

6305 N. PROSPECT AVENUE, KANSAS CITY, MO
+/- .70 ACRE RETAIL PAD SITE
FOR SALE: \$400,000



CALL FOR DETAILS - 816-787-1999
Chris Williams, CCIM
Bill Hull



Highlands
REAL ESTATE



Demographic and Income Profile

6305 Prospect
 Pad Site
 Ring: 1 mile radius



Summary	Census 2010	2013	2018
Population	11,879	12,205	12,832
Households	5,195	5,337	5,605
Families	3,158	3,220	3,343
Average Household Size	2.28	2.28	2.28
Owner Occupied Housing Units	3,718	3,749	3,996
Renter Occupied Housing Units	1,477	1,587	1,608
Median Age	42.1	42.6	43.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.01%	0.43%	0.71%
Households	0.98%	0.48%	0.74%
Families	0.75%	0.35%	0.63%
Owner HHs	1.28%	0.58%	0.94%
Median Household Income	2.52%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	596	11.2%	550	9.8%
\$15,000 - \$24,999	377	7.1%	266	4.7%
\$25,000 - \$34,999	639	12.0%	521	9.3%
\$35,000 - \$49,999	952	17.8%	878	15.7%
\$50,000 - \$74,999	1,153	21.6%	1,340	23.9%
\$75,000 - \$99,999	648	12.1%	826	14.7%
\$100,000 - \$149,999	650	12.2%	806	14.4%
\$150,000 - \$199,999	206	3.9%	272	4.9%
\$200,000+	117	2.2%	146	2.6%
Median Household Income	\$51,477		\$58,291	
Average Household Income	\$67,674		\$77,117	
Per Capita Income	\$29,941		\$34,108	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	692	5.8%	685	5.6%	727	5.7%
5 - 9	660	5.6%	673	5.5%	679	5.3%
10 - 14	709	6.0%	698	5.7%	709	5.5%
15 - 19	678	5.7%	683	5.6%	680	5.3%
20 - 24	660	5.6%	742	6.1%	757	5.9%
25 - 34	1,518	12.8%	1,551	12.7%	1,647	12.8%
35 - 44	1,434	12.1%	1,441	11.8%	1,450	11.3%
45 - 54	1,757	14.8%	1,664	13.6%	1,586	12.4%
55 - 64	1,647	13.9%	1,770	14.5%	1,898	14.8%
65 - 74	1,086	9.1%	1,193	9.8%	1,439	11.2%
75 - 84	786	6.6%	809	6.6%	912	7.1%
85+	254	2.1%	295	2.4%	347	2.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,360	87.2%	10,531	86.3%	10,819	84.3%
Black Alone	610	5.1%	689	5.6%	863	6.7%
American Indian Alone	71	0.6%	70	0.6%	72	0.6%
Asian Alone	187	1.6%	202	1.7%	236	1.8%
Pacific Islander Alone	43	0.4%	42	0.3%	44	0.3%
Some Other Race Alone	215	1.8%	248	2.0%	309	2.4%
Two or More Races	394	3.3%	423	3.5%	488	3.8%
Hispanic Origin (Any Race)	749	6.3%	860	7.0%	1,079	8.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

