



# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri



Linwood Square West



## Lease Rate: \$14-\$18/SF NNN | 7,800 SF End Cap Space

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,259	117,710	227,318
Avg. Household Income	\$48,446	\$60,922	\$72,139

- 7,800 SF north end cap space available
- Newly redeveloped shopping center
- Join Citi Trends, Sun Fresh Grocery, Arvest Bank, Rainbow Fashion, Pizza Hut, Wingstop and many more
- Located in the heart of fast growing redevelopment corridor
- Excellent location with easy access, high visibility, and great parking

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*  
DARREN SIEGEL | 816.412.7377 | [dsiegel@blockandco.com](mailto:dsiegel@blockandco.com)  
DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

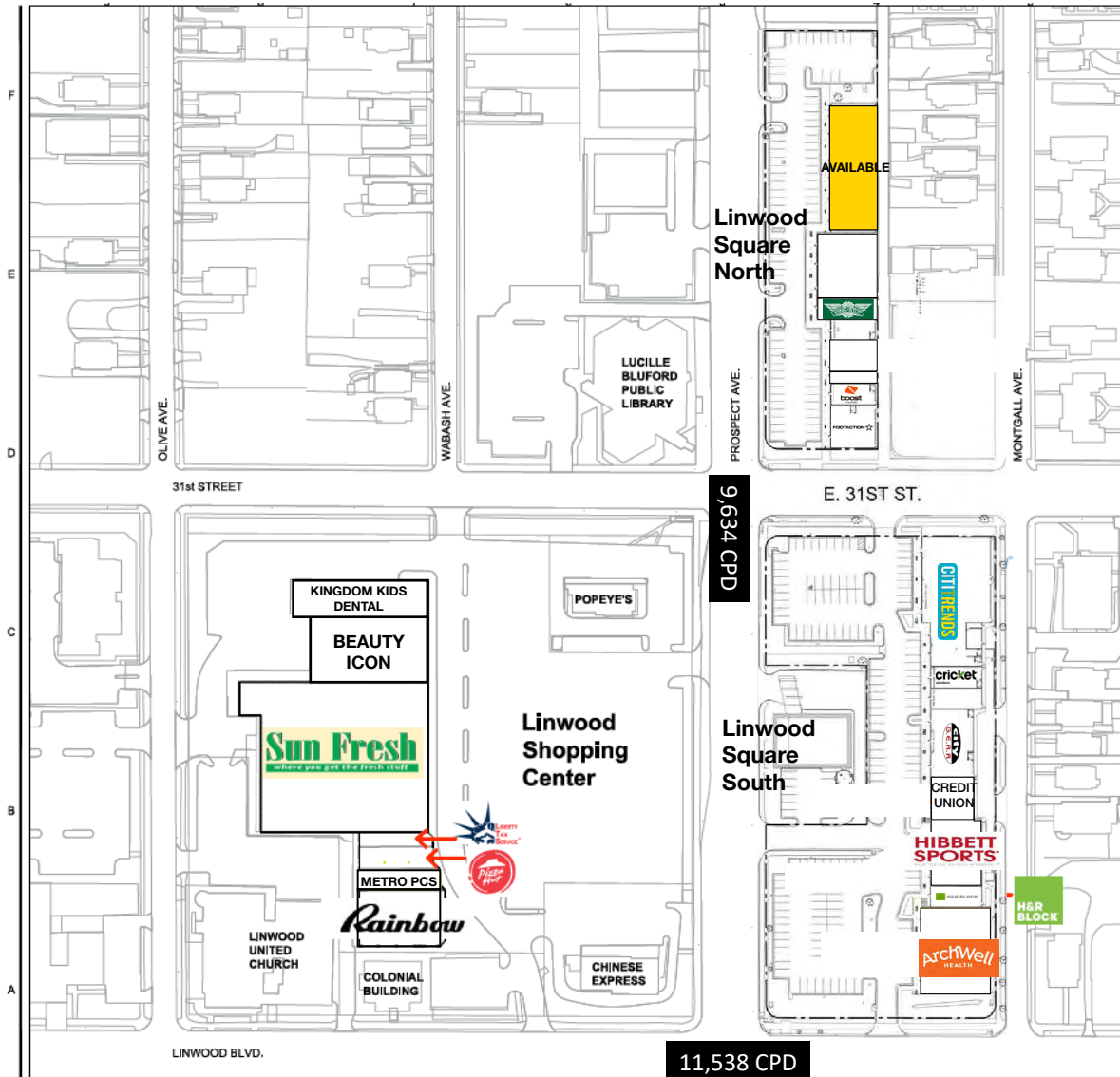


All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri

## PLAN



### Linwood Shopping District Lease Space

#### Linwood Shopping Center

Name	SF	Address
Kingdom Kids Dental	6,080 SF	3102 Prospect Ave.
Beauty Icon	8,450 SF	3106 Prospect Ave.
Sun Fresh	38,000 SF	3110 Prospect Ave.
Liberty Tax	1,442 SF	3114 Prospect Ave.
Pizza Hut	2,166 SF	3116 Prospect Ave.
Metro PCS	2,320 SF	3118 Prospect Ave.
Rainbow Fashion	6,323 SF	3102 Prospect Ave.
<b>TOTAL</b>	<b>64,781 SF</b>	

