

# FOR LEASE

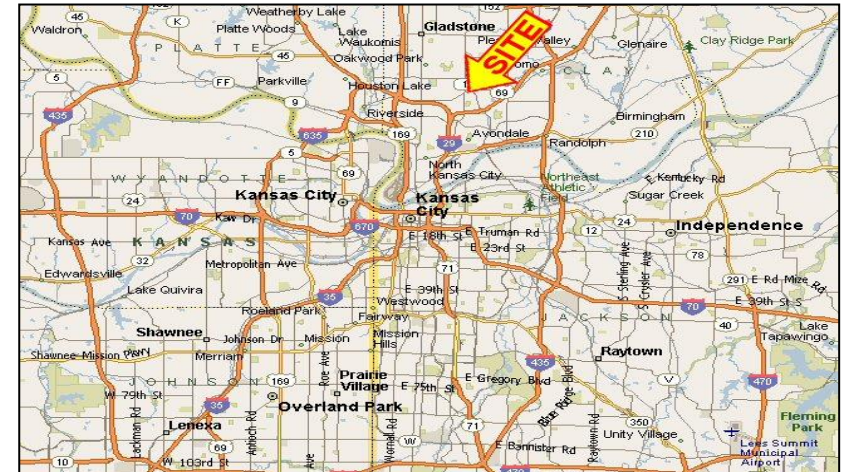
**BYRAM**  
REAL ESTATE

3015 NE Vivion Road, Kansas City, MO 64119



## OVERVIEW

- Up To 4,300+/- SF Available (Divisible)
- Great Access and Visible to Vivion Road and Chouteau Trafficway
- Across From Recently Redeveloped Antioch Crossing with New Wal-Mart Grocery and Many More Retail Tenants
- Building & Pole Signage
- Abundant Parking
- Aggressive Rate
- Tenant Finish Allowance Available



All Information furnished regarding property for sale or lease is from sources believed to be reliable, but we cannot guarantee the accuracy thereof, and same is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

CONTACT:

**John Byram**  
(913) 722-5229

**BYRAM REAL ESTATE**

5350 W. 94<sup>th</sup> Terr., Suite 201, Prairie Village, KS 66207

Phone (913) 722-5229 / Fax (913) 722-0909

Email ~ [John@ByramRE.com](mailto:John@ByramRE.com) / [www.ByramRE.com](http://www.ByramRE.com)









## Executive Summary

3015 NE Vivion Rd, Kansas City, Mo

Ring: 1, 3, 5 Miles	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	10,578	73,382	124,666
Male Population	47.7%	48.3%	48.7%
Female Population	52.3%	51.7%	51.3%
Median Age	41.6	37.9	37.0
<b>2010 Income</b>			
Median HH Income	\$55,469	\$53,574	\$57,420
Per Capita Income	\$28,527	\$28,516	\$29,373
Average HH Income	\$65,237	\$65,959	\$69,682
<b>2010 Households</b>			
Total Households	4,675	31,692	52,439
Average Household Size	2.24	2.30	2.36
<b>2010 Housing</b>			
Owner Occupied Housing Units	65.5%	57.2%	57.6%
Renter Occupied Housing Units	29.5%	36.4%	35.4%
Vacant Housing Units	5.0%	6.4%	7.0%
<b>Population</b>			
1990 Population	10,980	69,882	104,511
2000 Population	10,588	70,868	115,100
<b>2010 Population</b>	<b>10,578</b>	<b>73,382</b>	<b>124,666</b>
2015 Population	10,877	76,764	132,677
1990-2000 Annual Rate	-0.36%	0.14%	0.97%
2000-2010 Annual Rate	-0.01%	0.34%	0.78%
2010-2015 Annual Rate	0.56%	0.91%	1.25%
<b>Median Household Income</b>			
1990 Median HH Income	\$36,193	\$32,700	\$32,934
2000 Median HH Income	\$45,521	\$43,004	\$44,978
<b>2010 Median HH Income</b>	<b>\$55,469</b>	<b>\$53,574</b>	<b>\$57,420</b>
2015 Median HH Income	\$61,894	\$59,815	\$64,084
1990-2000 Annual Rate	2.32%	2.78%	3.17%
2000-2010 Annual Rate	1.95%	2.17%	2.41%
2010-2015 Annual Rate	2.22%	2.23%	2.22%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$16,989	\$15,698	\$15,521
2000 Per Capita Income	\$23,467	\$23,083	\$23,193
<b>2010 Per Capita Income</b>	<b>\$28,527</b>	<b>\$28,516</b>	<b>\$29,373</b>
2015 Per Capita Income	\$31,643	\$31,752	\$32,647
1990-2000 Annual Rate	3.28%	3.93%	4.1%
2000-2010 Annual Rate	1.92%	2.08%	2.33%
2010-2015 Annual Rate	2.09%	2.17%	2.14%
<b>Average Household Income</b>			
2010 Average HH Income	\$65,237	\$65,959	\$69,682
2000 Average Household Income	\$54,089	\$53,635	\$54,973
<b>2010 Average HH Income</b>	<b>\$65,237</b>	<b>\$65,959</b>	<b>\$69,682</b>
2015 Average HH Income	\$71,973	\$73,130	\$77,281
1990-2000 Annual Rate	2.65%	3.38%	3.68%
2000-2010 Annual Rate	1.85%	2.04%	2.34%
2010-2015 Annual Rate	1.98%	2.09%	2.09%