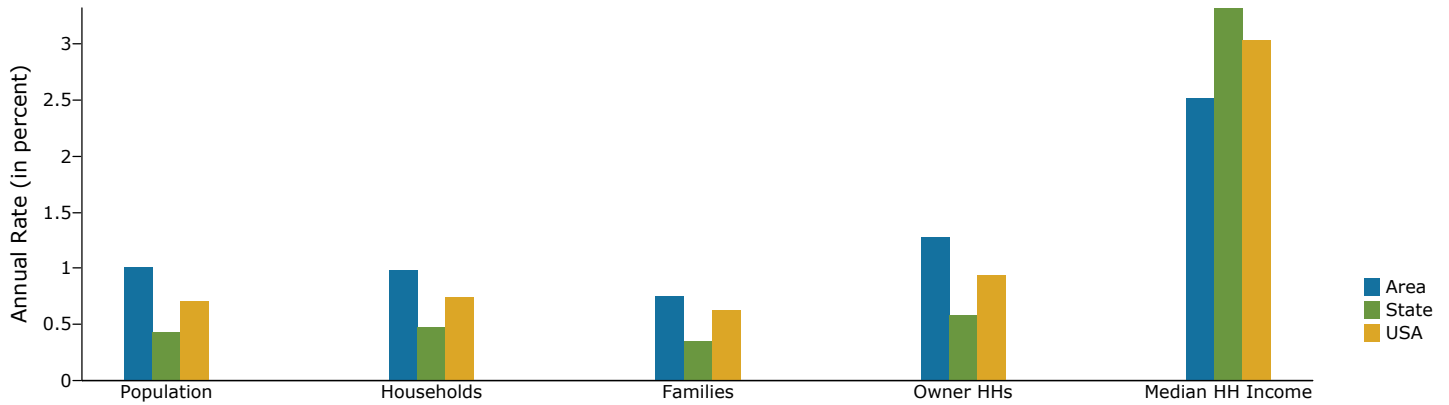


Demographic and Income Profile

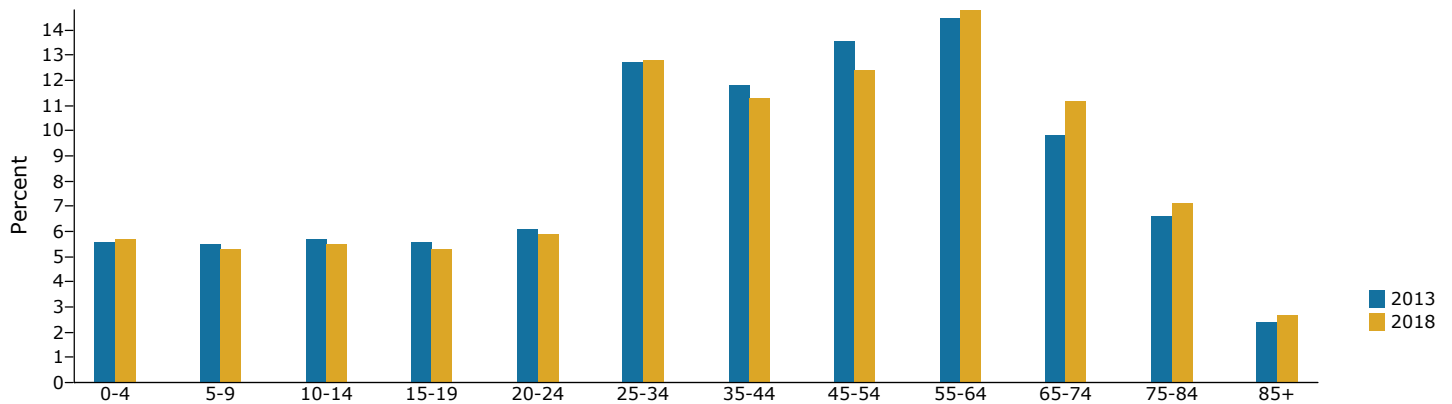
6305 Prospect
Pad Site
Ring: 1 mile radius



