

**For Lease**

**2512 NE Vivion Road, Kansas City, MO 64118**



- **1,587 & 1,400 +/- SF Available**
- **Recently Redeveloped Center**
- **Great Visibility on Busy Intersection**
- **Exposure to More Than 40,000 Cars/Day**
- **Across from Redeveloped Antioch Crossing, Wal-Mart Grocery, and Many More Retailers.**

**BYRAM REAL ESTATE**

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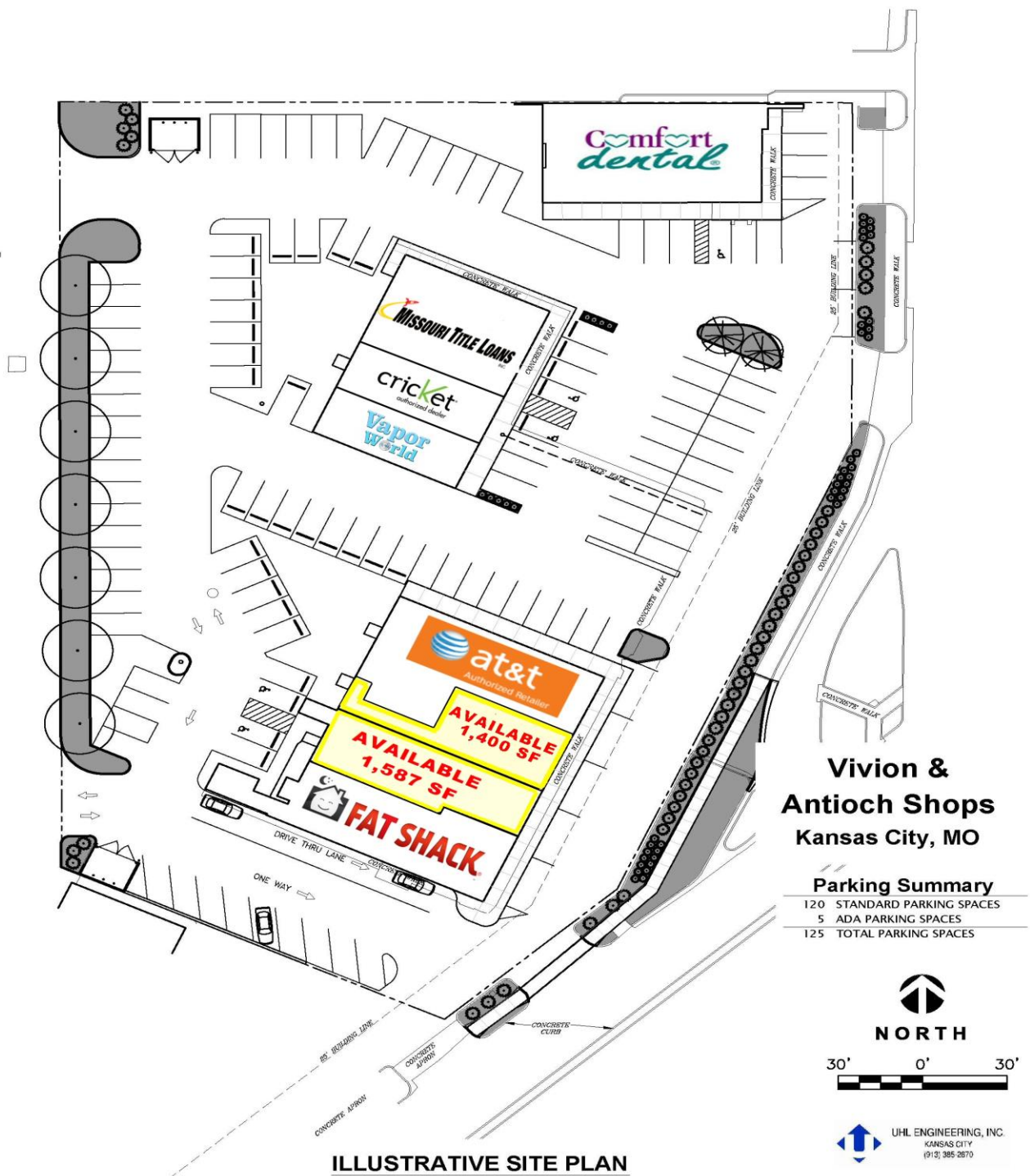


