



# HIGH END WALDO OFFICE SPACE

7208 Wornall Road, Kansas City, Missouri



**LEASE RATE: \$22/SF FULL SERVICE GROSS | 3,000+/- SF SPACE**

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,651	101,828	246,063
Avg. Household Income	\$168,077	\$157,189	\$123,821

- Recently renovated office space
- Opportunity for signage in the heart of Waldo
- Across from Quik Trip, Sutherlands and more
- Eight offices, conference room, and storage



**CLICK HERE TO VIEW MORE LISTING INFORMATION**

For More Information Contact:

**CARSON ST. CLAIR | 816.412.7342 | [cstclair@blockandco.com](mailto:cstclair@blockandco.com)**

*Exclusive Agent*





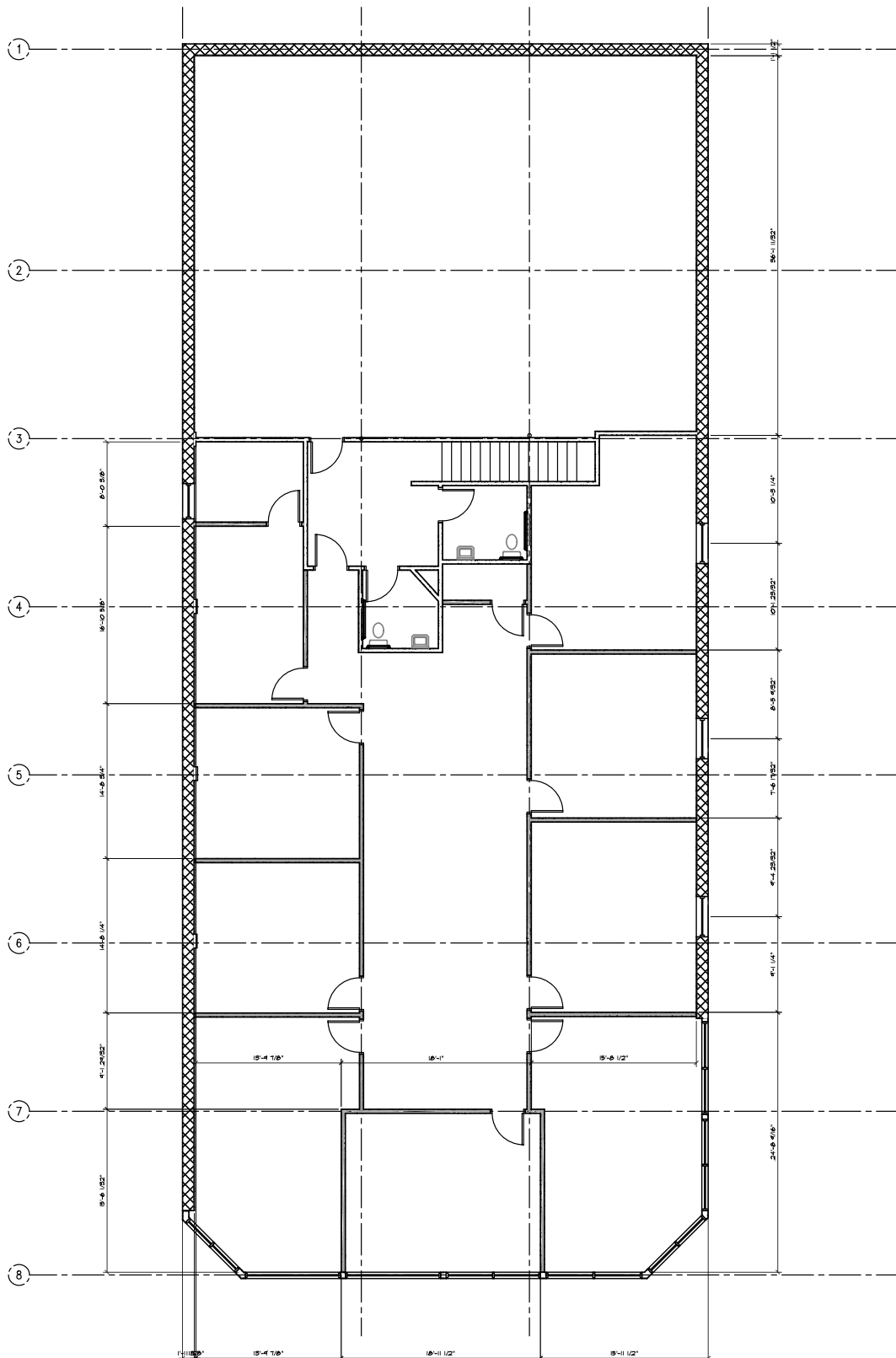
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## INTERIOR PHOTOS



