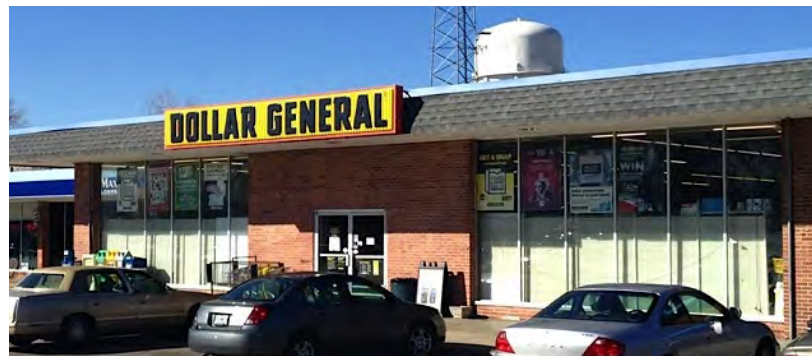
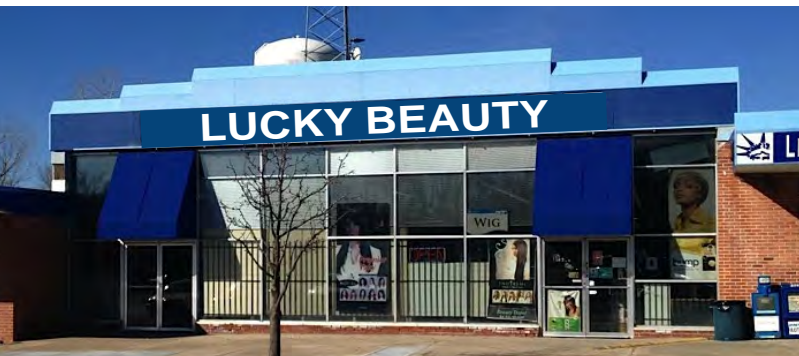




RUSKIN HEIGHTS SHOPPING CENTER

89,691 SF Shopping Center | Retail Space For Lease
Red Bridge Rd. & Blue Ridge Blvd. (SWC), Kansas City, MO



\$9.00/SF NNN | 625 SF - 23,000 SF AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,649	55,151	119,133
Avg. Household Income	\$72,195	\$77,069	\$90,442

- Retail Spaces For Lease
- Shopping center is consistently well leased
- 89,691 Sq Ft shopping center with pylon sign
- Join co-tenants like The United States Post Office, Dollar General, and more
- Excellent visibility and access to Blue Ridge Boulevard which is a major commuter artery
- Across from the newly combined Ruskin High School and Stadium, located near I-49/71 Highway
- Minutes from I-435 and Bannister area