Vivion Road - 15, 414 Cars/Day

Antioch Road - 24,335 +/- Cars/Day



New KCATA  
Redevelopment  
Coming Soon



**Vivion & Antioch Shops  
Kansas City, MO**

**Parking Summary**

120	STANDARD PARKING SPACES
5	ADA PARKING SPACES
125	TOTAL PARKING SPACES

**ILLUSTRATIVE SITE PLAN**

MAY 2015

ALL MEASUREMENTS ARE APPROXIMATE  
NOT TO SCALE

UHL ENGINEERING, INC  
KANSAS CITY  
(913) 385 2870



## Executive Summary Report

2510 NE Vivion Rd, Kansas City, Missouri, 64118  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.18549  
Longitude: -94.55016

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,905	73,306	117,759
2010 Population	9,276	73,236	124,919
2016 Population	10,059	80,704	138,269
2021 Population	10,538	84,751	146,053
2000-2010 Annual Rate	-0.65%	-0.01%	0.59%
2010-2016 Annual Rate	0.88%	1.06%	1.10%
2016-2021 Annual Rate	0.93%	0.98%	1.10%
2016 Male Population	48.1%	48.5%	48.9%
2016 Female Population	51.9%	51.5%	51.1%
2016 Median Age	39.6	39.0	38.4
<b>Households</b>			
2000 Households	4,352	31,579	49,321
2010 Households	4,097	31,690	52,510
2016 Total Households	4,416	34,876	58,051
2021 Total Households	4,618	36,622	61,308
2000-2010 Annual Rate	-0.60%	0.04%	0.63%
2010-2016 Annual Rate	0.81%	1.04%	1.09%
2016-2021 Annual Rate	0.90%	0.98%	1.10%
2016 Average Household Size	2.28	2.31	2.37
<b>Median Household Income</b>			
2016 Median Household Income	\$52,252	\$54,638	\$58,558
2021 Median Household Income	\$57,399	\$60,668	\$66,533
2016-2021 Annual Rate	1.90%	2.12%	2.59%
<b>Average Household Income</b>			
2016 Average Household Income	\$65,200	\$74,221	\$78,706
2021 Average Household Income	\$75,468	\$84,270	\$90,164
2016-2021 Annual Rate	2.97%	2.57%	2.76%
<b>Housing</b>			
2000 Total Housing Units	4,488	33,098	51,761
2000 Owner Occupied Housing Units	2,994	19,718	31,584
2000 Renter Occupied Housing Units	1,358	11,861	17,737
2000 Vacant Housing Units	136	1,519	2,440
2010 Total Housing Units	4,485	34,533	57,084
2010 Owner Occupied Housing Units	2,830	19,402	32,998
2010 Renter Occupied Housing Units	1,267	12,288	19,512
2010 Vacant Housing Units	388	2,843	4,574
2016 Total Housing Units	4,754	37,405	61,971
2016 Owner Occupied Housing Units	2,822	18,963	33,145
2016 Renter Occupied Housing Units	1,593	15,913	24,906
2016 Vacant Housing Units	338	2,529	3,920
2021 Total Housing Units	4,958	39,170	65,276
2021 Owner Occupied Housing Units	2,991	20,156	35,459
2021 Renter Occupied Housing Units	1,627	16,466	25,850
2021 Vacant Housing Units	340	2,548	3,968
<b>Data for all businesses in area</b>			
Total Businesses:	229	1,945	4,954
Total Employees:	1,891	39,174	102,745
Total Residential Population:	10,059	80,704	138,269
Employee/Residential Population Ratio:	0.190:1	0.490:1	0.740:1

**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.