

Space For Lease

BYRAM
REAL ESTATE

5171 NE Chouteau Trafficway, Kansas City, MO 64119



PROPERTY OVERVIEW

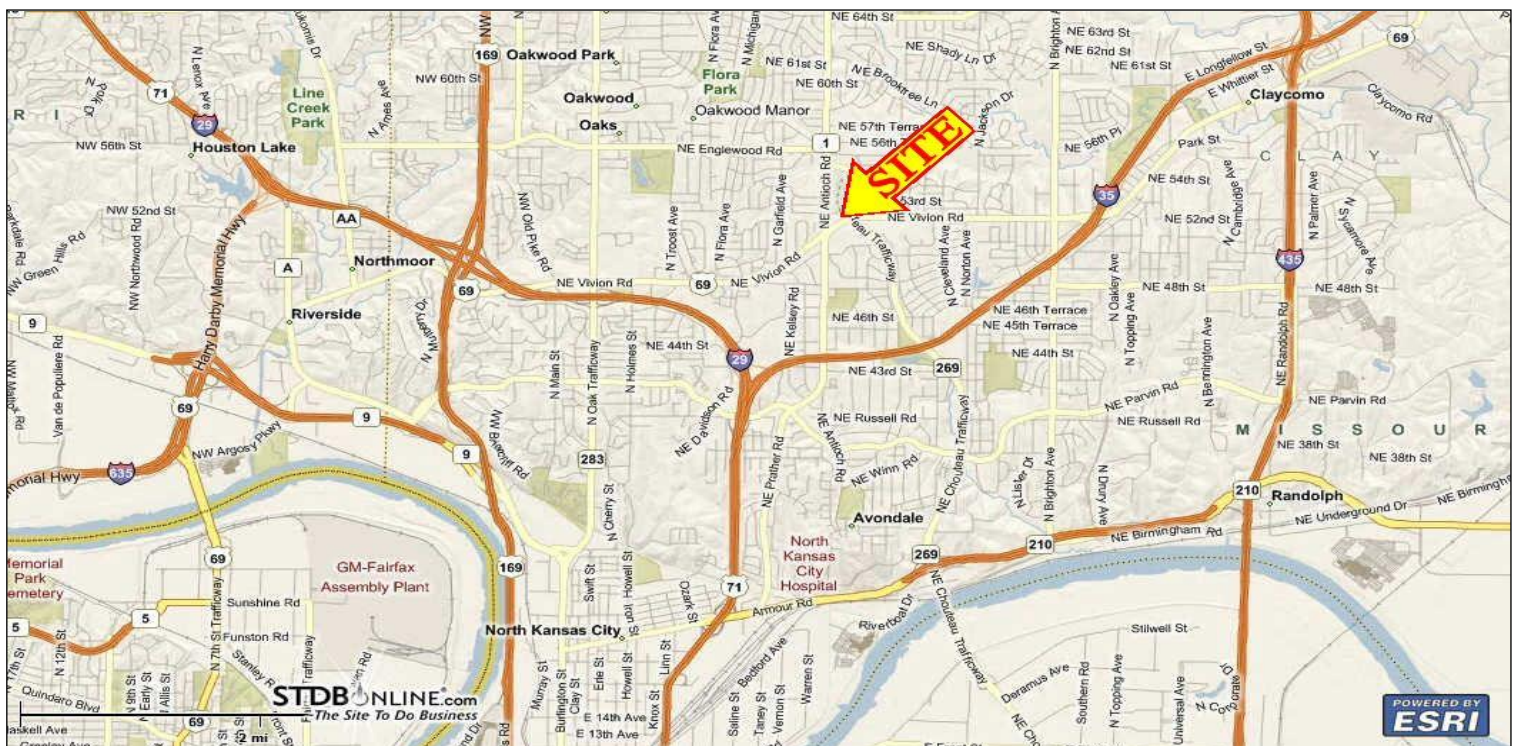
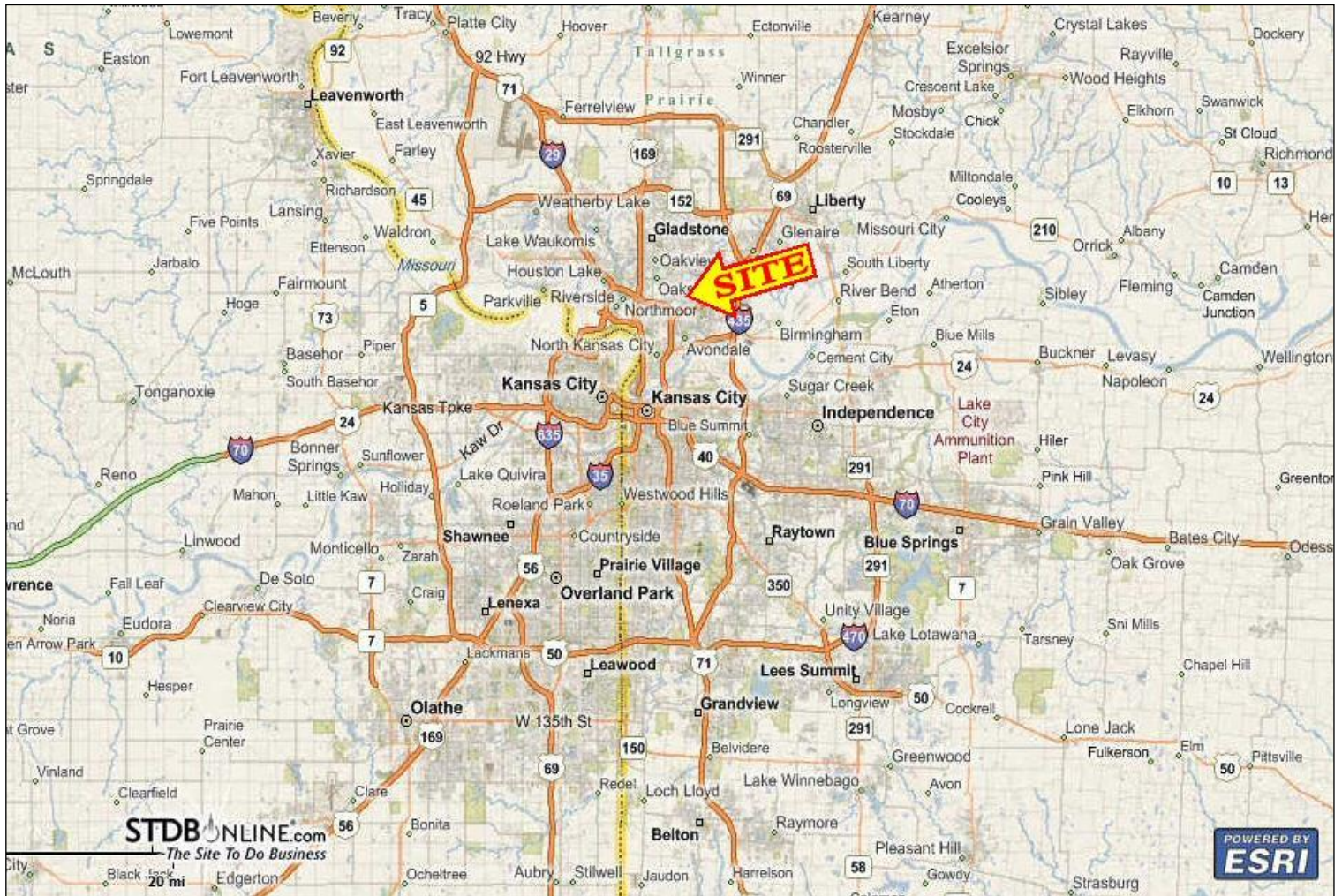
- 2,370 SF Available (plus 800sf additional office/storage in mezzanine)
- Renovation Nearly Complete
- Freestanding Building
- Former Restaurant
- Across from Antioch Crossings, Wal-Mart Grocery, PetSmart, and many more

