

# TURNKEY SPORTS FACILITY FOR LEASE/SALE IN THE NORTHLAND

**PEAK**  
Real Estate Partners

6970 NORTH BROADWAY | KANSAS CITY, MO 64118

## PROPERTY HIGHLIGHTS:

- For Sale or For Lease
- Asking Price: \$2,500,000
- Base Rent: \$9.50/SF NNN \$3-4 nets
- Building SF: 21,016 SF
- Site SF: 131,987 SF
- 3 basketball courts
- Top of the line athletic flooring from Ecore Flooring
  - Basketball Courts: Baller Motivate Class, Sport Court Flooring
  - Workout Area's: Performance Motive Flooring
  - Locker Room's: HydroGrip Flooring
- Four 10 ton Trane HVAC units installed in summer of 2024
- New construction basketball/sports facility
- Ample parking



## PEAK REAL ESTATE PARTNERS

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(913) 214-6445

[www.peakrealestatepartners.com](http://www.peakrealestatepartners.com)

## MARK ARENSBERG

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# AERIAL

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# EXTERIOR PROPERTY PHOTOS

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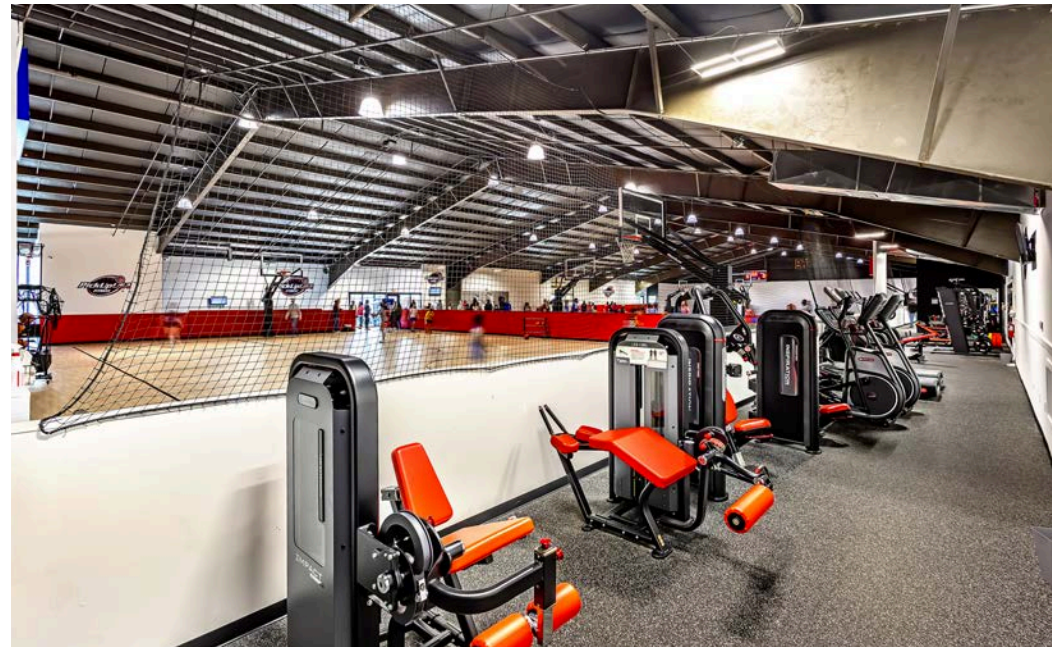
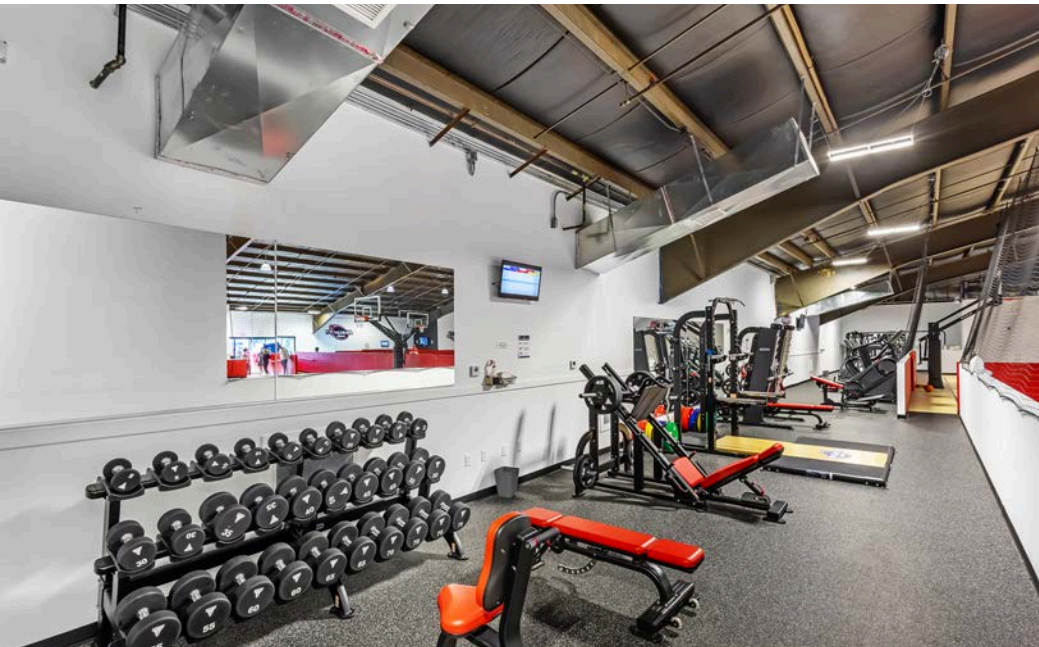
PICKUP USA | 4



