



OFFICE / RETAIL SPACE FOR LEASE

1622 Westport Road, Kansas City, Missouri 64111



**PRIME LEASING OPPORTUNITY
NEAR KU MEDICAL AND SAINT
LUKE'S HOSPITAL**



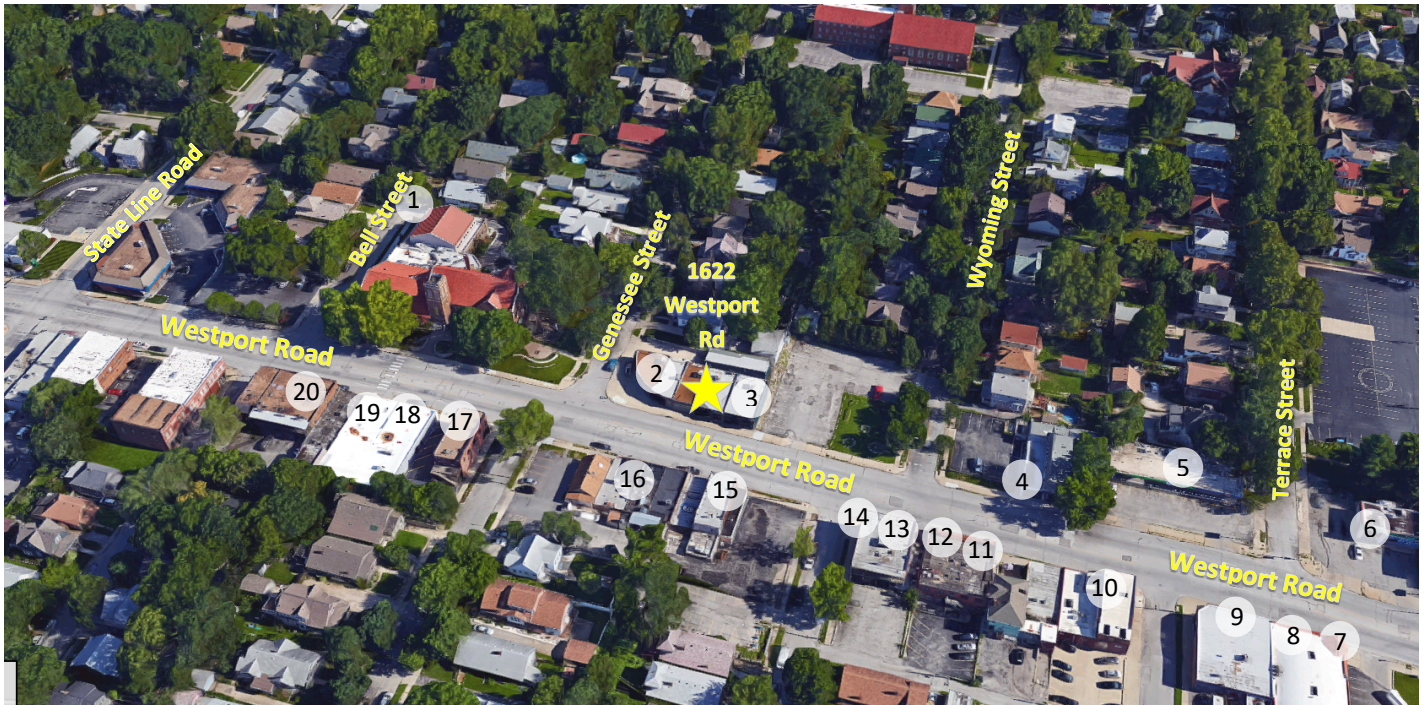
- 1775± SF storefront space for Lease
- High Traffic
- Renovated and Furnished
- On-street & off-street parking on east side of building
- Northeast corner of Westport Road & Genessee Street, east of State Line Road and west of SW Trafficway.
- Conveniently located near Westport and the Plaza

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The information regarding the subject property is from sources deemed reliable. It is subject to verification. No liability for errors or omissions is assumed. Property may be withdrawn from the market or transacted. The price is subject to change.