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

DARREN SIEGEL | 816.412.7377 | dsiegel@blockandco.com

DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents

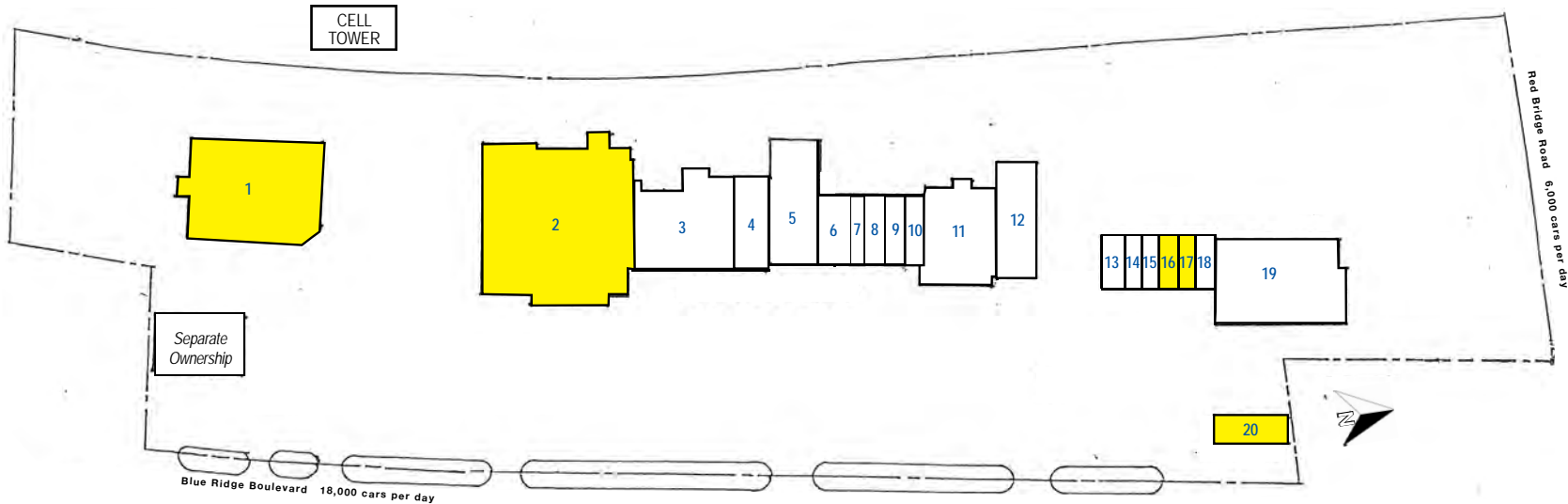




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SITE PLAN

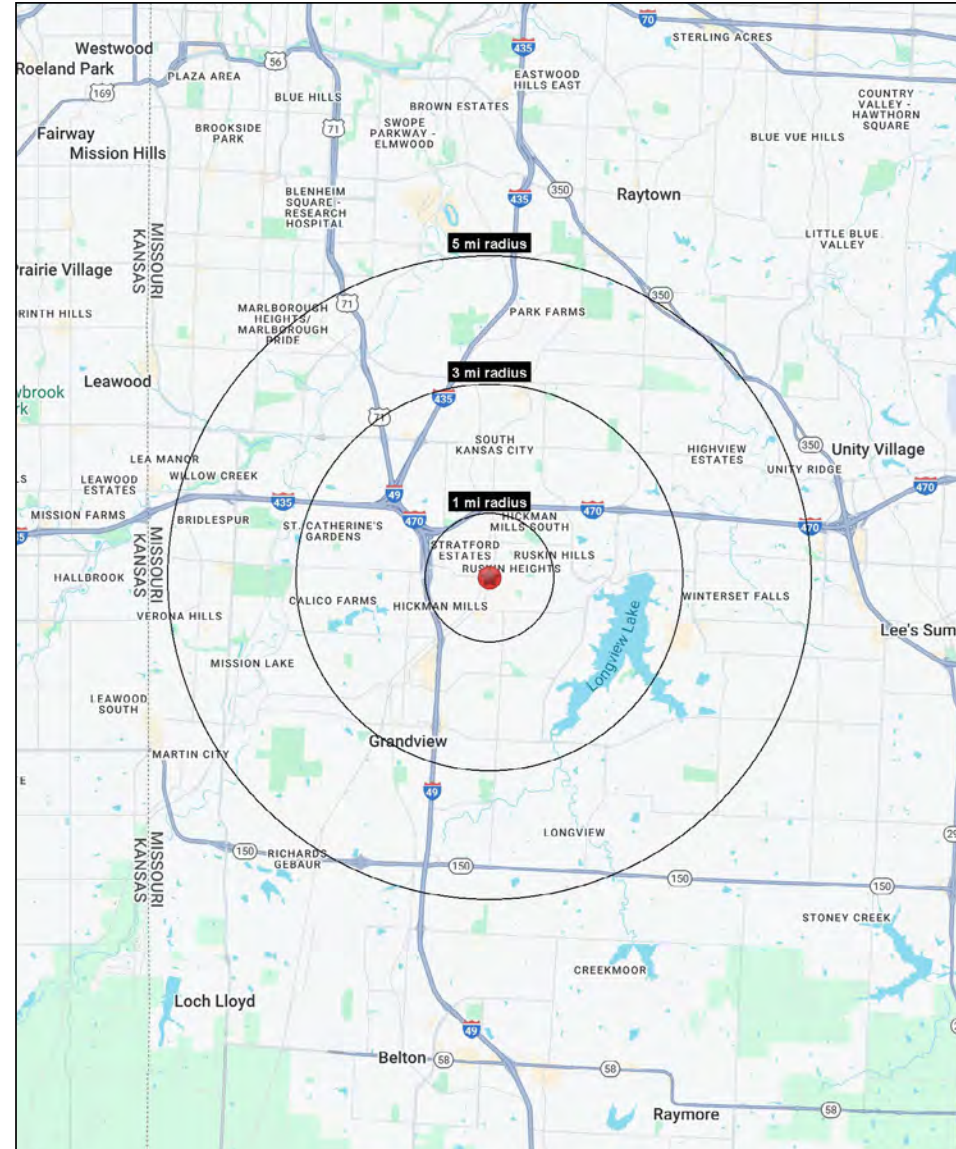
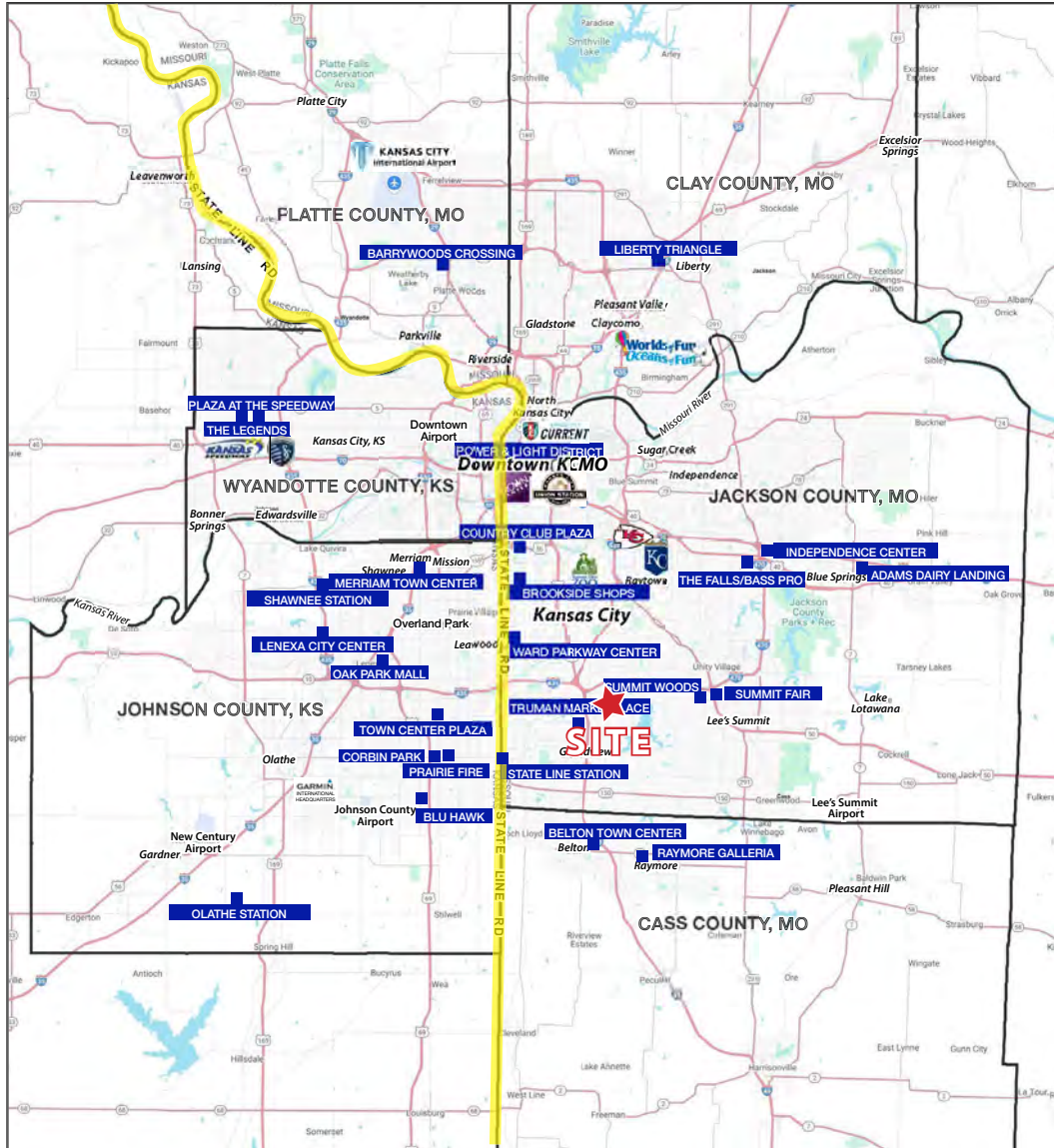


