

DENTAL OFFICE BUILDING FOR SALE

Excellent Investment or Owner/User Property



8,500+/- Sq Ft Medical Building Available
72nd Street & North Broadway, 231 NW 72nd Street, Gladstone, Missouri



Estimated Population
155,895

Average Household Income
\$76,420

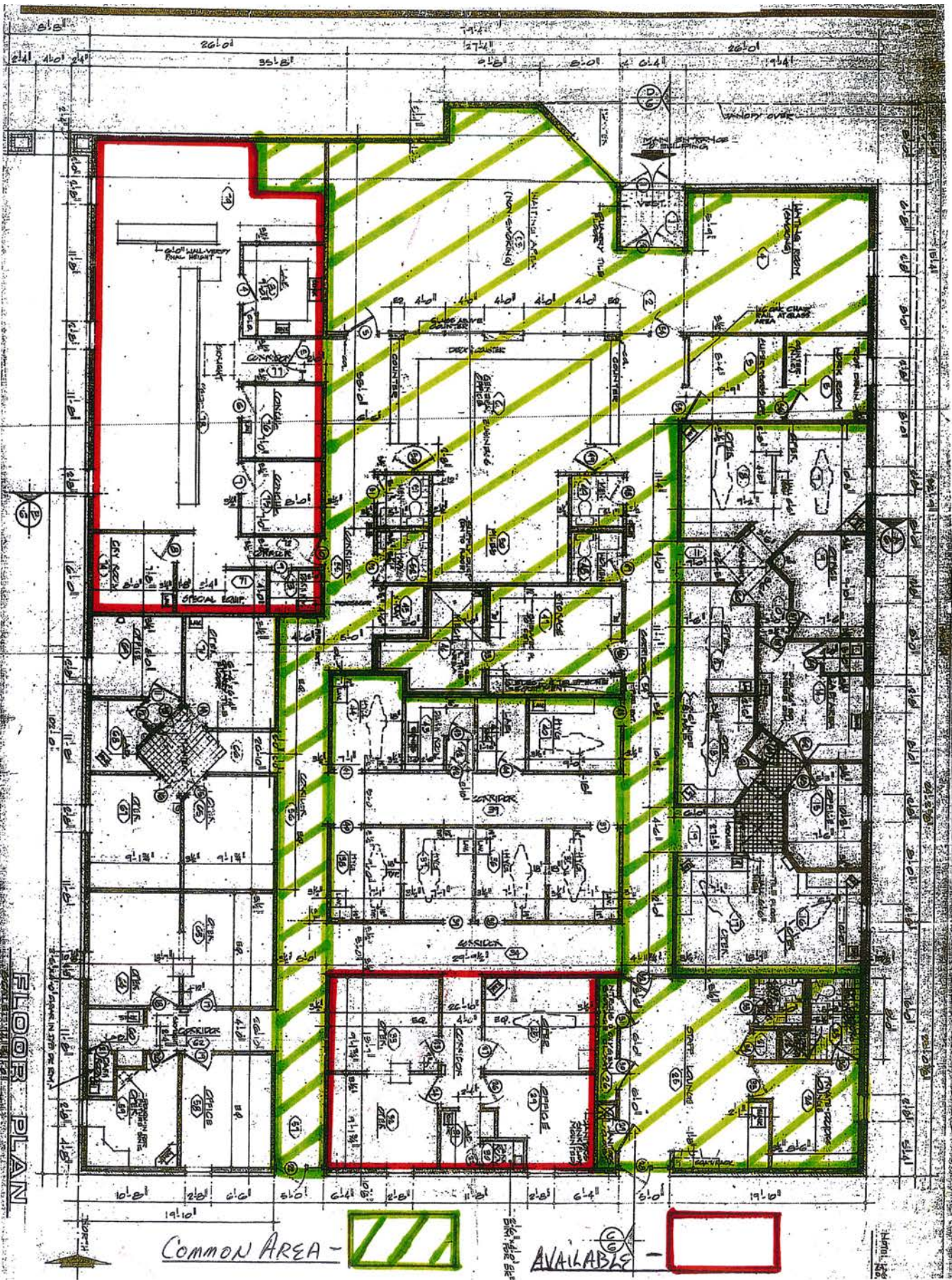
Five Mile Radius

- 8% Capitalization Rate on existing income
- Available 1,165 sq ft as upside for additional dentist(s)
- Superior access and exposure
- One story brick building with monument sign
- Abundant parking - 77 spaces
- One minute from 169 Highway (Arrowhead Parkway) and one minute from N. Oak Trafficway
- One block south of Linden West Elementary School

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

For Information Contact:

