

# Space for Lease



7751 NW Prairie View Rd., Kansas City, MO

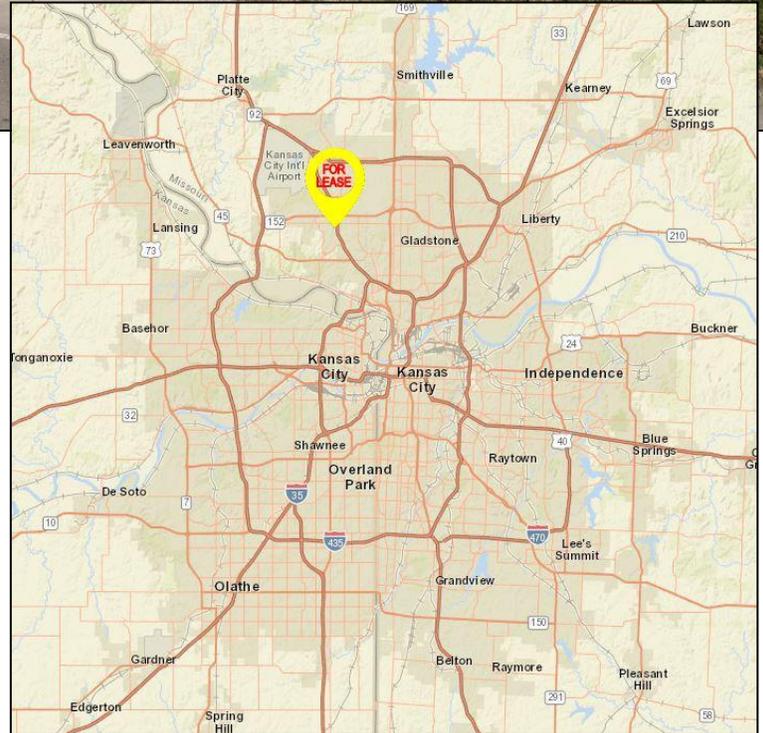


## OVERVIEW

- 1,701 SF Spaces Available
- Great Exposure to I-29
- Highly Visible Signage to more than 85,000 Cars/Day
- Established Neighborhood Shopping District
- Recently Completed Façade Renovation

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	9,219	47,757	90,298
Avg. HH Income	\$80,450	\$73,076	\$80,753



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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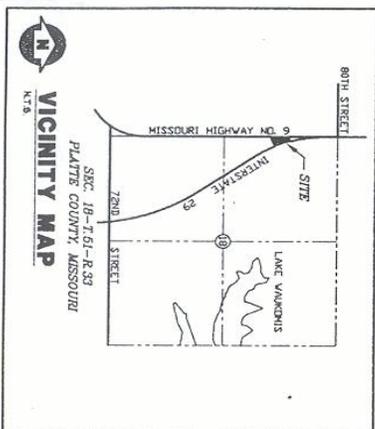
**SITE**

