



## Former Laundromat

- 2,000 SF available
- Located at I-29 interchange & Parvin Road
- Parking and Exposure
- Join O'Reilly Automotive & Subway
- Strong apartment population
- Ample water & sewer lines

## For more information:

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## Building Specifications

Available:	2,000 Square Feet
Total Building Size:	10,886 Square Feet
Land Size:	1.09 Acres
Year Built:	1972
Zoning:	CP-2
Type of Lease:	Net
Offering Rate:	Call For Quote
Parking:	45 Spaces
Signage:	Available
CAM TAX INSURANCE	\$3.03   \$2.35   \$0.40
Est. Household Income:	\$70,000
Use:	Potential For Laundromat with Ample Water and Sewer Lines
Est. Population:	60,000 in 3 Mile Radius

For more information:

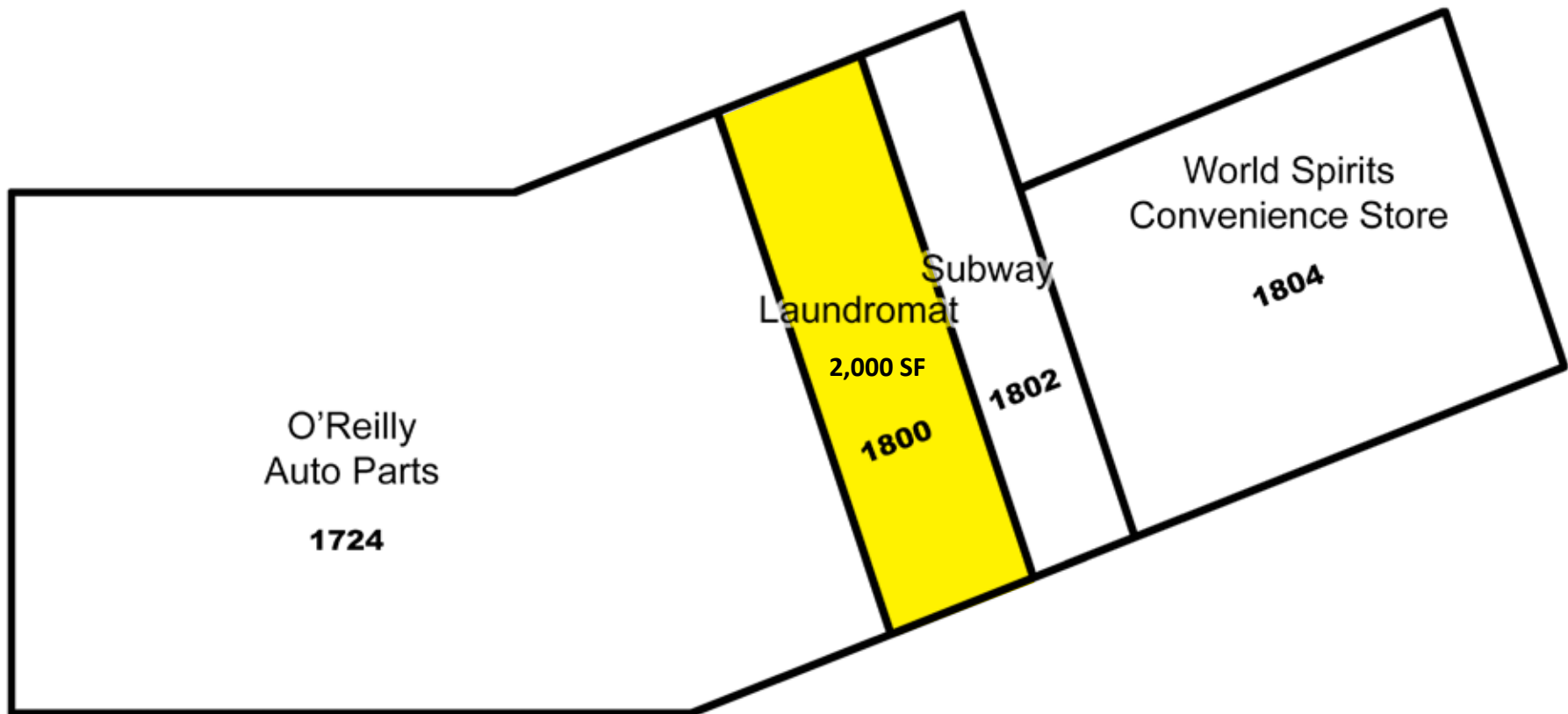
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# Parvin Road Shops

1800 NE Parvin Road, Kansas City, Missouri 64116

# For Lease

Site Plan



# Parvin Road Shops

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## Demographics

1800 NE Parvin Rd KCMO, MO 64116	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	10,830	58,982	167,692
2030 Projected Population	10,664	59,843	170,704
2020 Census Population	10,545	57,103	160,656
2010 Census Population	9,907	52,343	145,365
Projected Annual Growth 2025 to 2030	-0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	1.0%
2025 Median Age	34.4	36.6	34.9
<b>Households</b>			
2025 Estimated Households	4,668	27,207	73,907
2030 Projected Households	4,717	28,640	77,796
2020 Census Households	4,542	25,304	68,490
2010 Census Households	4,308	23,046	60,287
Projected Annual Growth 2025 to 2030	0.2%	1.1%	1.1%
Historical Annual Growth 2010 to 2025	0.6%	1.2%	1.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	62.2%	70.8%	62.9%
2025 Estimated Black or African American	18.8%	13.6%	16.5%
2025 Estimated Asian or Pacific Islander	7.2%	4.6%	5.3%
2025 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.6%
2025 Estimated Other Races	11.1%	10.4%	14.7%
2025 Estimated Hispanic	11.4%	10.6%	15.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$73,359	\$89,046	\$89,019
2025 Estimated Median Household Income	\$57,532	\$73,213	\$71,977
2025 Estimated Per Capita Income	\$31,755	\$41,121	\$39,344
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.1%	2.6%	3.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.7%	5.7%
2025 Estimated High School Graduate	30.8%	28.2%	27.7%
2025 Estimated Some College	20.6%	23.3%	21.8%
2025 Estimated Associates Degree Only	9.3%	8.8%	8.0%
2025 Estimated Bachelors Degree Only	21.9%	21.5%	21.3%
2025 Estimated Graduate Degree	6.9%	10.9%	11.7%
<b>Business</b>			
2025 Estimated Total Businesses	165	3,023	8,074
2025 Estimated Total Employees	1,468	37,832	116,193
2025 Estimated Employee Population per Business	8.9	12.5	14.4
2025 Estimated Residential Population per Business	65.7	19.5	20.8