

# Space for Lease

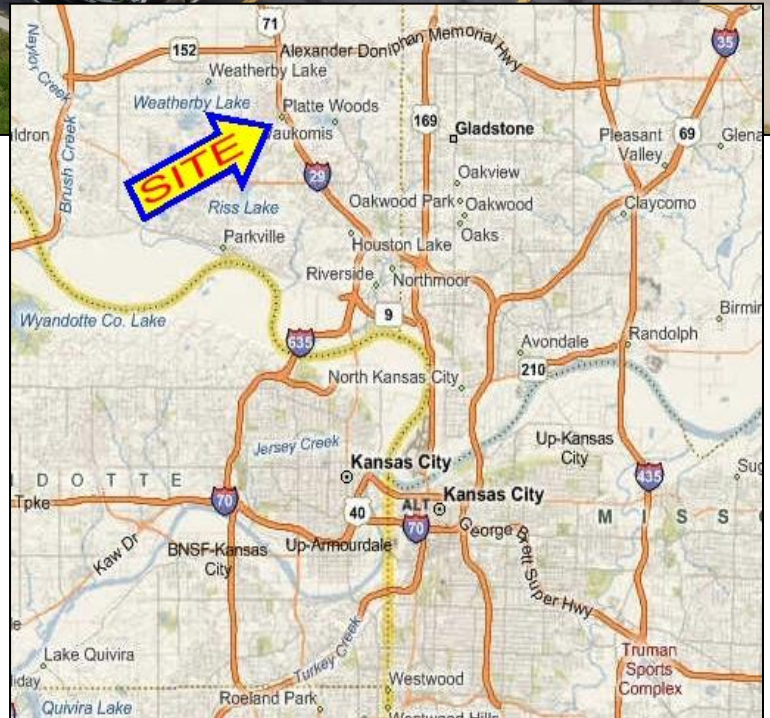
**BYRAM**  
REAL ESTATE

7701 NW Prairie View Road, Kansas City, MO 64151



## OVERVIEW

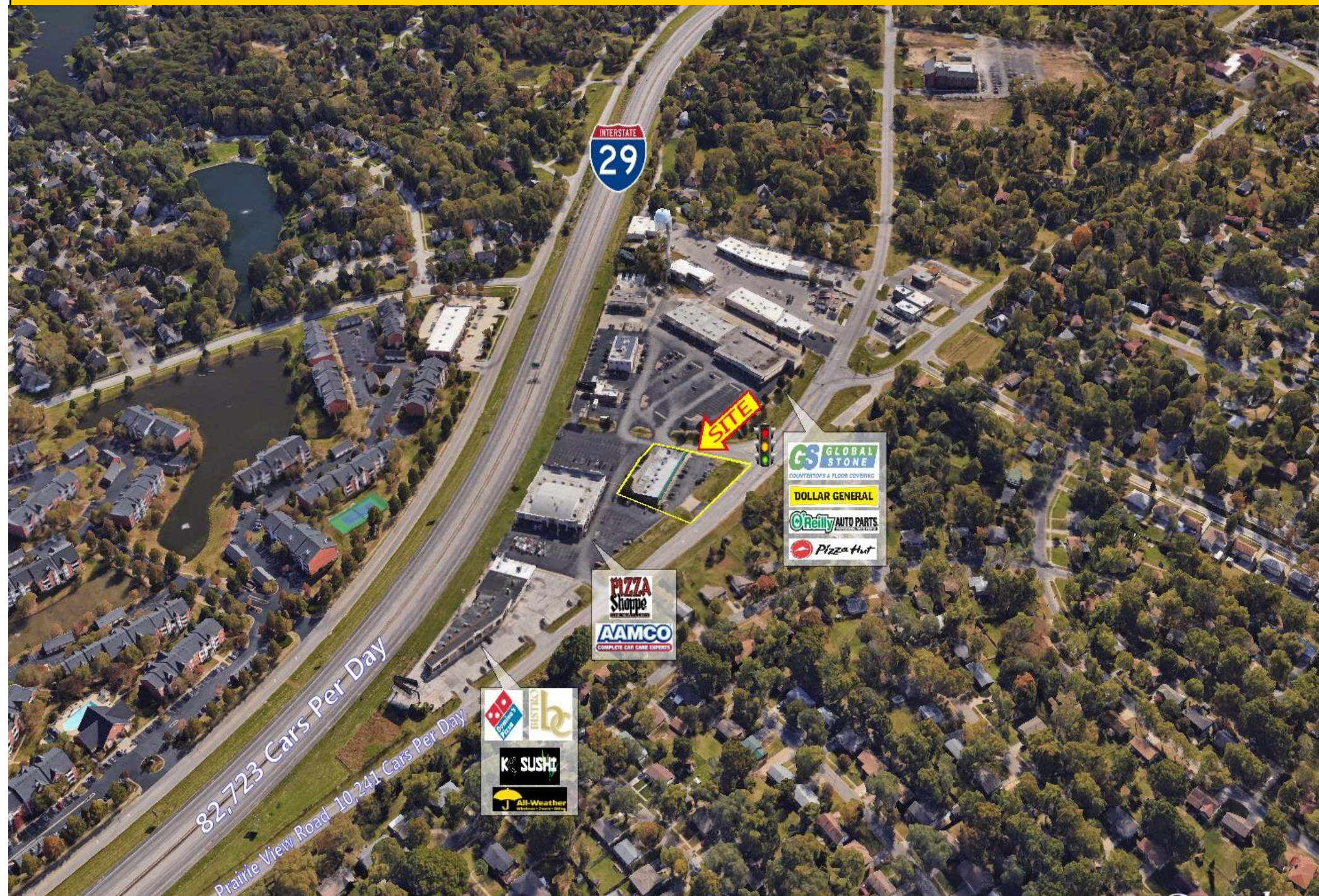
- **1,200 & 1,500 +/- SF Available**
- End-Cap Space
- Great Visibility & Access to Prairie View Rd
- Located in an Established Neighborhood Shopping District
- ¼ Mile South of I-29 & Barry
- Aggressive Rates