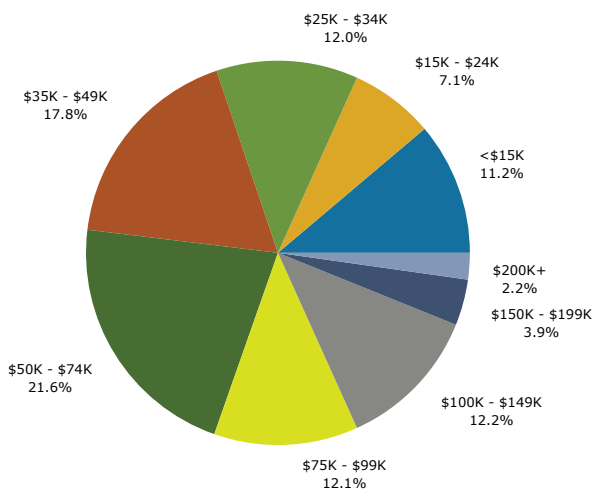
Trends 2013-2018



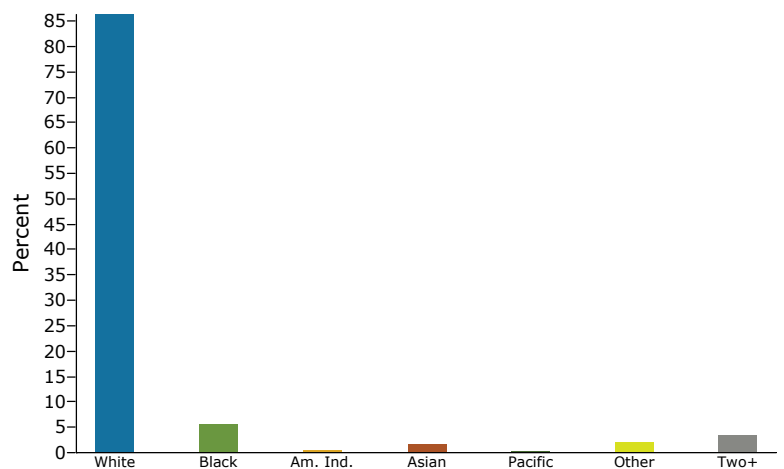
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 7.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

October 30, 2014



Demographic and Income Profile

6305 Prospect
 Pad Site
 Ring: 3 mile radius



Summary	Census 2010	2013	2018
Population	71,337	72,495	75,418
Households	30,255	30,760	31,983
Families	18,788	19,004	19,578
Average Household Size	2.35	2.35	2.35
Owner Occupied Housing Units	20,568	20,552	21,644
Renter Occupied Housing Units	9,687	10,209	10,339
Median Age	38.0	38.6	39.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.79%	0.43%	0.71%
Households	0.78%	0.48%	0.74%
Families	0.60%	0.35%	0.63%
Owner HHs	1.04%	0.58%	0.94%
Median Household Income	2.84%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,555	11.6%	3,364	10.5%
\$15,000 - \$24,999	3,281	10.7%	2,367	7.4%
\$25,000 - \$34,999	3,903	12.7%	3,260	10.2%
\$35,000 - \$49,999	5,169	16.8%	4,861	15.2%
\$50,000 - \$74,999	6,377	20.7%	7,338	22.9%
\$75,000 - \$99,999	3,333	10.8%	4,319	13.5%
\$100,000 - \$149,999	3,578	11.6%	4,449	13.9%
\$150,000 - \$199,999	945	3.1%	1,262	3.9%
\$200,000+	619	2.0%	764	2.4%
Median Household Income	\$47,957		\$55,158	
Average Household Income	\$63,823		\$72,923	
Per Capita Income	\$27,103		\$30,943	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,954	6.9%	4,831	6.7%	5,009	6.6%
5 - 9	4,450	6.2%	4,567	6.3%	4,620	6.1%
10 - 14	4,226	5.9%	4,285	5.9%	4,568	6.1%
15 - 19	4,156	5.8%	4,070	5.6%	4,181	5.5%
20 - 24	4,417	6.2%	4,559	6.3%	4,344	5.8%
25 - 34	10,683	15.0%	10,585	14.6%	10,386	13.8%
35 - 44	9,091	12.7%	9,272	12.8%	9,918	13.2%
45 - 54	10,481	14.7%	9,912	13.7%	9,408	12.5%
55 - 64	9,068	12.7%	9,725	13.4%	10,299	13.7%
65 - 74	5,202	7.3%	5,865	8.1%	7,220	9.6%
75 - 84	3,363	4.7%	3,439	4.7%	3,906	5.2%
85+	1,247	1.7%	1,384	1.9%	1,558	2.1%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	59,573	83.5%	59,689	82.3%	60,328	80.0%
Black Alone	4,671	6.5%	5,205	7.2%	6,382	8.5%
American Indian Alone	416	0.6%	420	0.6%	429	0.6%
Asian Alone	2,027	2.8%	2,161	3.0%	2,454	3.3%
Pacific Islander Alone	348	0.5%	340	0.5%	365	0.5%
Some Other Race Alone	1,968	2.8%	2,214	3.1%	2,671	3.5%
Two or More Races	2,333	3.3%	2,466	3.4%	2,790	3.7%
Hispanic Origin (Any Race)	5,607	7.9%	6,311	8.7%	7,687	10.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

