



Restaurant Building For Sale

**7702 TROOST AVENUE
KANSAS CITY, MISSOURI**

Property Highlights

- Do not disturb tenant
- 1,200 (±) sf building
- 9,117 (±) sf site
- Fully functioning restaurant building
- Drive-thru in place
- 4,600 cars-per-day along Troost Avenue
- Currently leased month-to-month
- Call for pricing

For information, please contact:

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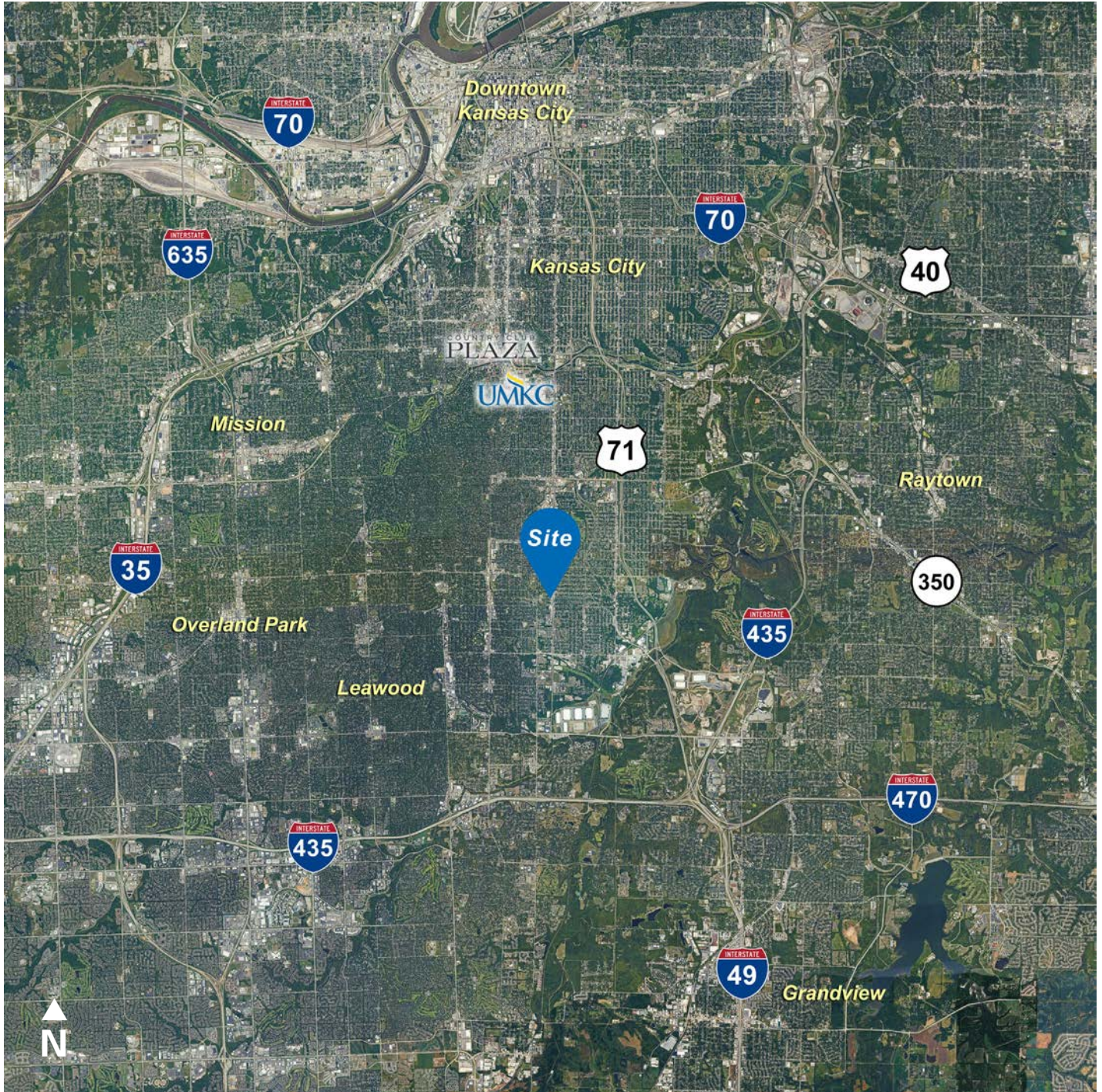
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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	14,679	84,339	217,921
2020 Population	14,522	86,220	225,420
2025 Population	14,294	85,001	226,513
2030 Population	14,626	86,314	229,498
2010-2020 Annual Rate	-0.11%	0.22%	0.34%
2020-2025 Annual Rate	-0.30%	-0.27%	0.09%
2025-2030 Annual Rate	0.46%	0.31%	0.26%

Age			
2025 Median Age	38.4	38.5	38.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	44.8%	57.1%	61.1%
Black Alone	42.3%	30.6%	25.2%
American Indian Alone	0.7%	0.4%	0.5%
Asian Alone	1.1%	1.5%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.8%	2.4%	3.0%
Two or More Races	8.2%	7.9%	8.1%
Hispanic Origin	6.5%	6.5%	7.8%
Diversity Index	66.0	62.5	61.9

Households			
2010 Total Households	6,570	37,179	98,044
2020 Total Households	6,663	37,842	102,115
2025 Total Households	6,643	38,046	104,009
2030 Total Households	6,858	38,853	106,178
2010-2020 Annual Rate	0.14%	0.18%	0.41%
2020-2025 Annual Rate	-0.06%	0.10%	0.35%
2025-2030 Annual Rate	0.64%	0.42%	0.41%
2025 Average Household Size	2.13	2.19	2.14
Wealth Index	57	104	99

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Median Household Income			
2025 Median Household Income	\$70,884	\$78,853	\$77,814
2030 Median Household Income	\$77,561	\$87,916	\$86,436
2025-2030 Annual Rate	1.82%	2.20%	2.12%

Average Household Income			
2025 Average Household Income	\$84,364	\$122,056	\$118,417
2030 Average Household Income	\$92,534	\$133,488	\$129,301

Per Capita Income			
2025 Per Capita Income	\$39,126	\$54,334	\$54,487
2030 Per Capita Income	\$43,311	\$59,767	\$59,943
2025-2030 Annual Rate	2.05%	1.92%	1.93%

Income Equality			
2025 Gini Index	38.6	47.6	48.4

Socioeconomic Status			
2025 Socioeconomic Status Index	49.9	52.4	53.6

Housing Unit Summary			
Housing Affordability Index	106	85	79
2010 Total Housing Units	7,516	41,892	111,306
2010 Owner Occupied Hus (%)	62.0%	66.9%	62.0%
2010 Renter Occupied Hus (%)	38.0%	33.1%	38.0%
2010 Vacant Housing Units (%)	12.6%	11.3%	11.9%
2020 Housing Units	7,625	41,993	113,597
2020 Owner Occupied HUs (%)	55.9%	62.3%	57.0%
2020 Renter Occupied HUs (%)	44.1%	37.7%	43.0%
Vacant Housing Units	12.7%	10.0%	10.2%
2025 Housing Units	7,649	42,255	115,961
Owner Occupied Housing Units	57.4%	63.6%	57.8%
Renter Occupied Housing Units	42.6%	36.4%	42.3%
Vacant Housing Units	13.2%	10.0%	10.3%
2030 Total Housing Units	7,866	43,102	118,430
2030 Owner Occupied Housing Units	3,898	24,688	61,420
2030 Renter Occupied Housing Units	2,960	14,165	44,758
2030 Vacant Housing Units	1,008	4,249	12,252

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