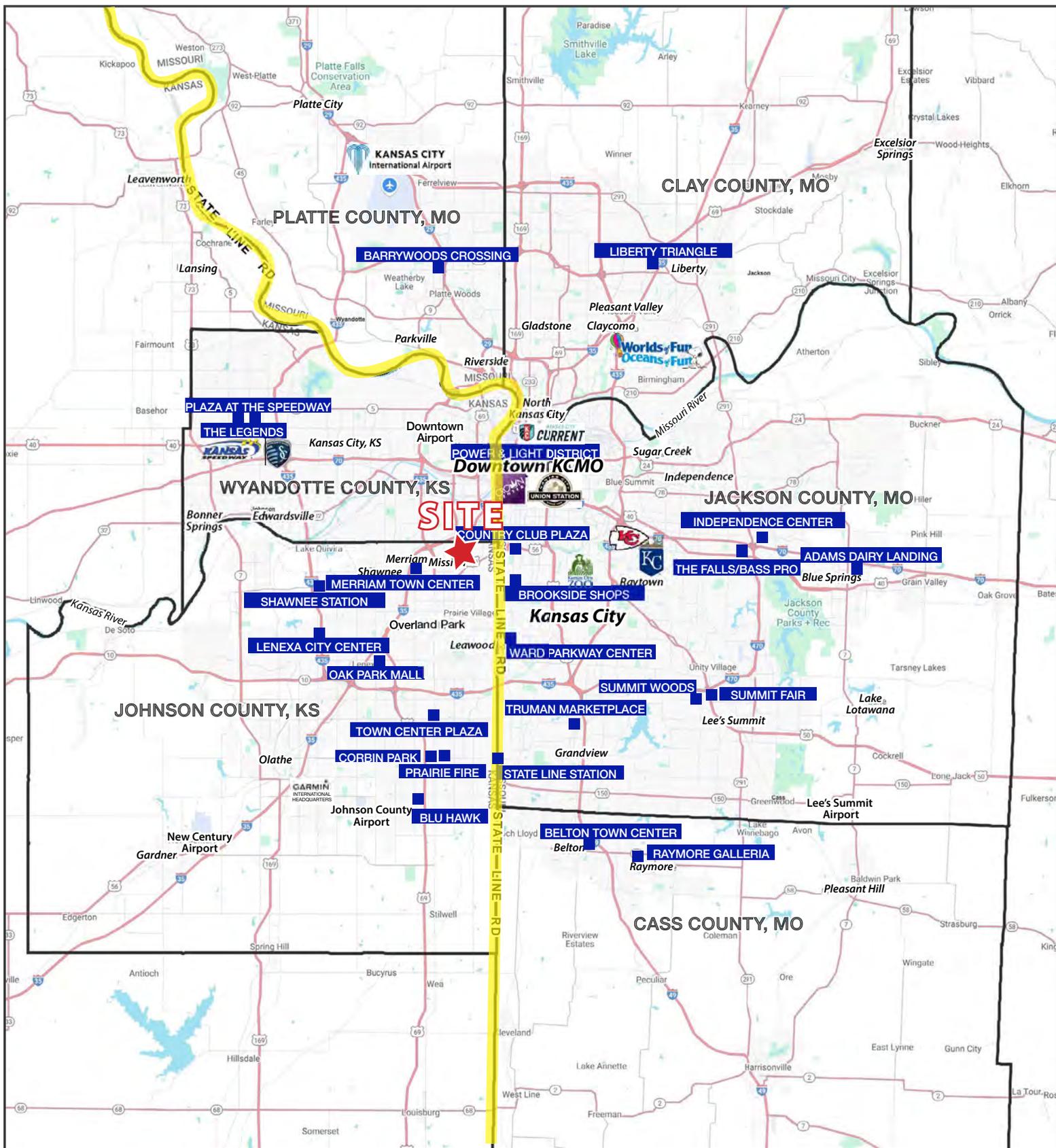
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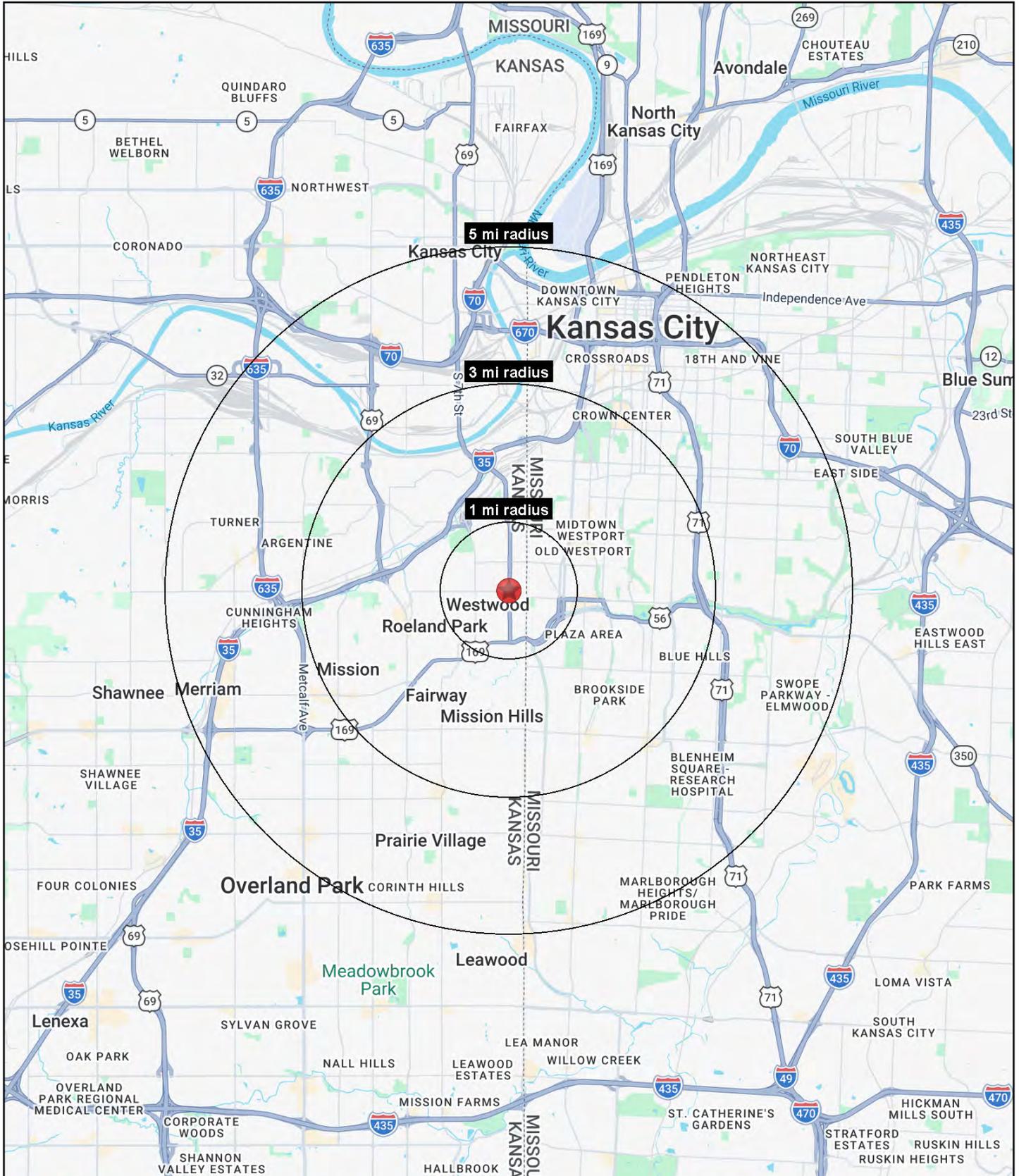
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4604 Rainbow Boulevard Kansas City, KS 66103	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	17,603	112,404	284,486
2030 Projected Population	17,729	113,176	286,212
2020 Census Population	17,483	109,766	278,025
2010 Census Population	16,345	104,152	262,861
Projected Annual Growth 2025 to 2030	0.1%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
2025 Median Age	34.7	35.1	35.3
Households			
2025 Estimated Households	9,397	55,015	131,574
2030 Projected Households	9,576	56,294	135,103
2020 Census Households	9,028	52,090	124,773
2010 Census Households	8,661	49,285	115,634
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	0.9%
Race and Ethnicity			
2025 Estimated White	73.6%	69.7%	58.1%
2025 Estimated Black or African American	8.3%	14.1%	23.7%
2025 Estimated Asian or Pacific Islander	4.1%	3.5%	3.0%
2025 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
2025 Estimated Other Races	13.5%	12.2%	14.6%
2025 Estimated Hispanic	16.4%	13.8%	16.4%
Income			
2025 Estimated Average Household Income	\$114,179	\$127,047	\$106,953
2025 Estimated Median Household Income	\$81,101	\$90,127	\$79,618
2025 Estimated Per Capita Income	\$61,354	\$62,359	\$49,646
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.1%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.3%	5.1%
2025 Estimated High School Graduate	18.1%	15.8%	21.3%
2025 Estimated Some College	13.9%	15.2%	17.8%
2025 Estimated Associates Degree Only	5.5%	5.0%	6.0%
2025 Estimated Bachelors Degree Only	31.9%	33.2%	27.2%
2025 Estimated Graduate Degree	25.7%	25.4%	18.9%
Business			
2025 Estimated Total Businesses	1,352	6,685	16,742
2025 Estimated Total Employees	11,000	78,439	207,622
2025 Estimated Employee Population per Business	8.1	11.7	12.4
2025 Estimated Residential Population per Business	13.0	16.8	17.0

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