82,723 Cars Per Day

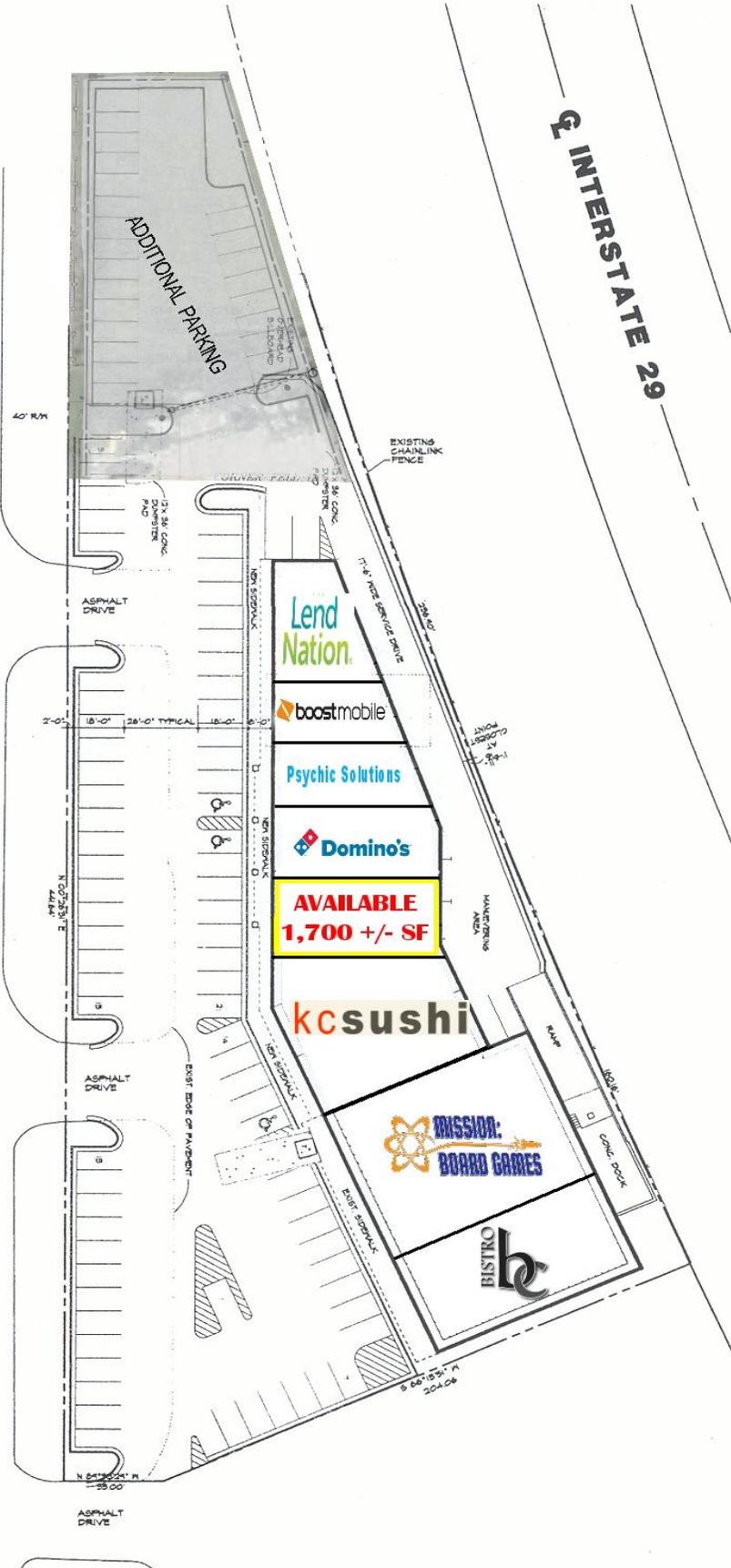
Prairie View Road 10,241 Cars Per Day

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

- SUBWAY
- Edward Jones
- PIZZA Shoppe
- AAMCO  
COMPLETE CAR CARE EXPERTS



**MISSOURI HIGHWAY NO. 9**  
(PRAIRIE VIEW ROAD)



**LEGAL DESCRIPTION:**

SEE CIVIL PLAN  
**LAND AREA**  
 64,424 SQ.FT. (1.47 ACRES)  
**BUILDING**  
 EXISTING: 6000 SQ.FT.  
 ADDITION: 10,925 SQ.FT.  
 TOTAL: 16,925 SQ.FT.  
**PARKING**  
 20 PARKING SPACES SHOWN  
 (15.5 CURB, 4.5 OFF-STREET)  
 18.5 X 4.5 = 84

**CODE ANALYSIS:**

BUILDING AND EXISTING ARE THE FOLLOWING CODES:  
 1. 1940 ZONING DISTRICT CODE  
 2. 1940 SUBDIVISION CODE  
 3. 1940 SUBDIVISION ELECTRICAL CODE  
 4. 1940 SUBDIVISION MECHANICAL CODE  
 5. 1940 SUBDIVISION PLUMBING CODE  
 6. 1940 SUBDIVISION FIRE CODE  
 7. 1940 SUBDIVISION CONSTRUCTION CODE

**PLANTING SCHEDULE**

TREE / SHrub	BOTANICAL NAME	QUANTITY
A. RED OAK	QUERCUS RUBRA	8
B. LOCUST (BAY BERRY)	GLABRUM TRICACANTHOS	8
C. ASH (EMERALD AUNT)	FRAXINUS AMERICANA	8
D. PLUM (TRIMORPHOID)	PRUNUS CERASIFERA 'TRIMORPHOID'	2
E. AMERICAN PLUM	PRUNUS VIRGINICA	0
F. JAPANESE BLUE CHERRY	PRUNUS HORTENZANALIS (2 3/4" DIA. @ 4' OC)	6
G. LILAC (FRANCIS HENNESSI)	SYRIACA VULGARIS (2 3/4" DIA. @ 4' OC)	11
H. SPANISH BURNING BUSH	SAURURIA CUCULLARIA (2 3/4" DIA. @ 4' OC)	4
J. JAPANESE YEW	TAXUS CUMPIERTYA CANTONIA	5