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1	1700 Westport Rd	Immanuel Lutheran Church	11	1509 Westport Rd	Salon Kismet
2	1624 Westport Rd	Super Natural Body Piercing/ Flaunt Esthetics	12	1511 Westport Rd	The Pressed Penny Tavern
3	1612 Westport Rd	Records with Merritt	13	1515 Westport Rd	Mike Kelly's Westsider
4	1416 Westport Rd	Hudson/Hawk Barber Shop	14	1517 Westport Rd	Head House Hair Parlour
5	1404 Westport Rd	Jerusalem Cafe	15	1605 Westport Rd	KC Smoke & Vape
6	1314 Westport Rd	Papa John's Pizza	16	1611 Westport Rd	Rudy's Tenampa Taqueria
7	1409a Westport Rd	Kamba Fit	17	1701 Westport Rd	Primp
8	1409b Westport Rd	Hook Gallery & Framing	18	1711C Westport Rd	Dog Pawz
9	1415 Westport Rd	Frame Gallery	19	1713 Westport Rd	Doggie Style Boutique
10	1501 Westport Rd	Western Fireproofing	20	1715 Westport Rd	Salon Capelli



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Demographic Summary Report

1612-1624 Westport Rd, Kansas City, MO 64111

Building Type: General Retail
 Secondary: -
 GLA: 6,300 SF
 Year Built: 1930

Total Available: 1,775 SF
 % Leased: 100%
 Rent/SF/Yr: Negotiable



Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	20,042		108,602		280,049	
2018 Estimate	19,568		105,620		272,114	
2010 Census	19,211		102,264		262,702	
Growth 2018 - 2023	2.42%		2.82%		2.92%	
Growth 2010 - 2018	1.86%		3.28%		3.58%	
2018 Population by Hispanic Origin	3,214		15,617		46,219	
2018 Population	19,568		105,620		272,114	
White	15,942	81.47%	72,012	68.18%	167,072	61.40%
Black	1,898	9.70%	26,340	24.94%	86,687	31.86%
Am. Indian & Alaskan	150	0.77%	811	0.77%	2,251	0.83%
Asian	1,039	5.31%	3,580	3.39%	8,199	3.01%
Hawaiian & Pacific Island	29	0.15%	93	0.09%	281	0.10%
Other	510	2.61%	2,785	2.64%	7,624	2.80%
U.S. Armed Forces	8		22		117	
Households						
2023 Projection	11,243		50,961		122,228	
2018 Estimate	10,985		49,552		118,725	
2010 Census	10,822		47,944		114,597	
Growth 2018 - 2023	2.35%		2.84%		2.95%	
Growth 2010 - 2018	1.51%		3.35%		3.60%	
Owner Occupied	3,848	35.03%	23,973	48.38%	61,711	51.98%
Renter Occupied	7,137	64.97%	25,579	51.62%	57,014	48.02%
2018 Households by HH Income	10,984		49,551		118,724	
Income: <\$25,000	2,322	21.14%	12,643	25.52%	32,603	27.46%
Income: \$25,000 - \$50,000	3,233	29.43%	12,200	24.62%	30,650	25.82%
Income: \$50,000 - \$75,000	2,126	19.36%	7,760	15.66%	19,673	16.57%
Income: \$75,000 - \$100,000	1,216	11.07%	5,168	10.43%	12,397	10.44%
Income: \$100,000 - \$125,000	665	6.05%	3,142	6.34%	7,497	6.31%
Income: \$125,000 - \$150,000	484	4.41%	2,155	4.35%	4,635	3.90%
Income: \$150,000 - \$200,000	431	3.92%	2,361	4.76%	4,628	3.90%
Income: \$200,000+	507	4.62%	4,122	8.32%	6,641	5.59%
2018 Avg Household Income	\$69,809		\$78,643		\$69,309	
2018 Med Household Income	\$49,494		\$49,854		\$46,412	