Tony DeTommaso
816.412.7308
tdetommaso@blockandco.com



COMMON AREA -



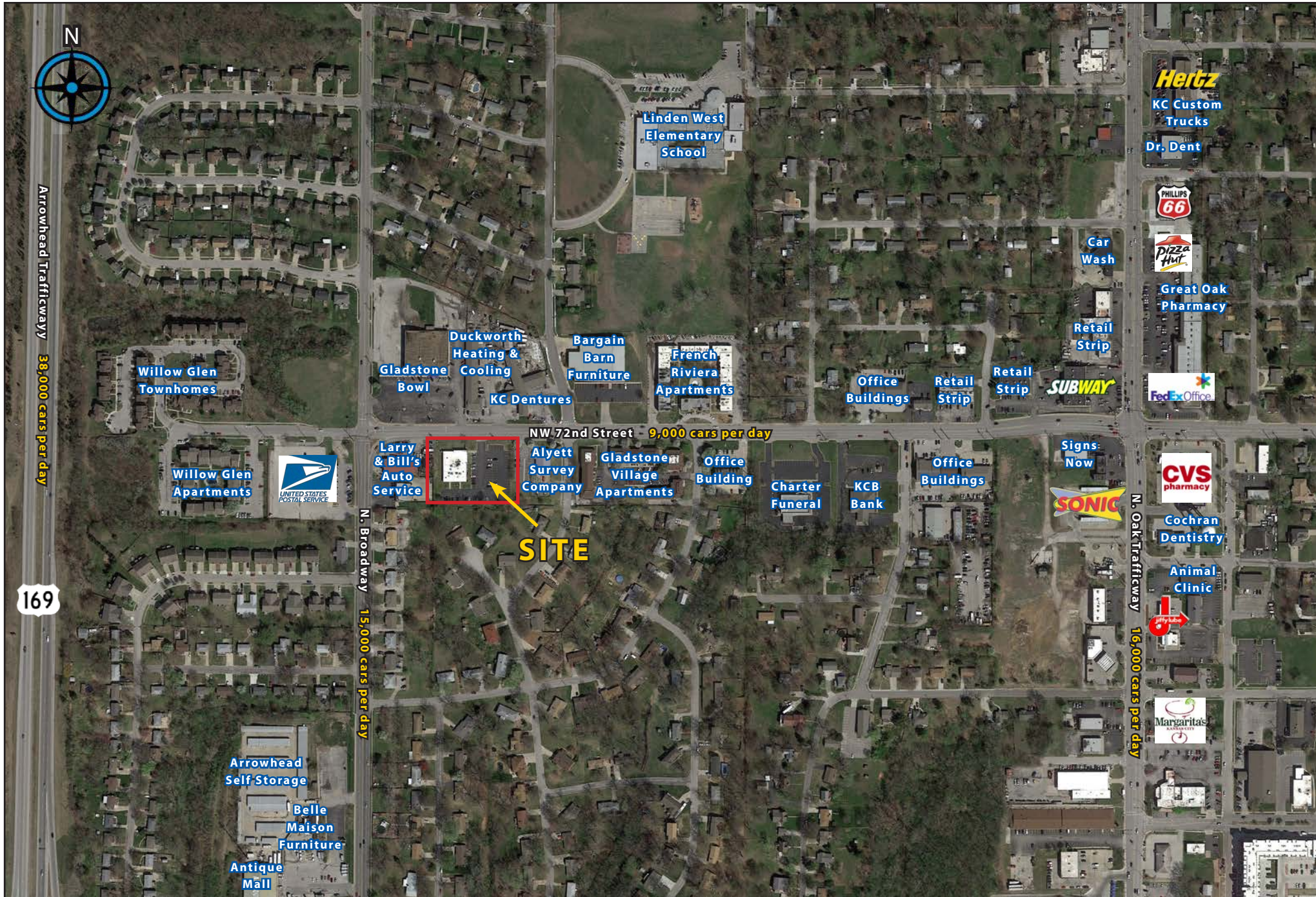
AVAILABLE -

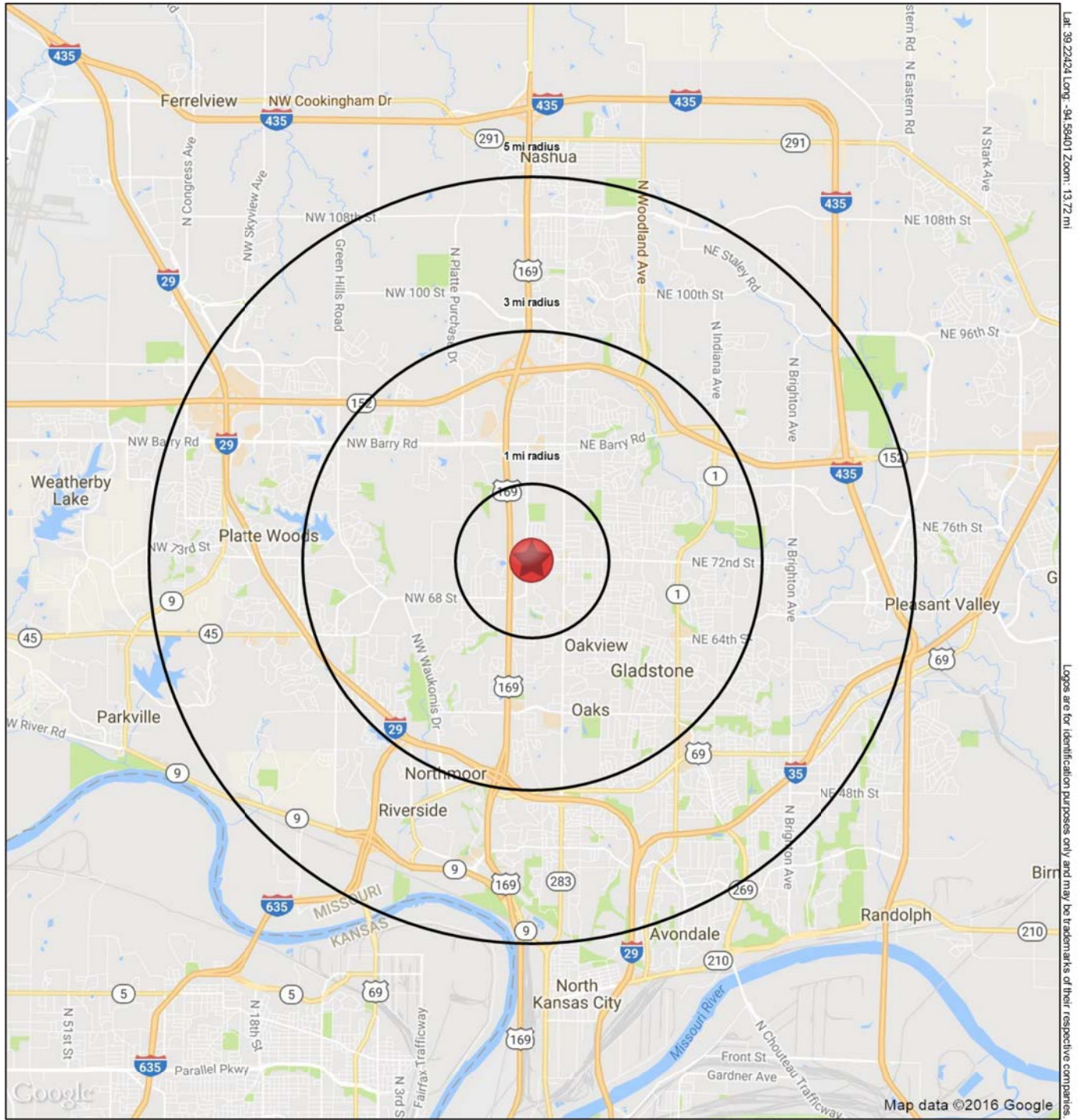


231 NW 72nd Street, Gladstone, Missouri



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Lat: 39.22424 Long: -94.59401 Zoom: 13.72 mi
Logos are for identification purposes only and may be trademarks of their respective companies.

231 NW 72nd Street
Gladstone, MO 64118

August 2016

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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2243/-94.5840

RS1

231 NW 72nd Street Gladstone, MO 64118		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	8,781	69,664	155,895
	2021 Projected Population	8,948	71,014	159,291
	2010 Census Population	8,578	67,215	148,178
	2000 Census Population	8,730	60,517	131,107
	Projected Annual Growth 2016 to 2021	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	-	0.9%	1.2%
	2016 Median Age	37.2	38.4	37.8
HOUSEHOLDS	2016 Estimated Households	3,688	30,410	66,737
	2021 Projected Households	3,860	31,856	70,105
	2010 Census Households	3,527	28,673	61,986
	2000 Census Households	3,645	25,462	54,396
