

For Lease | 1614 W. 39th Street, Kansas City, MO

BYRAM
REAL ESTATE



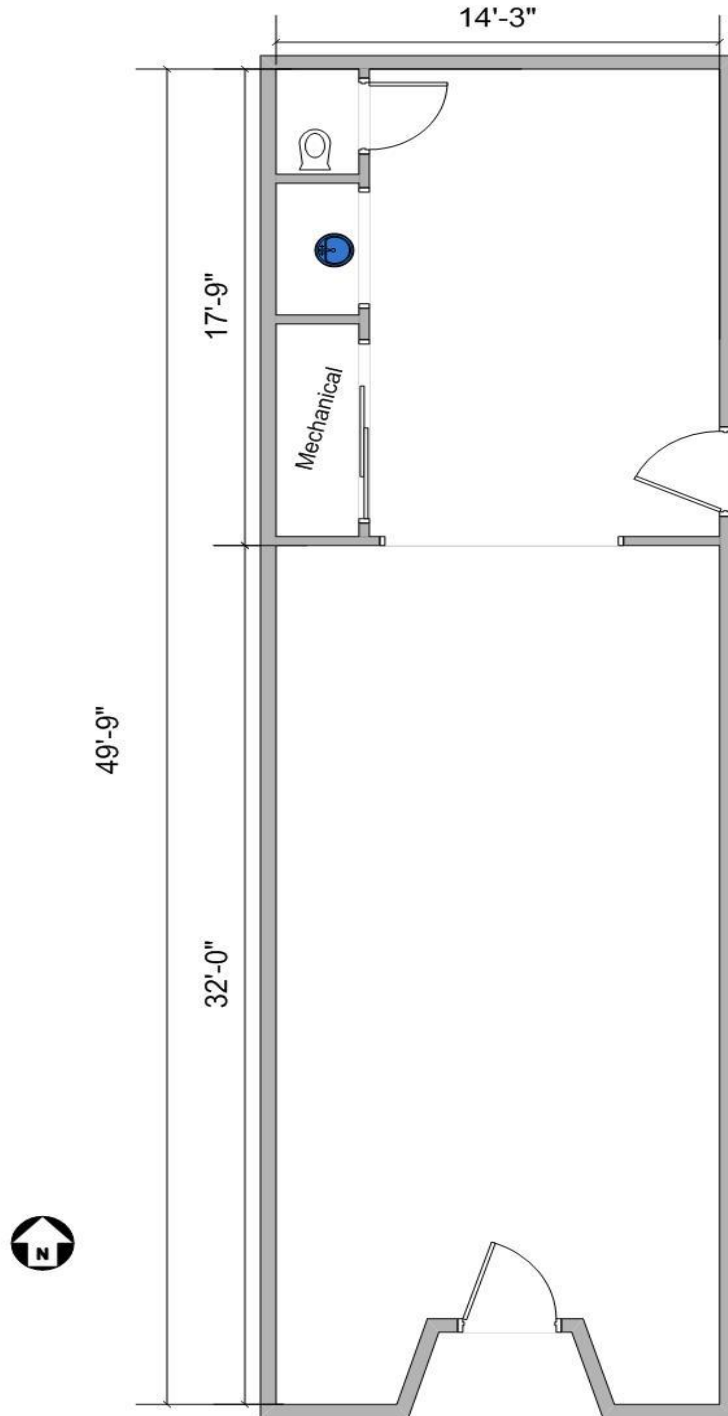
- 670 +/- SF Available
- End Cap Space
- Great Visibility and Access to 39th Street
- Busy 39th Street Corridor near KU Med
- Amidst many local and national restaurants and retailers

W. 39th Street

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1614 W. 39th Street, Kansas City, MO

670 +/- SF



All Measurements are Approximate
Not To Scale



Demographic Summary Report

1614 W 39th St, Kansas City, Missouri, 64111
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05741
Longitude: -94.60460

	1 mile	3 miles	5 miles
Population			
2010 Population	17,415	96,738	259,249
2020 Population	17,893	102,761	274,051
2023 Population	18,733	106,468	280,276
2028 Population	19,943	109,233	286,050
2010-2020 Annual Rate	0.27%	0.61%	0.56%
2020-2023 Annual Rate	1.42%	1.10%	0.69%
2023-2028 Annual Rate	1.26%	0.51%	0.41%
2023 Male Population	52.7%	50.6%	49.6%
2023 Female Population	47.3%	49.4%	50.4%
2023 Median Age	35.8	35.6	36.3

In the identified area, the current year population is 18,733. In 2020, the Census count in the area was 17,893. The rate of change since 2020 was 1.42% annually. The five-year projection for the population in the area is 19,943 representing a change of 1.26% annually from 2023 to 2028. Currently, the population is 52.7% male and 47.3% female.

Average Household Income			
2023 Average Household Income	\$81,146	\$100,938	\$92,597
2028 Average Household Income	\$90,958	\$113,228	\$103,837
2023-2028 Annual Rate	2.31%	2.32%	2.32%

Median Household Income			
2023 Median Household Income	\$56,814	\$63,141	\$59,071
2028 Median Household Income	\$62,283	\$72,264	\$66,769
2023-2028 Annual Rate	1.86%	2.74%	2.48%

Households			
2023 Wealth Index	48	79	73
2010 Households	9,564	45,116	111,741
2020 Households	10,078	49,747	121,280
2023 Households	10,559	52,412	125,326
2028 Households	11,362	54,616	129,854
2010-2020 Annual Rate	0.52%	0.98%	0.82%
2020-2023 Annual Rate	1.44%	1.62%	1.01%
2023-2028 Annual Rate	1.48%	0.83%	0.71%
2023 Average Household Size	1.71	1.96	2.17

Housing			
2023 Housing Affordability Index	86	83	97
2010 Total Housing Units	11,288	54,244	132,378
2010 Owner Occupied Housing Units	2,866	20,475	57,486
2010 Renter Occupied Housing Units	6,698	24,641	54,255
2010 Vacant Housing Units	1,724	9,128	20,637
2020 Total Housing Units	11,437	57,736	139,426
2020 Vacant Housing Units	1,384	8,019	18,111
2023 Total Housing Units	12,051	60,670	144,087
2023 Owner Occupied Housing Units	2,912	22,466	60,949
2023 Renter Occupied Housing Units	7,647	29,946	64,377
2023 Vacant Housing Units	1,492	8,258	18,761
2028 Total Housing Units	12,664	62,335	147,818
2028 Owner Occupied Housing Units	2,964	22,850	61,879
2028 Renter Occupied Housing Units	8,398	31,766	67,975
2028 Vacant Housing Units	1,302	7,719	17,964

Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	1,337	6,633	14,108
Total Employees:	21,354	130,887	286,108
Total Residential Population:	18,733	106,468	280,276

May 16, 2024

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