



Community Center at Black Lark Apartments

**1980 N 2ND STREET
KANSAS CITY, KANSAS**

Property Highlights

- 2,632 sf available, ideal for child care user
- Property features 265 newly renovated 2-3 bedroom units housing families
- 500+ people living on-site
- Recent upgrades made to the building include new flooring, paint, restrooms and more
- Convenient location with easy access off major highways, providing quick commutes to downtown Kansas City
- Located in an area with ongoing development and increasing demand
- Local ownership group
- Lease rate \$15.00/sf, modified gross, tenant to pay utilities and janitorial services

For information, please contact:

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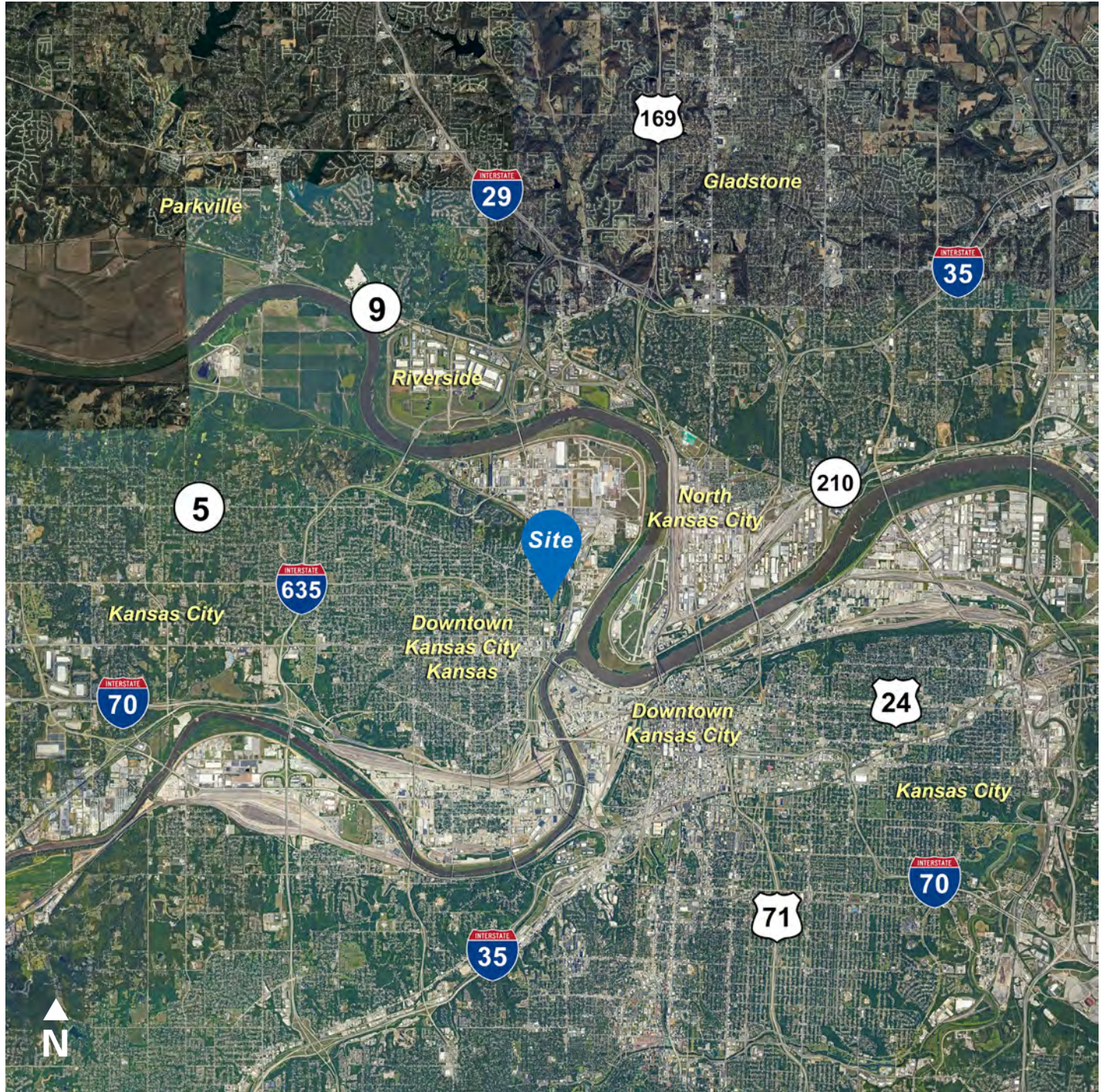
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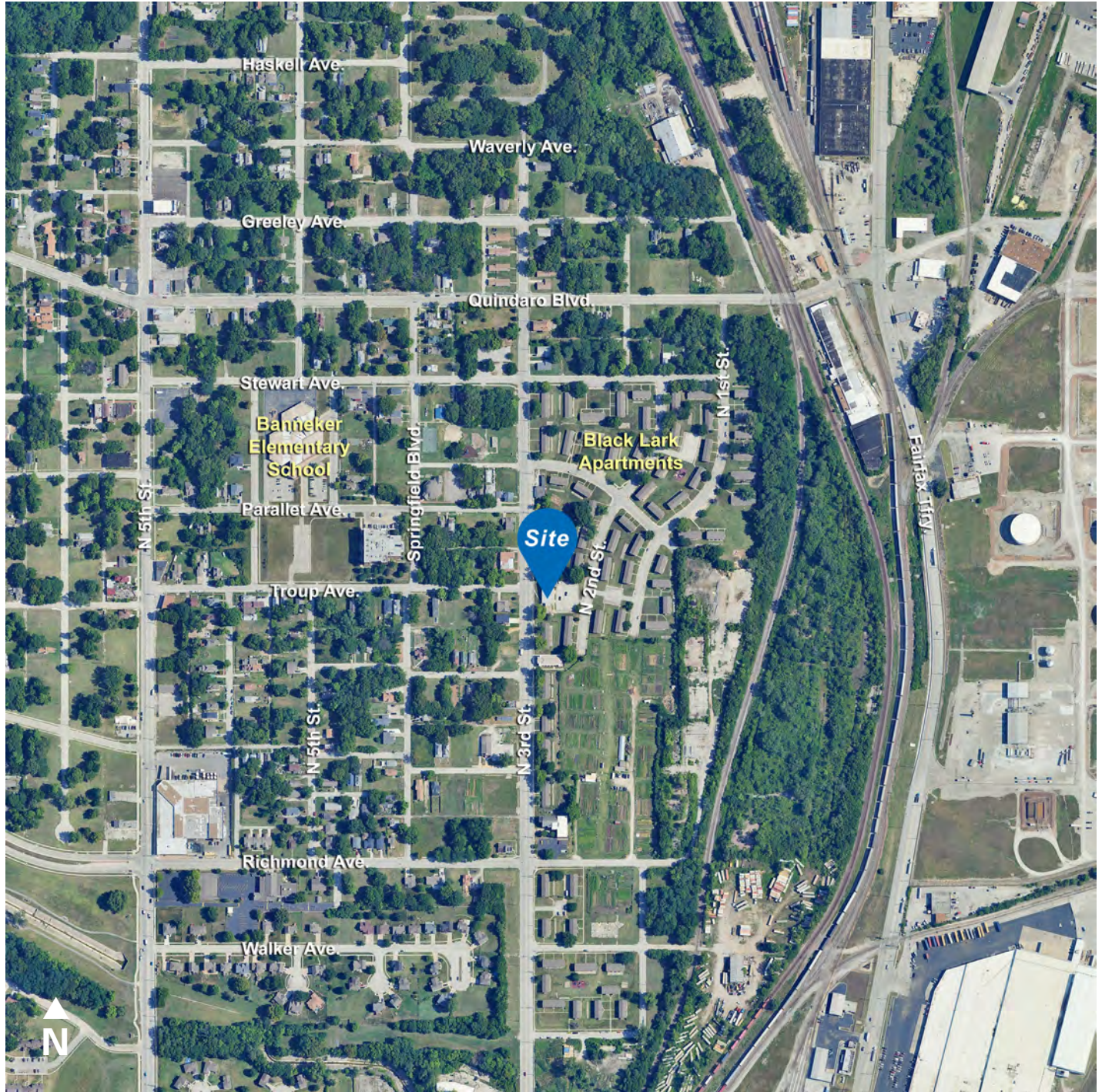
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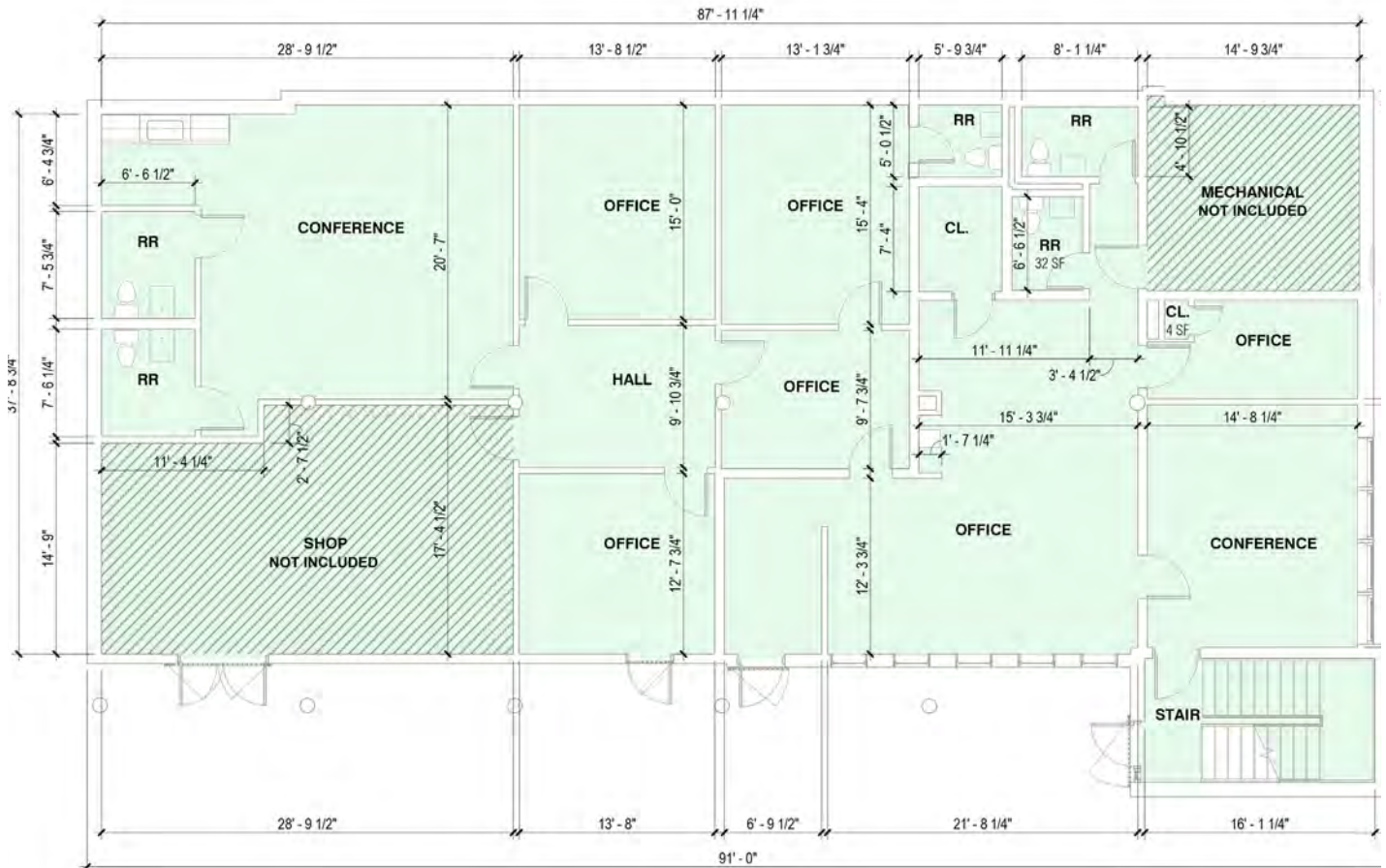
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Floor Plan