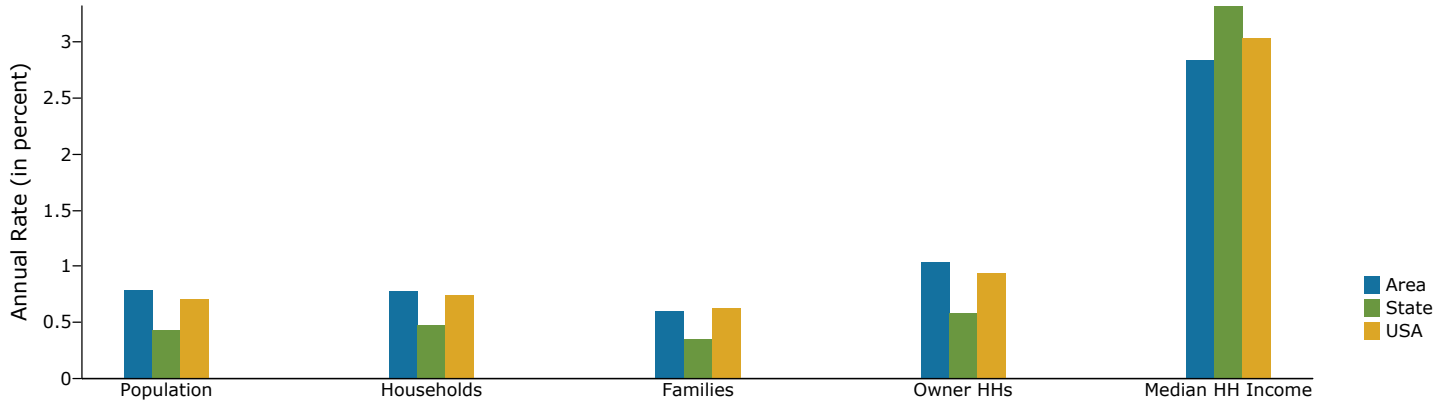


Demographic and Income Profile

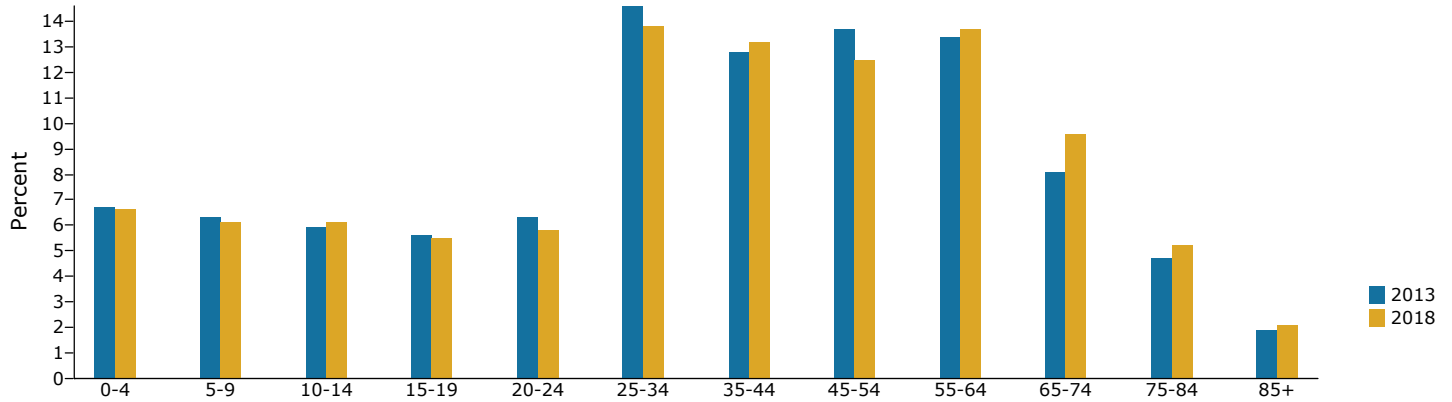
6305 Prospect
 Pad Site
 Ring: 3 mile radius