# INTERIOR PROPERTY PHOTOS

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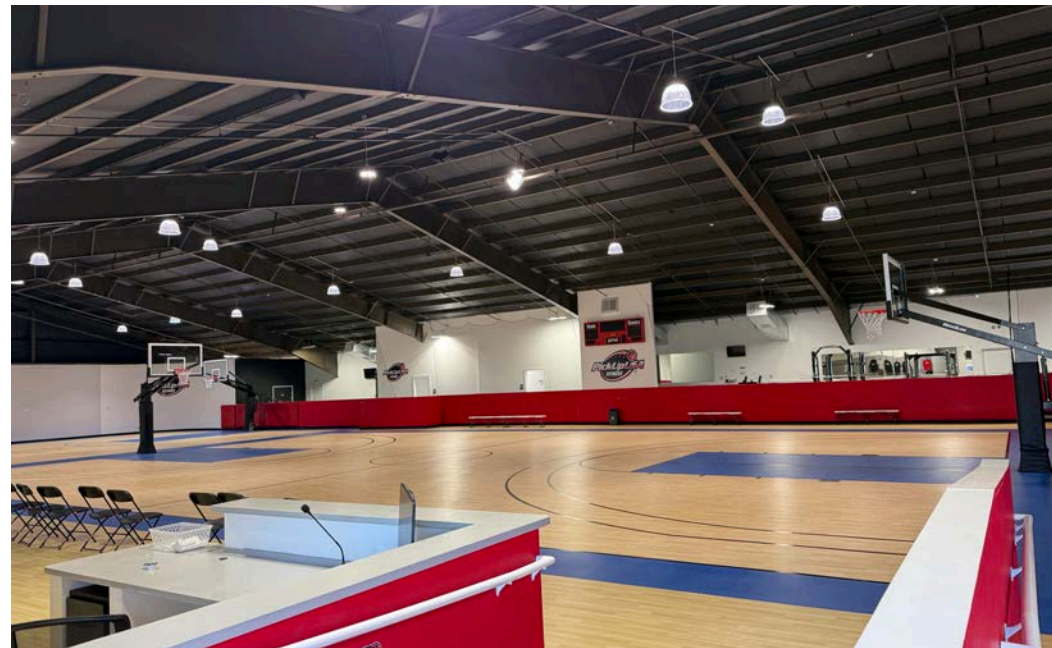