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2016	0.1%	1.2%	1.4%
RACE AND ETHNICITY	2016 Estimated White	78.7%	80.5%	81.2%
	2016 Estimated Black or African American	10.2%	9.3%	8.6%
	2016 Estimated Asian or Pacific Islander	3.1%	3.5%	3.8%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2016 Estimated Other Races	7.4%	6.3%	5.8%
	2016 Estimated Hispanic	9.1%	8.1%	7.9%
INCOME	2016 Estimated Average Household Income	\$60,583	\$70,693	\$76,420
	2016 Estimated Median Household Income	\$53,916	\$61,413	\$63,941
	2016 Estimated Per Capita Income	\$25,460	\$30,882	\$32,735
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.3%	5.7%	5.1%
	2016 Estimated High School Graduate	30.6%	27.4%	26.3%
	2016 Estimated Some College	29.3%	24.7%	24.9%
	2016 Estimated Associates Degree Only	6.3%	8.2%	8.3%
	2016 Estimated Bachelors Degree Only	14.9%	21.4%	22.0%
	2016 Estimated Graduate Degree	8.0%	10.8%	11.5%
BUSINESS	2016 Estimated Total Businesses	475	2,045	4,827
	2016 Estimated Total Employees	4,223	19,922	50,247
	2016 Estimated Employee Population per Business	8.9	9.7	10.4
	2016 Estimated Residential Population per Business	18.5	34.1	32.3

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