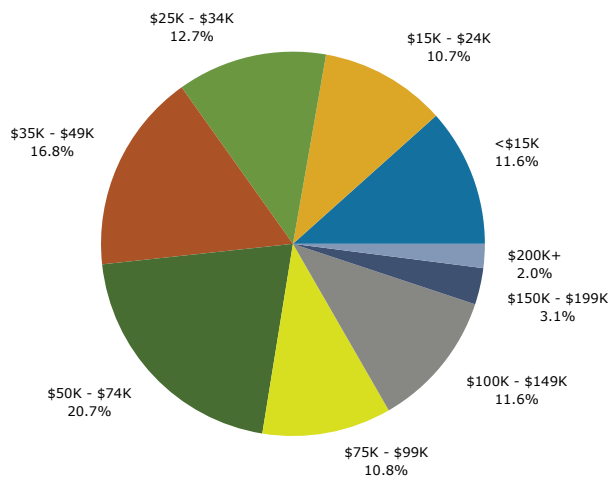
Trends 2013-2018



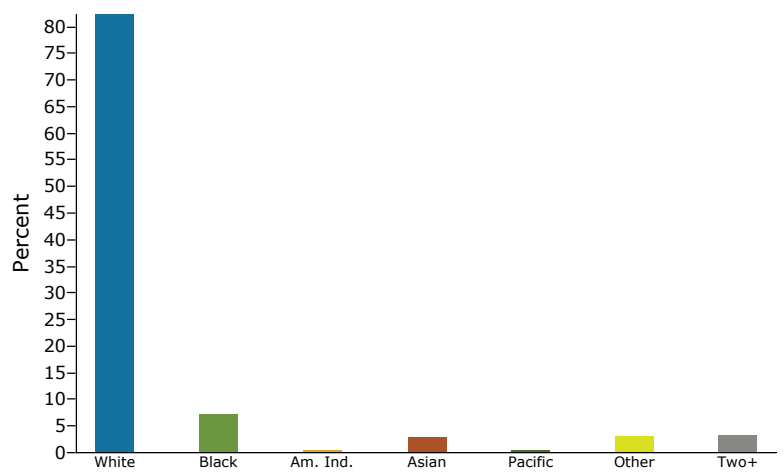
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 8.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

6305 Prospect
 Pad Site
 Ring: 5 mile radius



Summary	Census 2010	2013	2018
Population	141,394	145,800	153,449
Households	59,230	61,124	64,346
Families	36,722	37,709	39,348
Average Household Size	2.38	2.38	2.38
Owner Occupied Housing Units	37,266	37,538	39,811
Renter Occupied Housing Units	21,964	23,586	24,536
Median Age	36.6	37.0	37.6
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.03%	0.43%	0.71%
Households	1.03%	0.48%	0.74%
Families	0.85%	0.35%	0.63%
Owner HHs	1.18%	0.58%	0.94%
Median Household Income	2.53%	3.32%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	6,815	11.1%	6,525	10.1%
\$15,000 - \$24,999	5,870	9.6%	4,281	6.7%
\$25,000 - \$34,999	7,305	12.0%	6,119	9.5%
\$35,000 - \$49,999	9,699	15.9%	9,153	14.2%
\$50,000 - \$74,999	12,625	20.7%	14,553	22.6%
\$75,000 - \$99,999	6,789	11.1%	8,708	13.5%
\$100,000 - \$149,999	8,364	13.7%	10,230	15.9%
\$150,000 - \$199,999	2,165	3.5%	2,942	4.6%
\$200,000+	1,492	2.4%	1,834	2.9%
Median Household Income	\$51,124		\$57,917	
Average Household Income	\$68,133		\$77,600	
Per Capita Income	\$28,684		\$32,664	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,331	7.3%	10,263	7.0%	10,791	7.0%
5 - 9	9,395	6.6%	9,732	6.7%	9,986	6.5%
10 - 14	8,753	6.2%	9,081	6.2%	9,780	6.4%
15 - 19	8,354	5.9%	8,366	5.7%	8,728	5.7%
20 - 24	9,026	6.4%	9,530	6.5%	9,244	6.0%
25 - 34	21,697	15.3%	22,021	15.1%	22,406	14.6%
35 - 44	19,196	13.6%	19,518	13.4%	20,782	13.5%
45 - 54	20,757	14.7%	20,139	13.8%	19,372	12.6%
55 - 64	16,873	11.9%	18,301	12.6%	19,696	12.8%
65 - 74	9,237	6.5%	10,649	7.3%	13,231	8.6%
75 - 84	5,578	3.9%	5,789	4.0%	6,732	4.4%
85+	2,196	1.6%	2,410	1.7%	2,702	1.8%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	117,330	83.0%	119,073	81.7%	121,457	79.2%
Black Alone	10,732	7.6%	12,223	8.4%	15,215	9.9%
American Indian Alone	832	0.6%	851	0.6%	885	0.6%
Asian Alone	4,019	2.8%	4,323	3.0%	4,924	3.2%
Pacific Islander Alone	578	0.4%	575	0.4%	626	0.4%
Some Other Race Alone	3,386	2.4%	3,879	2.7%	4,746	3.1%
Two or More Races	4,517	3.2%	4,876	3.3%	5,595	3.6%
Hispanic Origin (Any Race)	10,449	7.4%	11,968	8.2%	14,778	9.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