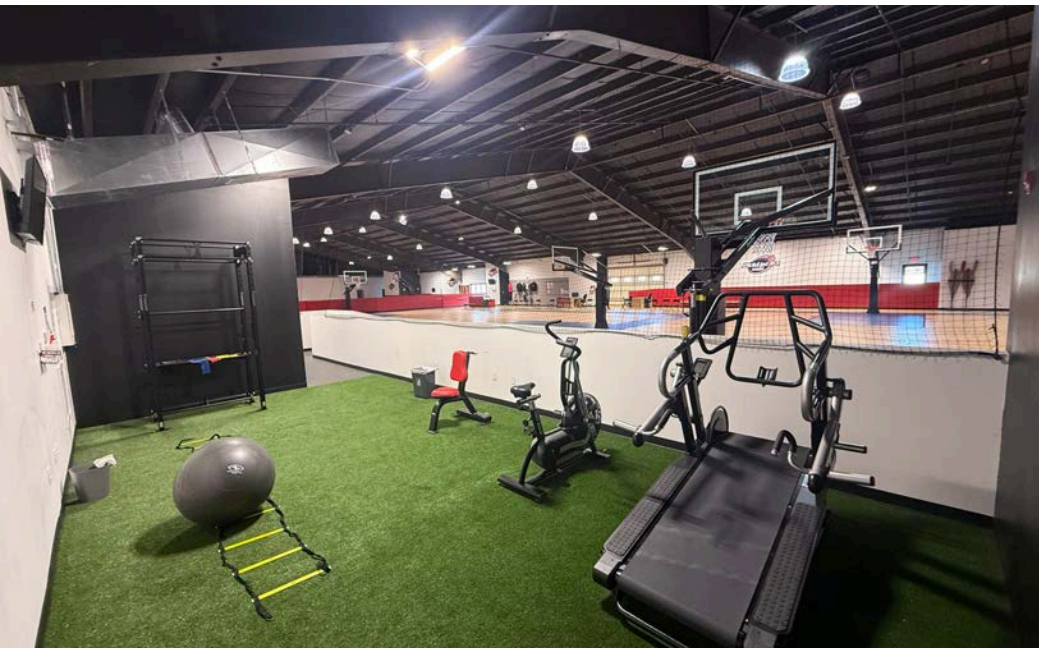
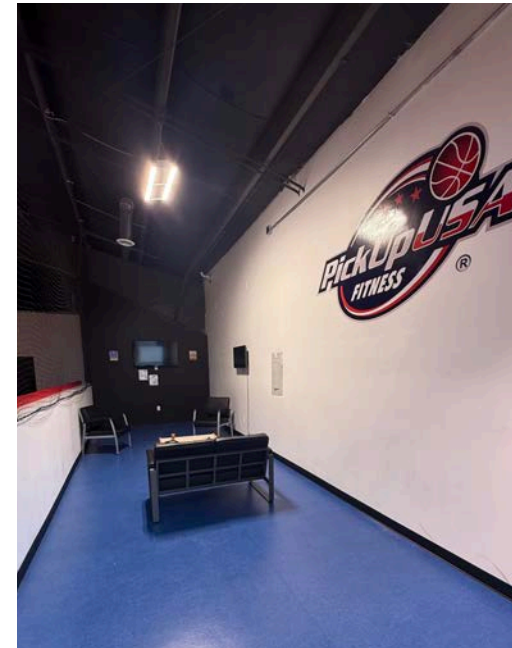
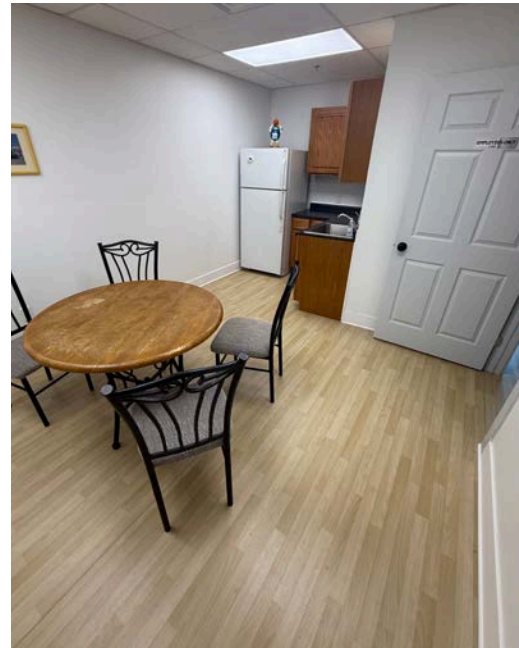