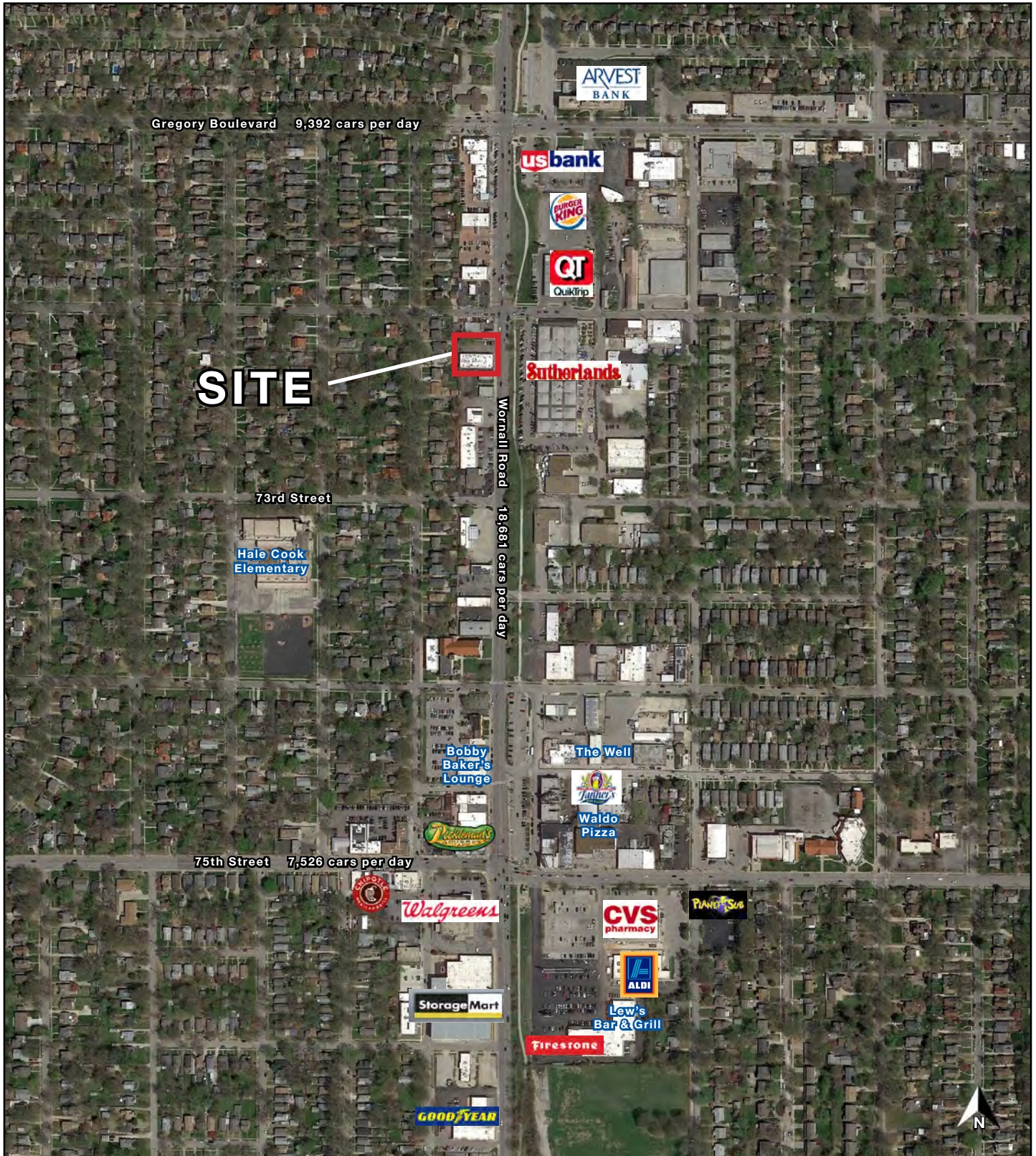
## OFFICE PLAN



## DRONE PHOTOS



## AERIAL



## INTERIOR PHOTOS

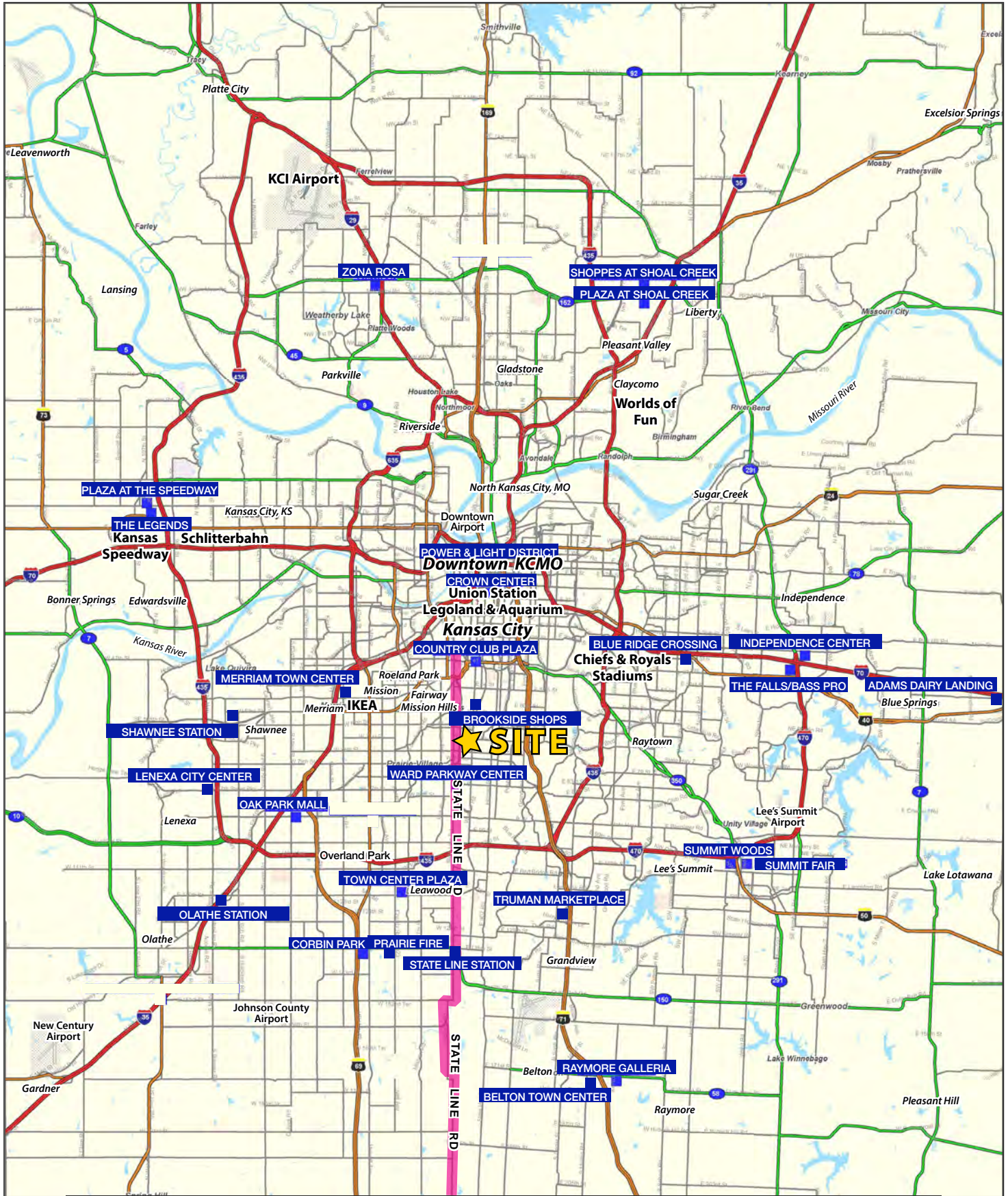
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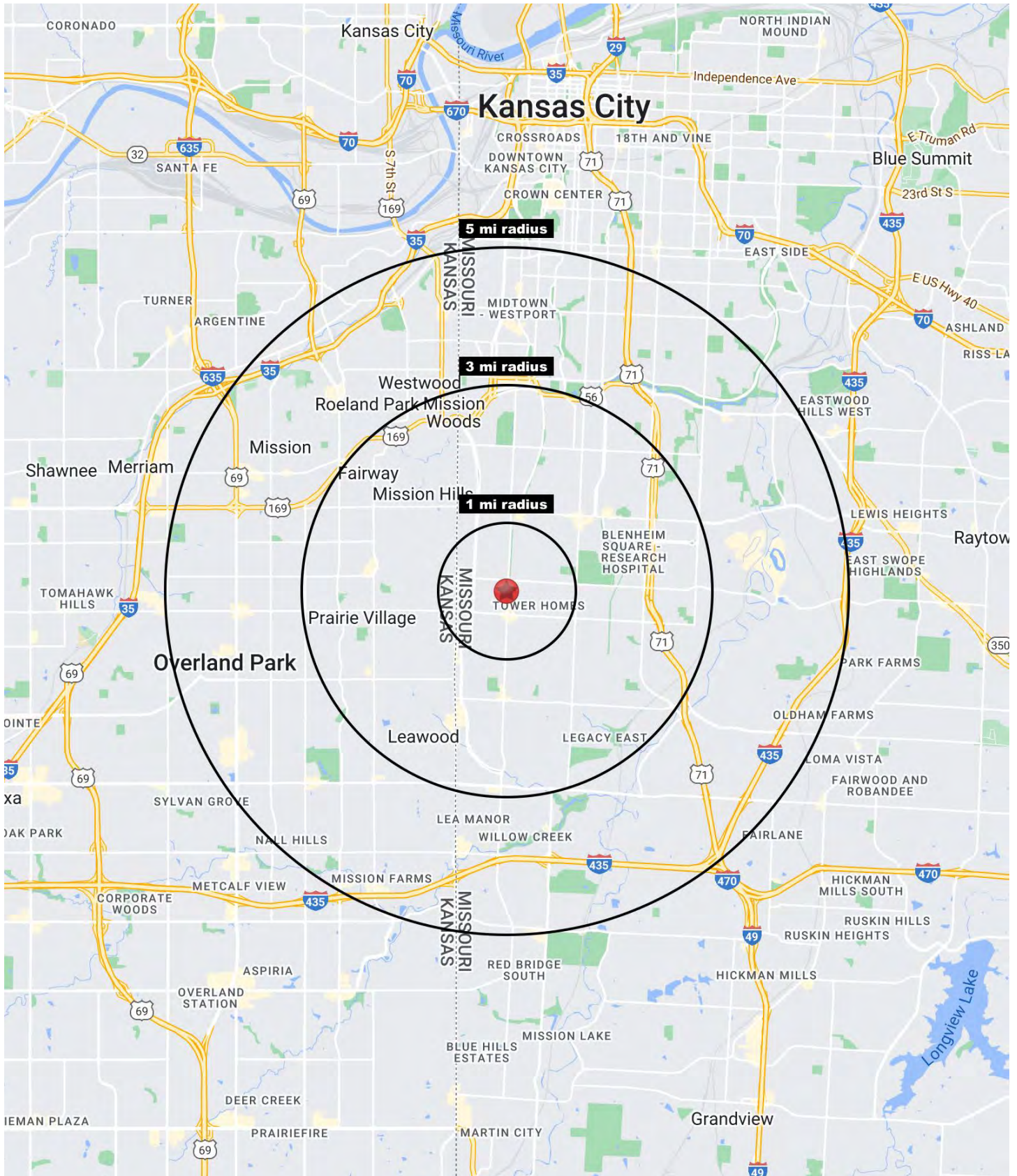
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7208 Wornall Road Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	14,651	101,828	246,063
2028 Projected Population	14,242	98,528	241,461
2020 Census Population	15,907	102,701	243,021
2010 Census Population	15,435	99,095	233,912
Projected Annual Growth 2023 to 2028	-0.6%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2023	-0.4%	0.2%	0.4%
2023 Median Age	38.7	39.6	39.5
<b>Households</b>			