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Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	3,733	56,369	156,802
2020 Population	4,441	65,695	173,552
2024 Population	4,390	67,922	179,838
2029 Population	4,404	71,104	186,669
2010-2020 Annual Rate	1.75%	1.54%	1.02%
2020-2024 Annual Rate	-0.27%	0.79%	0.84%
2024-2029 Annual Rate	0.06%	0.92%	0.75%
2020 Male Population	50.7%	52.3%	51.0%
2020 Female Population	49.3%	47.7%	49.0%
2020 Median Age	32.3	32.1	32.8
2024 Male Population	51.6%	52.9%	51.5%
2024 Female Population	48.4%	47.1%	48.5%
2024 Median Age	32.4	32.9	33.4

In the identified area, the current year population is 179,838. In 2020, the Census count in the area was 173,552. The rate of change since 2020 was 0.84% annually. The five-year projection for the population in the area is 186,669 representing a change of 0.75% annually from 2024 to 2029. Currently, the population is 51.5% male and 48.5% female.

Median Age			
The median age in this area is 33.4, compared to U.S. median age of 39.3.			
Race and Ethnicity			
2024 White Alone	23.7%	39.1%	42.6%
2024 Black Alone	49.7%	20.3%	21.8%
2024 American Indian/Alaska Native Alone	1.0%	1.2%	1.1%
2024 Asian Alone	3.0%	4.6%	5.3%
2024 Pacific Islander Alone	1.9%	0.4%	0.5%
2024 Other Race	9.9%	19.0%	14.8%
2024 Two or More Races	10.7%	15.5%	13.9%
2024 Hispanic Origin (Any Race)	21.4%	38.3%	30.3%

Persons of Hispanic origin represent 30.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	25	46	49
2010 Households	1,355	22,291	63,157
2020 Households	1,221	27,662	72,269
2024 Households	1,197	29,511	76,425
2029 Households	1,193	31,733	81,078
2010-2020 Annual Rate	-1.04%	2.18%	1.36%
2020-2024 Annual Rate	-0.47%	1.53%	1.32%
2024-2029 Annual Rate	-0.07%	1.46%	1.19%
2024 Average Household Size	3.00	2.20	2.29

The household count in this area has changed from 72,269 in 2020 to 76,425 in the current year, a change of 1.32% annually. The five-year projection of households is 81,078, a change of 1.19% annually from the current year total. Average household size is currently 2.29, compared to 2.33 in the year 2020. The number of families in the current year is 36,264 in the specified area.

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Demographics

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	19.7%	16.5%	21.6%
Median Household Income			
2024 Median Household Income	\$30,056	\$55,463	\$53,747
2029 Median Household Income	\$31,501	\$62,305	\$61,066
2024-2029 Annual Rate	0.94%	2.35%	2.59%
Average Household Income			
2024 Average Household Income	\$44,800	\$78,190	\$77,617
2029 Average Household Income	\$49,061	\$89,322	\$89,523
2024-2029 Annual Rate	1.83%	2.70%	2.90%
Per Capita Income			
2024 Per Capita Income	\$16,879	\$34,212	\$33,161
2029 Per Capita Income	\$18,093	\$40,055	\$39,046
2024-2029 Annual Rate	1.40%	3.20%	3.32%
GINI Index			
2024 Gini Index	47.8	43.9	45.2
Households by Income			
Current median household income is \$53,747 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$61,066 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$77,617 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$89,523 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$33,161 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,046 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	116	142	109
2010 Total Housing Units	1,748	26,795	75,566
2010 Owner Occupied Housing Units	519	9,356	27,803
2010 Renter Occupied Housing Units	837	12,935	35,354
2010 Vacant Housing Units	393	4,504	12,409
2020 Total Housing Units	1,600	32,288	83,440
2020 Owner Occupied Housing Units	476	9,583	28,364
2020 Renter Occupied Housing Units	745	18,079	43,905
2020 Vacant Housing Units	362	4,616	11,125
2024 Total Housing Units	1,576	34,267	88,047
2024 Owner Occupied Housing Units	498	9,974	29,312
2024 Renter Occupied Housing Units	699	19,537	47,113
2024 Vacant Housing Units	379	4,756	11,622
2029 Total Housing Units	1,578	36,563	92,576
2029 Owner Occupied Housing Units	529	10,482	30,672
2029 Renter Occupied Housing Units	664	21,251	50,407
2029 Vacant Housing Units	385	4,830	11,498
Socioeconomic Status Index			
2024 Socioeconomic Status Index	36.6	41.4	41.5

Currently, 33.3% of the 88,047 housing units in the area are owner occupied; 53.5%, renter occupied; and 13.2% are vacant. Currently, in

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