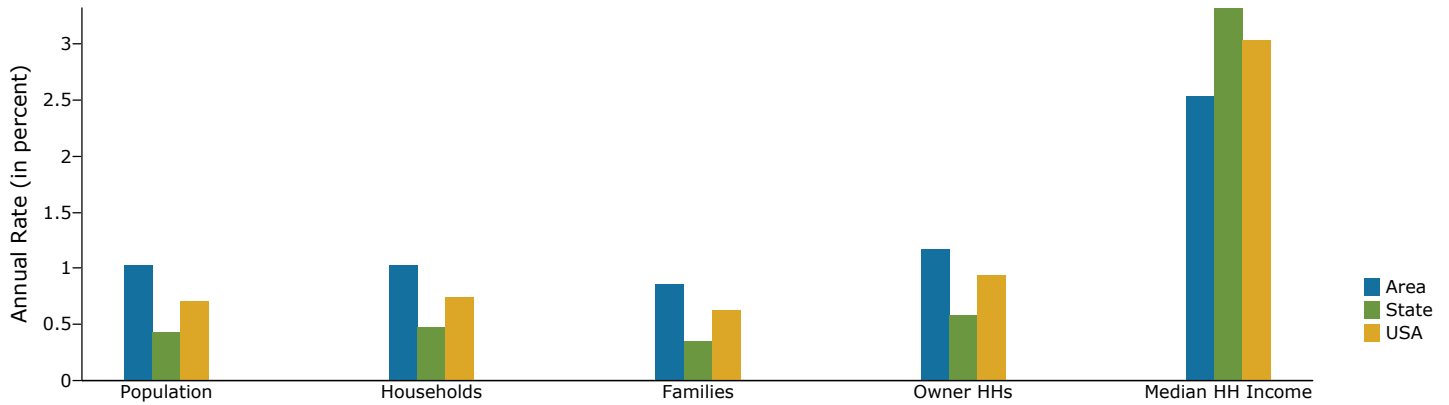


Demographic and Income Profile

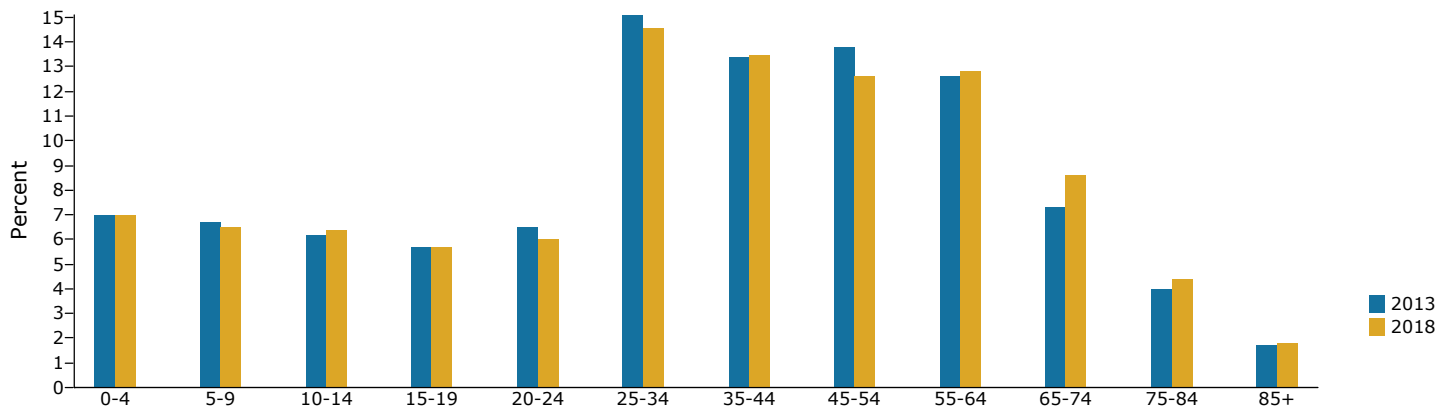
6305 Prospect
Pad Site
Ring: 5 mile radius



