



Multi-Tenant Retail/Industrial Building For Sale

**7718-7720 TROOST AVENUE, 936 E 77TH TERRACE
KANSAS CITY, MISSOURI**

Property Highlights

- Do not disturb tenant
- 9,200 (±) sf building
- 100% occupied by 4 tenants
- Additional income in place from billboard on site
- 4,600 cars-per-day along Troost Avenue
- 2 of the 3 roofs were recently replaced with warranties available
- Sale price \$595,000

For information, please contact:

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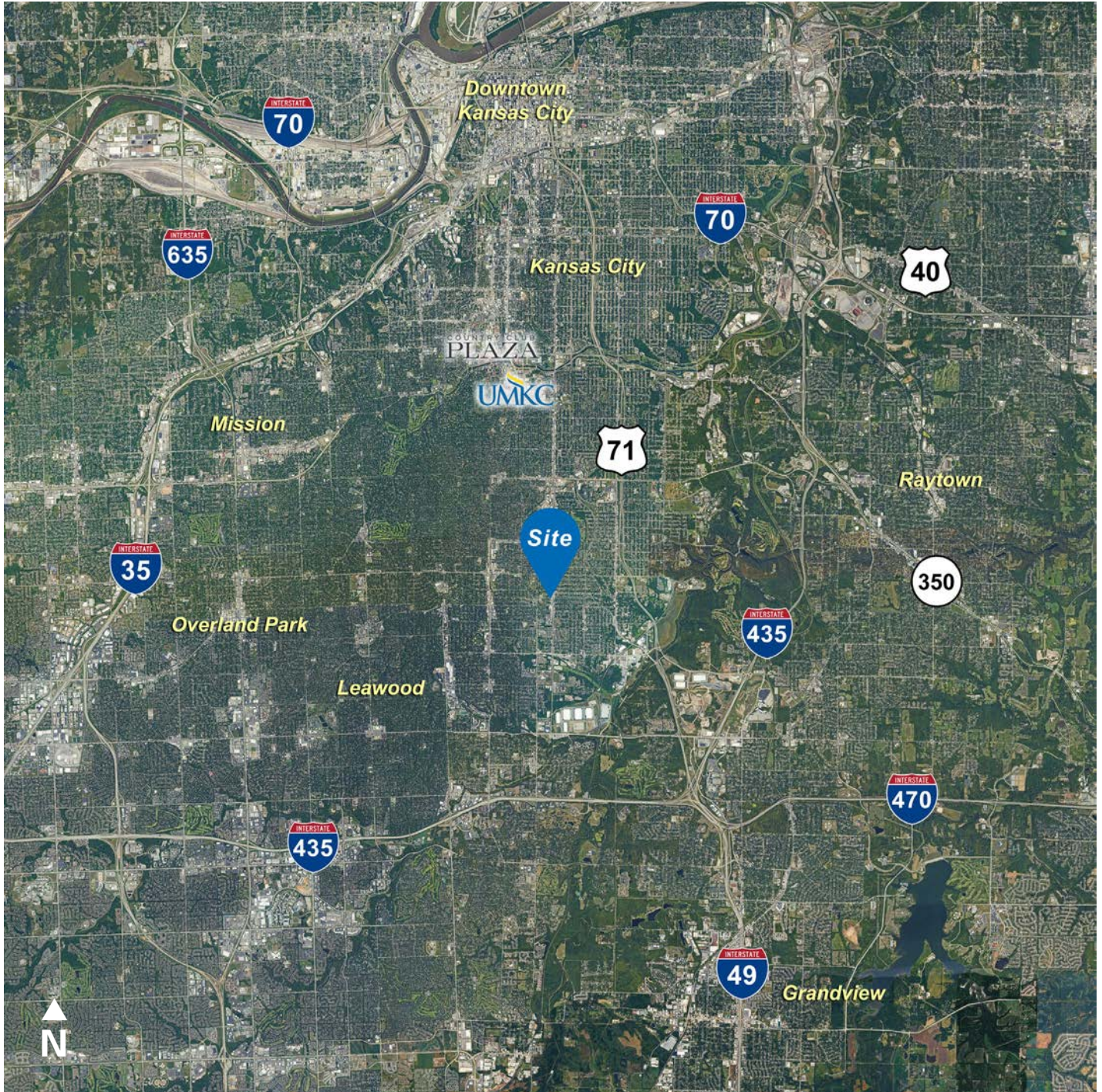
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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	14,617	84,463	217,446
2020 Population	14,469	86,351	224,946
2025 Population	14,242	85,145	226,014
2030 Population	14,562	86,459	228,967
2010-2020 Annual Rate	-0.10%	0.22%	0.34%
2020-2025 Annual Rate	-0.30%	-0.27%	0.09%
2025-2030 Annual Rate	0.45%	0.31%	0.26%