2023 Estimated Households	7,083	44,387	113,931
2028 Projected Households	6,779	42,376	110,917
2020 Census Households	7,549	45,099	112,639
2010 Census Households	7,230	43,592	107,968
Projected Annual Growth 2023 to 2028	-0.9%	-0.9%	-0.5%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	85.2%	66.1%	64.8%
2023 Estimated Black or African American	7.3%	24.5%	23.4%
2023 Estimated Asian or Pacific Islander	1.8%	3.6%	3.3%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2023 Estimated Other Races	5.5%	5.5%	8.2%
2023 Estimated Hispanic	5.0%	4.6%	8.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$168,077	\$157,189	\$123,821
2023 Estimated Median Household Income	\$122,397	\$106,948	\$89,680
2023 Estimated Per Capita Income	\$81,283	\$68,663	\$57,472
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.3%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.1%	3.6%	3.6%
2023 Estimated High School Graduate	9.7%	16.0%	18.3%
2023 Estimated Some College	13.7%	16.4%	17.9%
2023 Estimated Associates Degree Only	4.7%	5.3%	5.9%
2023 Estimated Bachelors Degree Only	39.5%	32.5%	30.9%
2023 Estimated Graduate Degree	30.8%	24.9%	21.6%
<b>Business</b>			
2023 Estimated Total Businesses	816	4,502	12,060
2023 Estimated Total Employees	5,617	44,308	135,144
2023 Estimated Employee Population per Business	6.9	9.8	11.2
2023 Estimated Residential Population per Business	18.0	22.6	20.4

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