#	Name	SF	Address
1	AVAILABLE	13,056 SF	11300 Blue Ridge Boulevard
2	AVAILABLE	23,000 SF	11154 Blue Ridge Boulevard
3	Cash America Pawn	8,210 SF	11148 Blue Ridge Boulevard
4	Light of Life Church	3,439 SF	11144 Blue Ridge Boulevard
5	Lucky Beauty	6,161 SF	11138 Blue Ridge Boulevard
6	Afro-Caribbean Market	2,244 SF	11132-34 Blue Ridge Boulevard
7	Cell Depot	1,088 SF	11130 Blue Ridge Boulevard
8	Antonio's Barbershop	1,000 SF	11128 Blue Ridge Boulevard
9	Belly Up Cafe	1,292 SF	11126 Blue Ridge Boulevard
10	Kaddy's African Hair Braiding	1,156 SF	11124 Blue Ridge Boulevard
11	Dollar General	6,915 SF	11118 Blue Ridge Boulevard
12	Loving Child Care Center	4,500 SF	11116 Blue Ridge Boulevard
13	Supreme Advantage Cleaners	1,605 SF	11114 Blue Ridge Boulevard
14	M&S Fragrances	625 SF	11112 Blue Ridge Boulevard
15	Nisha's House of Nails	403 SF	11110 Blue Ridge Boulevard
16	AVAILABLE	1,503 SF	11108 Blue Ridge Boulevard
17	AVAILABLE	625 SF	11106 Blue Ridge Boulevard
18	Beautiful Events	1,000 SF	11104 Blue Ridge Boulevard
19	United States Post Office	10,369 SF	6921 E. 111th Street
20	AVAILABLE	1,500 SF	11102 Blue Ridge Boulevard



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Red Bridge Road & Blue Ridge Boulevard Kansas City, MO 64134	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,170	53,500	118,796
2030 Projected Population	10,848	52,612	119,931
2020 Census Population	11,402	55,221	119,260
2010 Census Population	11,111	53,630	114,029
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	0.2%
Historical Annual Growth 2010 to 2025	-	-	0.3%
2025 Median Age	32.3	34.3	36.6
Households			
2025 Estimated Households	4,296	21,776	49,184
2030 Projected Households	4,212	21,597	50,006
2020 Census Households	4,248	21,931	48,558
2010 Census Households	4,084	20,944	45,767
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.5%
Race and Ethnicity			
2025 Estimated White	32.1%	40.5%	50.0%
2025 Estimated Black or African American	56.0%	46.2%	38.1%
2025 Estimated Asian or Pacific Islander	0.9%	2.2%	2.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2025 Estimated Other Races	10.7%	10.7%	9.4%
2025 Estimated Hispanic	10.7%	10.1%	8.8%
Income			
2025 Estimated Average Household Income	\$72,384	\$74,199	\$87,719
2025 Estimated Median Household Income	\$55,738	\$59,559	\$69,033
2025 Estimated Per Capita Income	\$27,884	\$30,295	\$36,410
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.2%	4.1%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.4%	4.7%
2025 Estimated High School Graduate	33.4%	31.0%	27.2%
2025 Estimated Some College	28.1%	26.2%	25.1%
2025 Estimated Associates Degree Only	9.1%	8.2%	8.3%
2025 Estimated Bachelors Degree Only	11.4%	16.9%	21.3%
2025 Estimated Graduate Degree	6.3%	8.2%	10.8%
Business			
2025 Estimated Total Businesses	323	1,803	3,691
2025 Estimated Total Employees	2,080	16,133	38,699
2025 Estimated Employee Population per Business	6.4	8.9	10.5
2025 Estimated Residential Population per Business	34.6	29.7	32.2

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