# INTERIOR PROPERTY PHOTOS

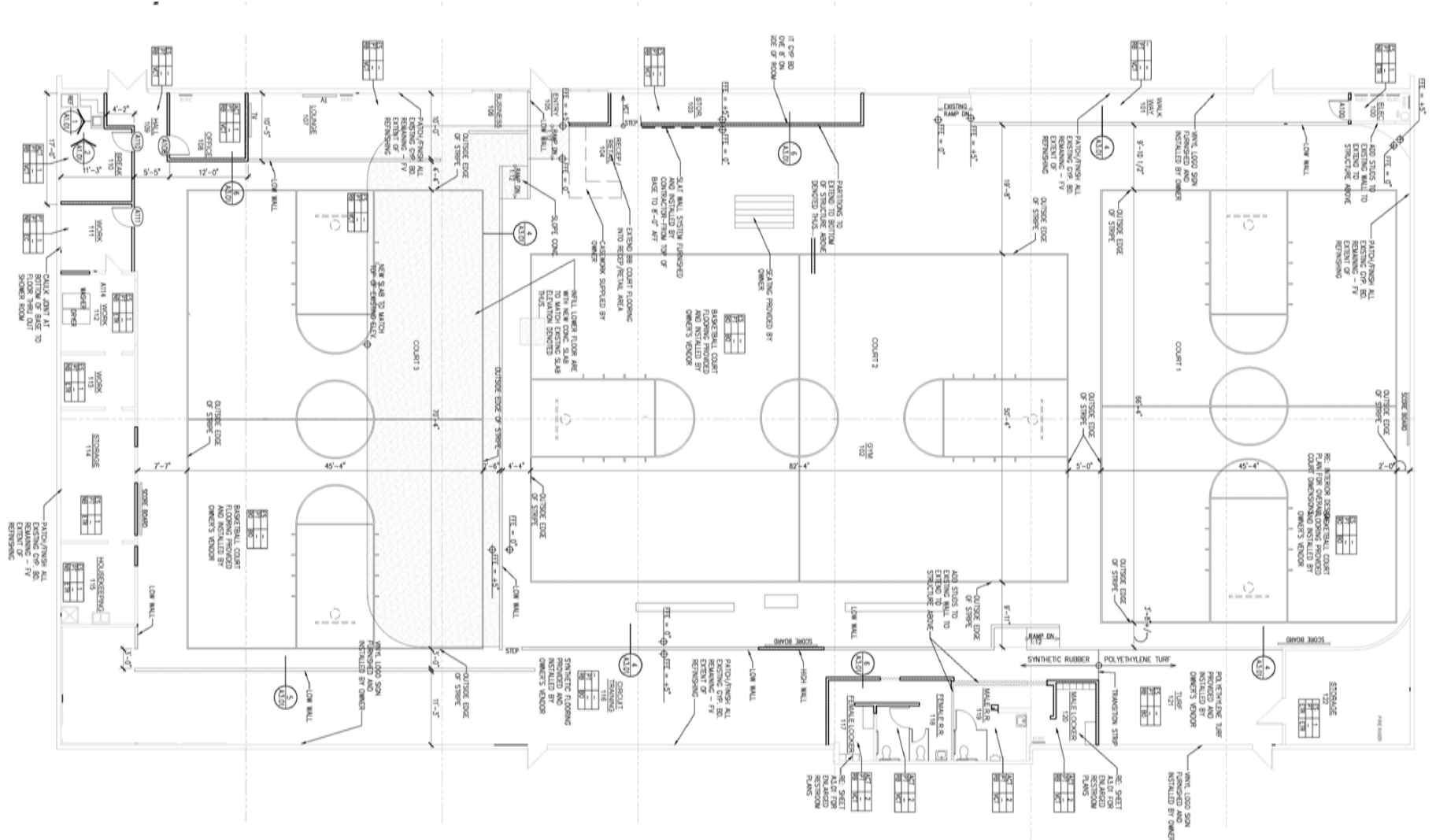
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# FLOOR PLAN

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# DEMOGRAPHICS

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	10,635	77,501	177,307
Projected Population (2029)	10,950	80,803	186,313
Census Population (2020)	10,558	75,460	172,538

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,539	34,095	76,474
Projected Households (2029)	4,746	36,150	81,805
Census Households (2020)	4,346	32,283	71,881

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023) Average	\$78,455	\$97,875	\$106,323
Household Income (2028) Census Average	\$80,387	\$101,249	\$110,291
Household Income (2010)	\$54,689	\$64,279	\$67,504

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$62,870	\$78,415	\$85,400
Projected Median Household Income (2026)	\$64,556	\$79,840	\$87,359
Census Median Household Income (2020)	\$45,439	\$53,375	\$55,999

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	367	2,154	4,924
Total Employees	2,438	16,555	44,000
Adj. Daytime Demographics Age 16 Years or Over	4,859	37,517	91,681

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	34.9	37.2	37.2
Age 19 Years or Less	2,568 24.1%	18,160 23.4%	42,395 23.9%
Age 20 to 64 Years	6,628 62.3%	46,421 59.9%	106,678 60.2%
Age 65 Years or Over	1,439 13.5%	12,921 16.7%	28,235 15.9%

EDUCATION	1 mi	3 mi	5 mi
Adult Population Age 25 Years or Over	7,357	54,310	123,674
Elementary (Grade Level 0 to 8)	60 0.8%	1,048 1.9%	2,305 1.9%
Some High School (Grade Level 9 to 11)	381 5.2%	2,151 4.0%	4,637 3.7%
High School Graduate	2,398 32.6%	14,358 26.4%	29,180 23.6%
Some College	1,463 19.9%	12,652 23.3%	28,589 23.1%
Associate Degree Only	553 7.5%	5,140 9.5%	11,152 9.0%
Bachelor Degree Only	1,793 23.6%	12,145 22.4%	31,106 25.2%
Graduate Degree	763 10.4%	6,815 12.5%	16,704 13.5%
Any College (Some College or Higher)	4,518 61.4%	36,752 67.7%	87,551 70.8%
College Degree + (Bachelor or Higher)	2,502 34.0%	18,960 34.9%	47,809 38.7%



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