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, change of price, or other conditions, or withdrawal without notice.



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Executive Summary

Prepared By STDBonline

5171 NE Chouteau, Kansas City, MO
64119-2513

Site Type: Ring

Radius: 1 Miles

Radius: 3 Miles

Radius: 5 Miles

2009 Population

Total Population	11,452	74,720	124,019
Male Population	47.9%	48.4%	48.7%
Female Population	52.1%	51.6%	51.3%
Median Age	40.7	37.5	36.8

2009 Income

Median HH Income	\$57,152	\$53,909	\$57,646
Per Capita Income	\$29,467	\$28,814	\$29,688
Average HH Income	\$66,822	\$66,128	\$70,096

2009 Households

Total Households	5,087	32,430	52,446
Average Household Size	2.23	2.29	2.35

2009 Housing

Owner Occupied Housing Units	64.4%	57.1%	58.5%
Renter Occupied Housing Units	30.7%	36.7%	34.9%
Vacant Housing Units	4.9%	6.2%	6.6%

Population

1990 Population	11,811	70,746	105,042
2000 Population	11,502	72,309	115,825
2009 Population	11,452	74,720	124,019
2014 Population	11,668	77,654	130,664
1990-2000 Annual Rate	-0.26%	0.22%	0.98%
2000-2009 Annual Rate	-0.05%	0.36%	0.74%
2009-2014 Annual Rate	0.37%	0.77%	1.05%

Median Household Income

1990 Median HH Income	\$35,241	\$32,415	\$32,989
2000 Median HH Income	\$45,397	\$42,855	\$45,074
2009 Median HH Income	\$57,152	\$53,909	\$57,646
2014 Median HH Income	\$58,966	\$55,586	\$59,779
1990-2000 Annual Rate	2.56%	2.83%	3.17%
2000-2009 Annual Rate	2.52%	2.51%	2.7%
2009-2014 Annual Rate	0.63%	0.61%	0.73%

Per Capita Income

1990 Per Capita Income	\$16,573	\$15,722	\$15,546
2000 Per Capita Income	\$23,290	\$23,149	\$23,251
2009 Per Capita Income	\$29,467	\$28,814	\$29,688
2014 Per Capita Income	\$30,638	\$30,045	\$30,998
1990-2000 Annual Rate	3.46%	3.94%	4.11%
2000-2009 Annual Rate	2.58%	2.39%	2.68%
2009-2014 Annual Rate	0.78%	0.84%	0.87%

Average Household Income

1990 Average Household Income	\$40,143	\$38,290	\$38,347
2000 Average Household Income	\$53,380	\$53,594	\$55,108
2009 Average HH Income	\$66,822	\$66,128	\$70,096
2014 Average HH Income	\$68,972	\$68,454	\$72,827
1990-2000 Annual Rate	2.89%	3.42%	3.69%
2000-2009 Annual Rate	2.46%	2.3%	2.63%
2009-2014 Annual Rate	0.64%	0.69%	0.77%

Population by Employment

Total Businesses	272	2,190	4,998
Total Employees	3,313	32,389	89,687