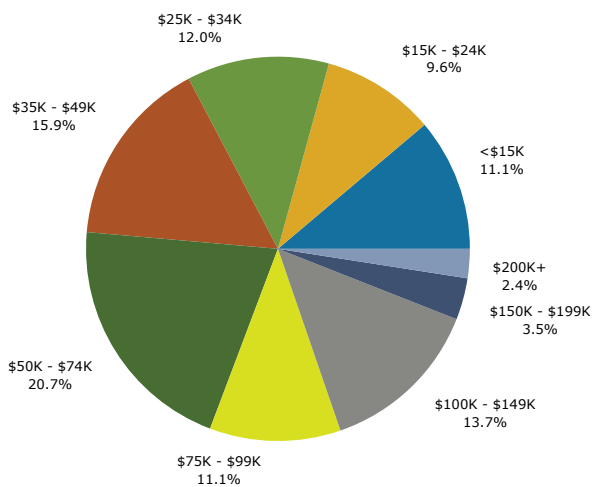
Trends 2013-2018



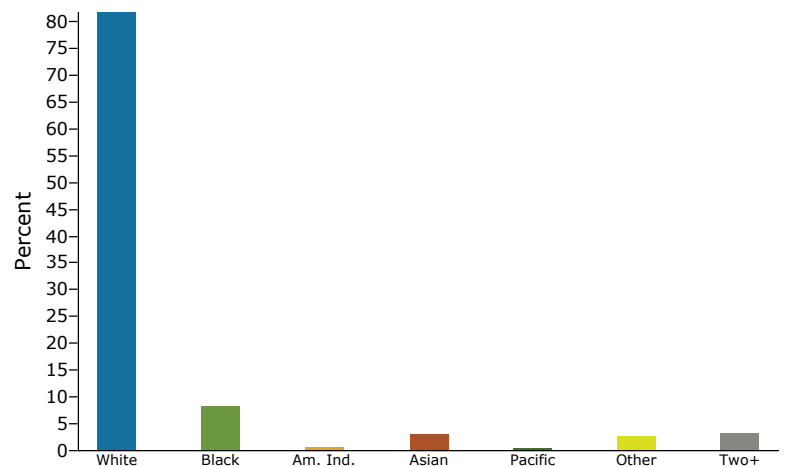
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