Age			
2025 Median Age	38.4	38.5	38.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	44.8%	57.2%	61.1%
Black Alone	42.2%	30.6%	25.1%
American Indian Alone	0.7%	0.4%	0.5%
Asian Alone	1.1%	1.5%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.8%	2.4%	3.0%
Two or More Races	8.2%	7.9%	8.1%
Hispanic Origin	6.5%	6.5%	7.7%
Diversity Index	66.0	62.4	61.9

Households			
2010 Total Households	6,553	37,368	97,831
2020 Total Households	6,646	38,025	101,857
2025 Total Households	6,627	38,229	103,741
2030 Total Households	6,835	39,038	105,886
2010-2020 Annual Rate	0.14%	0.17%	0.40%
2020-2025 Annual Rate	-0.05%	0.10%	0.35%
2025-2030 Annual Rate	0.62%	0.42%	0.41%
2025 Average Household Size	2.13	2.19	2.14
Wealth Index	57	104	99

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Median Household Income			
2025 Median Household Income	\$70,780	\$78,808	\$77,908
2030 Median Household Income	\$77,465	\$87,841	\$86,522
2025-2030 Annual Rate	1.82%	2.19%	2.12%

Average Household Income			
2025 Average Household Income	\$84,284	\$121,749	\$118,508
2030 Average Household Income	\$92,438	\$133,137	\$129,412

Per Capita Income			
2025 Per Capita Income	\$39,107	\$54,307	\$54,473
2030 Per Capita Income	\$43,283	\$59,729	\$59,930
2025-2030 Annual Rate	2.05%	1.92%	1.93%

Income Equality			
2025 Gini Index	38.6	47.5	48.4

Socioeconomic Status			
2025 Socioeconomic Status Index	49.9	52.5	53.7

Housing Unit Summary			
Housing Affordability Index	106	85	80
2010 Total Housing Units	7,493	42,169	110,982
2010 Owner Occupied Hus (%)	62.0%	66.6%	62.2%
2010 Renter Occupied Hus (%)	38.0%	33.4%	37.8%
2010 Vacant Housing Units (%)	12.6%	11.4%	11.8%
2020 Housing Units	7,602	42,282	113,239
2020 Owner Occupied HUs (%)	55.8%	62.0%	57.2%
2020 Renter Occupied HUs (%)	44.2%	38.0%	42.8%
Vacant Housing Units	12.7%	10.1%	10.1%
2025 Housing Units	7,628	42,549	115,592
Owner Occupied Housing Units	57.4%	63.3%	57.9%
Renter Occupied Housing Units	42.6%	36.7%	42.1%
Vacant Housing Units	13.1%	10.2%	10.3%
2030 Total Housing Units	7,838	43,398	118,037
2030 Owner Occupied Housing Units	3,886	24,697	61,411
2030 Renter Occupied Housing Units	2,949	14,340	44,475
2030 Vacant Housing Units	1,003	4,360	12,151

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