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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- GS GLOBAL STONE**  
COUNTERTOPS & FLOOR COVERING
- DOLLAR GENERAL**
- O'Reilly AUTO PARTS**
- Pizza Hut**

- PIZZA Shoppe**
- AAMCO**  
COMPLETE CAR CARE EXPERTS

- Domino's**
- Baskin-Robbins**
- K-SUSHI**
- All-Weather**  
Weather-Resistant Coatings

82,723 Cars Per Day  
Prairie View Road 10,241 Cars Per Day





**Executive Summary Report**

7701 NW Prairie View Rd, Kansas City, Missouri, 64151  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.23403  
Longitude: -94.65872

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,450	40,964	77,152
2010 Population	9,855	48,829	90,730
2016 Population	10,129	51,779	95,314
2021 Population	10,518	54,826	100,350
2000-2010 Annual Rate	0.42%	1.77%	1.63%
2010-2016 Annual Rate	0.44%	0.94%	0.79%
2016-2021 Annual Rate	0.76%	1.15%	1.04%
2016 Male Population	48.9%	48.7%	48.8%
2016 Female Population	51.1%	51.3%	51.2%
2016 Median Age	39.4	38.8	37.5
<b>Race and Ethnicity</b>			
2016 White Alone	82.1%	82.0%	80.6%
2016 Black Alone	7.2%	8.4%	9.1%
2016 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2016 Asian Alone	3.6%	3.5%	3.3%
2016 Pacific Islander Alone	1.1%	0.8%	0.7%
2016 Other Race	2.1%	1.7%	2.3%
2016 Two or More Races	3.3%	3.1%	3.5%
2016 Hispanic Origin (Any Race)	7.5%	6.9%	7.7%
<b>Households</b>			
2000 Households	3,972	16,900	31,581
2010 Households	4,137	20,480	37,675
2016 Total Households	4,266	21,820	39,664
2021 Total Households	4,439	23,183	41,828
2000-2010 Annual Rate	0.41%	1.94%	1.78%
2010-2016 Annual Rate	0.49%	1.02%	0.83%
2016-2021 Annual Rate	0.80%	1.22%	1.07%
2016 Average Household Size	2.37	2.35	2.38
<b>Median Household Income</b>			
2016 Median Household Income	\$62,257	\$64,367	\$60,657
2021 Median Household Income	\$71,086	\$74,292	\$69,063
2016-2021 Annual Rate	2.69%	2.91%	2.63%
<b>Average Household Income</b>			
2016 Average Household Income	\$80,316	\$88,891	\$83,137
2021 Average Household Income	\$89,063	\$98,373	\$91,950
2016-2021 Annual Rate	2.09%	2.05%	2.04%
<b>Housing</b>			
2000 Total Housing Units	4,247	17,852	33,405
2000 Owner Occupied Housing Units	2,666	11,040	20,021
2000 Renter Occupied Housing Units	1,307	5,860	11,560
2000 Vacant Housing Units	274	952	1,824
2010 Total Housing Units	4,509	22,151	40,961
2010 Owner Occupied Housing Units	2,817	12,705	23,103
2010 Renter Occupied Housing Units	1,320	7,775	14,572
2010 Vacant Housing Units	372	1,671	3,286
2016 Total Housing Units	4,608	23,372	42,940
2016 Owner Occupied Housing Units	2,858	13,265	23,860
2016 Renter Occupied Housing Units	1,408	8,556	15,803
2016 Vacant Housing Units	342	1,552	3,276
2021 Total Housing Units	4,782	24,763	45,207
2021 Owner Occupied Housing Units	2,970	14,033	25,118
2021 Renter Occupied Housing Units	1,469	9,150	16,711
2021 Vacant Housing Units	343	1,580	3,379

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.