**NOTES:**

- ALL SHrub TREES TO BE (8.18) 3" CALIBER, AS INDICATED 12" ABOVE GROUND
- ALL TREES NOTED OTHERWISE (8.18)
- ALL CONIFER TREES SHALL BE 5 TO 6' TALL.
- TREES TO RECEIVE THREE STEEL STRIKES EACH.
- EXISTING AND NEW TREES TO BE PLANTED TO RECEIVE STRIKES WITH 1/2" TOP EDGE. PROVIDE STEEL STRIKES AND ANCHORS AS REQUIRED TO SECURE TREES TO BE PLANTED TO RECEIVE STRIKES.
- ALL PLANTING SPACES TO BE 1/2" DIA. 8" DEEP ROCK OR 1/2" DIA. 8" DEEP OVER 2 1/2" MULCH PLANTING.
- ALL DISTURBED AREAS TO BE RESEED (NO SEED).

**PROPOSED SITE PLAN**  
SCALE: 1/4" = 20'-0"



**Executive Summary Report**

7747 NW Prairie View Rd, Kansas City, Missouri, 64151  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.23561  
Longitude: -94.65880

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,279	40,290	77,345
2010 Population	9,781	48,128	90,968
2016 Population	10,148	52,448	98,336
2021 Population	10,528	55,693	104,224
2000-2010 Annual Rate	0.53%	1.79%	1.64%
2010-2016 Annual Rate	0.51%	1.19%	1.08%
2016-2021 Annual Rate	0.74%	1.21%	1.17%
2016 Male Population	48.9%	48.7%	48.8%
2016 Female Population	51.1%	51.3%	51.2%
2016 Median Age	39.4	39.1	37.7
<b>Households</b>			
2000 Households	3,866	16,621	31,664
2010 Households	4,069	20,185	37,781
2016 Total Households	4,219	21,970	40,771
2021 Total Households	4,376	23,339	43,207
2000-2010 Annual Rate	0.51%	1.96%	1.78%
2010-2016 Annual Rate	0.50%	1.18%	1.06%
2016-2021 Annual Rate	0.73%	1.22%	1.17%
2016 Average Household Size	2.40	2.36	2.39
<b>Median Household Income</b>			
2016 Median Household Income	\$64,908	\$68,656	\$63,725
2021 Median Household Income	\$76,197	\$80,047	\$75,071
2016-2021 Annual Rate	3.26%	3.12%	3.33%
<b>Average Household Income</b>			
2016 Average Household Income	\$83,393	\$95,365	\$88,420
2021 Average Household Income	\$95,374	\$109,572	\$101,823
2016-2021 Annual Rate	2.72%	2.82%	2.86%
<b>Housing</b>			
2000 Total Housing Units	4,126	17,548	33,515
2000 Owner Occupied Housing Units	2,570	10,913	20,096
2000 Renter Occupied Housing Units	1,296	5,708	11,568
2000 Vacant Housing Units	260	927	1,851
2010 Total Housing Units	4,421	21,824	41,095
2010 Owner Occupied Housing Units	2,729	12,556	23,188
2010 Renter Occupied Housing Units	1,340	7,629	14,593
2010 Vacant Housing Units	352	1,639	3,314
2016 Total Housing Units	4,510	23,356	43,696
2016 Owner Occupied Housing Units	2,719	13,150	24,033
2016 Renter Occupied Housing Units	1,500	8,819	16,738
2016 Vacant Housing Units	291	1,386	2,925
2021 Total Housing Units	4,677	24,795	46,302
2021 Owner Occupied Housing Units	2,814	13,929	25,406
2021 Renter Occupied Housing Units	1,562	9,410	17,801
2021 Vacant Housing Units	301	1,456	3,095
<b>Data for all businesses in area</b>			
Total Businesses:	429	1,611	3,313
Total Employees:	5,169	22,127	49,032
Total Residential Population:	10,148	52,448	98,336
Employee/Residential Population Ratio:	0.510:1	0.420:1	0.500:1

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.