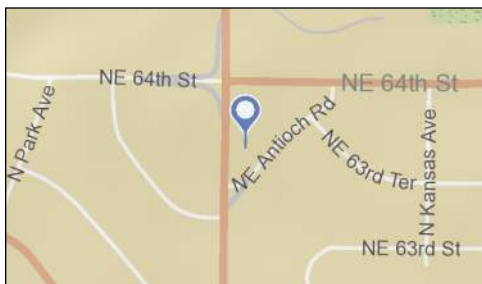
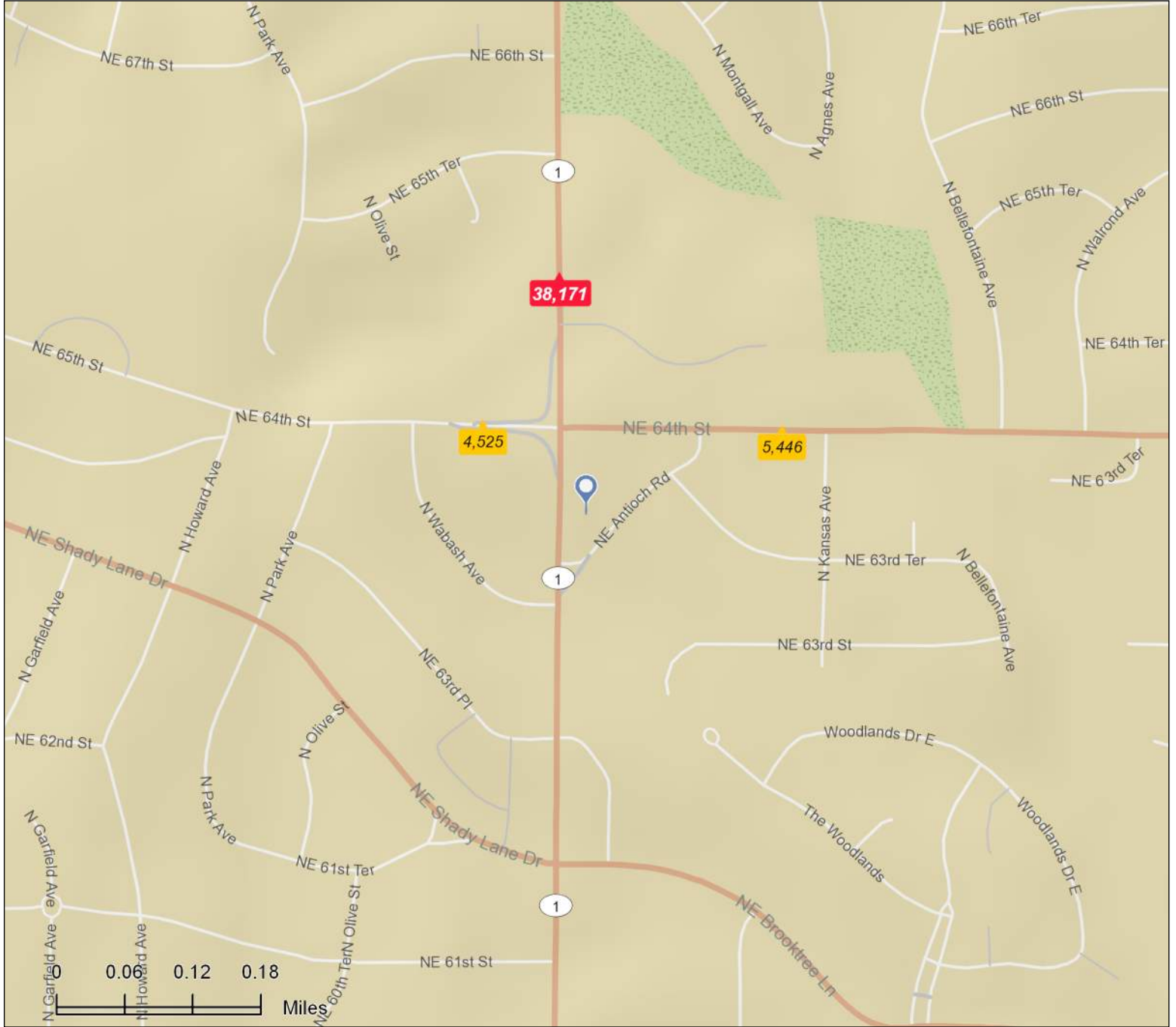
October 30, 2014



Traffic Count Map - Close Up

6305 Prospect
Pad Site
Ring: 1, 3, 5 Miles

Prepared by Christopher Williams
Latitude: 39.208895
Longitude: -94.548146



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

