

1108-1110 GRAND BLVD

KANSAS CITY, MO 64106

PRICE REDUCTION!



REDEVELOPMENT OPPORTUNITY

- Historic Borel Building; First Time on Market
- 32,000+/- SF on Six Stories
- Ground Floor Retail with Five Stories of Office/Warehouse Above & Full Basement
- Prime Candidate for Redevelopment, Apartments, Office, Boutique Hotel
- Roof Replaced in 2018; Potential for Roof Top Deck
- Tremendous Location in the Heart of the CBD near Power & Light District, Crossroads, and Sprint Center
- Two Blocks from Street Car Line
- Parking Available in Parking Garage, Directly to the South of Building
- Zoned DC-15
- Sales Price: \$1,575,000

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DEMOGRAPHICS

OVERVIEW

		1 mi radius	3 mi radius	5 mi radius	15 min drivetime
POPULATION	2019 Estimated Population	14,782	86,479	229,337	273,275
	2024 Projected Population	14,705	91,761	243,871	290,689
	2010 Census Population	11,046	76,639	211,947	253,819
	2000 Census Population	8,107	81,440	229,604	274,220
	Projected Annual Growth 2019 to 2024	-0.1%	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2019	4.3%	0.3%	-	-
	2019 Median Age	33.8	33.3	33.3	33.8
HOUSEHOLDS	2019 Estimated Households	8,964	40,132	101,713	121,209
	2024 Projected Households	8,939	42,359	107,973	128,543
	2010 Census Households	5,831	32,465	88,325	106,422
	2000 Census Households	3,835	33,241	95,650	114,331
	Projected Annual Growth 2019 to 2024	-	1.1%	1.2%	1.2%
	Historical Annual Growth 2000 to 2019	7.0%	1.1%	0.3%	0.3%
RACE AND ETHNICITY	2019 Estimated White	71.4%	46.6%	47.2%	48.9%
	2019 Estimated Black or African American	18.1%	32.7%	30.7%	30.9%
	2019 Estimated Asian or Pacific Islander	3.4%	4.2%	4.7%	4.6%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%	0.7%
	2019 Estimated Other Races	6.5%	15.7%	16.7%	15.0%
	2019 Estimated Hispanic	8.4%	22.7%	25.2%	22.3%
INCOME	2019 Estimated Average Household Income	\$78,116	\$50,667	\$54,988	\$57,739
	2019 Estimated Median Household Income	\$58,604	\$41,823	\$44,550	\$46,780
	2019 Estimated Per Capita Income	\$49,187	\$24,046	\$24,637	\$25,829
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	2.9%	8.5%	8.5%	7.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.7%	10.9%	10.7%	10.0%
	2019 Estimated High School Graduate	18.8%	27.0%	27.5%	27.6%
	2019 Estimated Some College	19.1%	20.0%	20.0%	20.4%
	2019 Estimated Associates Degree Only	7.7%	6.7%	6.5%	6.7%
	2019 Estimated Bachelors Degree Only	27.0%	16.1%	16.0%	16.8%
	2019 Estimated Graduate Degree	18.8%	10.8%	10.8%	11.1%
BUSINESS	2019 Estimated Total Businesses	2,911	8,402	16,005	17,909
	2019 Estimated Total Employees	68,163	166,246	283,453	301,195
	2019 Estimated Employee Population per Business	23.4	19.8	17.7	16.8
	2019 Estimated Residential Population per Business	5.1	10.3	14.3	15.3

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