#### Linwood Square North

Name	SF	Address
AVAILABLE	7,800 SF	3017-3025 Prospect Ave.
Hope Family Care	3,587 SF	3027 Prospect Ave.
Wingstop	1,523 SF	3029 Prospect Ave.
Heavenly Hands	1,308 SF	3033 Prospect Ave.
Brotherman Clothing	1,820 SF	3035 Prospect Ave.
T-Shirt Shop	780 SF	3037 Prospect Ave.
Boost Mobile	1,313 SF	3039 Prospect Ave.
Convenience Store	2,613 SF	3041 Prospect Ave.
<b>TOTAL</b>	<b>20,721 SF</b>	

#### Linwood Square South

Name	SF	Address
Citi Trends	9,859 SF	3101 Prospect Ave.
Cricket Wireless	1,375 SF	3111 Prospect Ave.
CitiGear	6,966 SF	3115 Prospect Ave.
Credit Union	3,750 SF	3121-3125 Prospect Ave.
Hibbett Sports	4,425 SF	3127-3131 Prospect Ave.
H&R Block	1,500 SF	3133 Prospect Ave.
Archwell Health	8,000 SF	3135 Prospect Ave.
<b>TOTAL</b>	<b>35,875 SF</b>	





# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri

## DRONE PHOTOS







# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri

## LINWOOD SHOPPING CENTER







# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri

## LINWOOD SQUARE NORTH







# LINWOOD SHOPPING CENTER

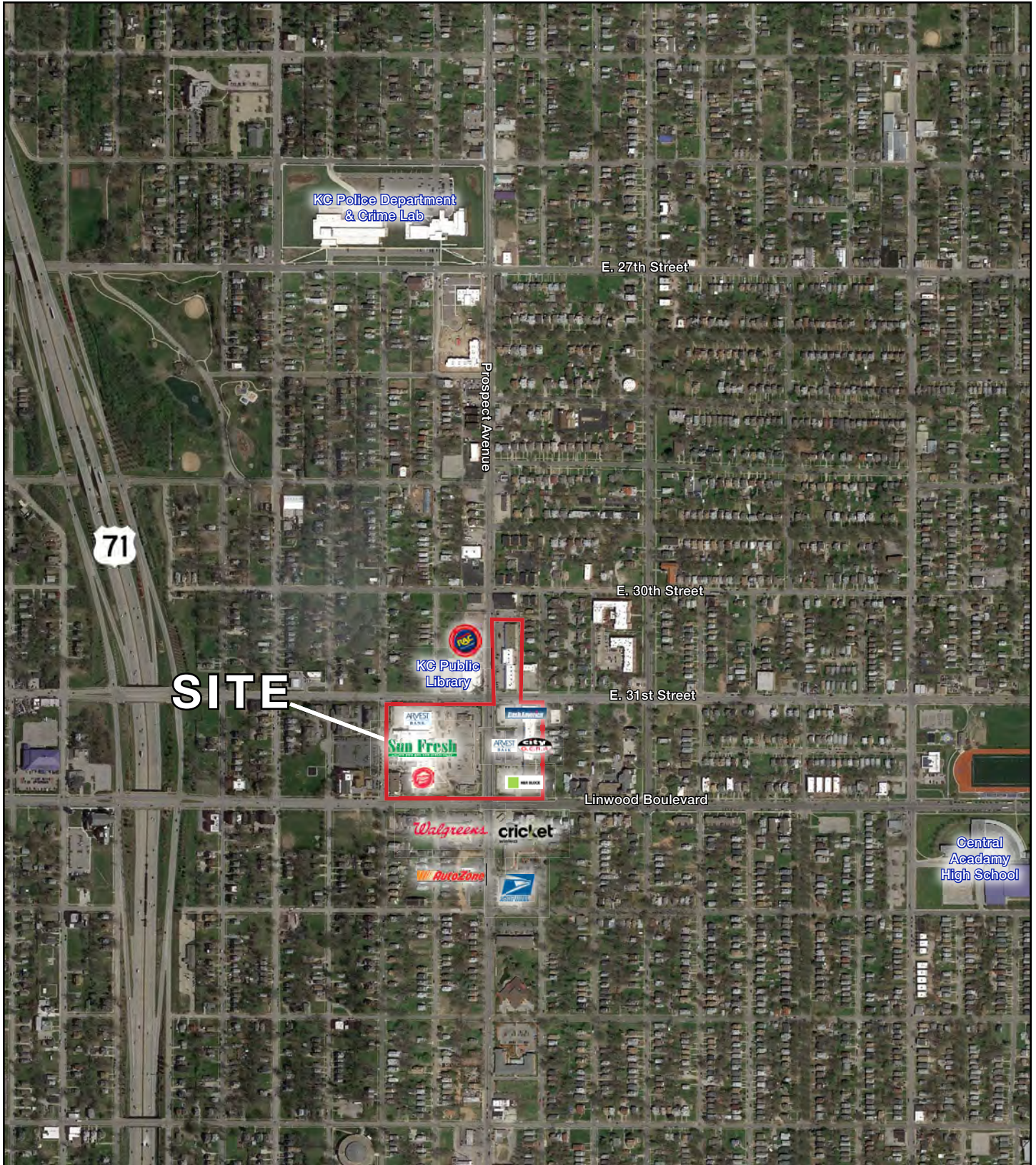
31st & Prospect Avenue, Kansas City, Missouri

## LINWOOD SQUARE SOUTH





## AERIAL

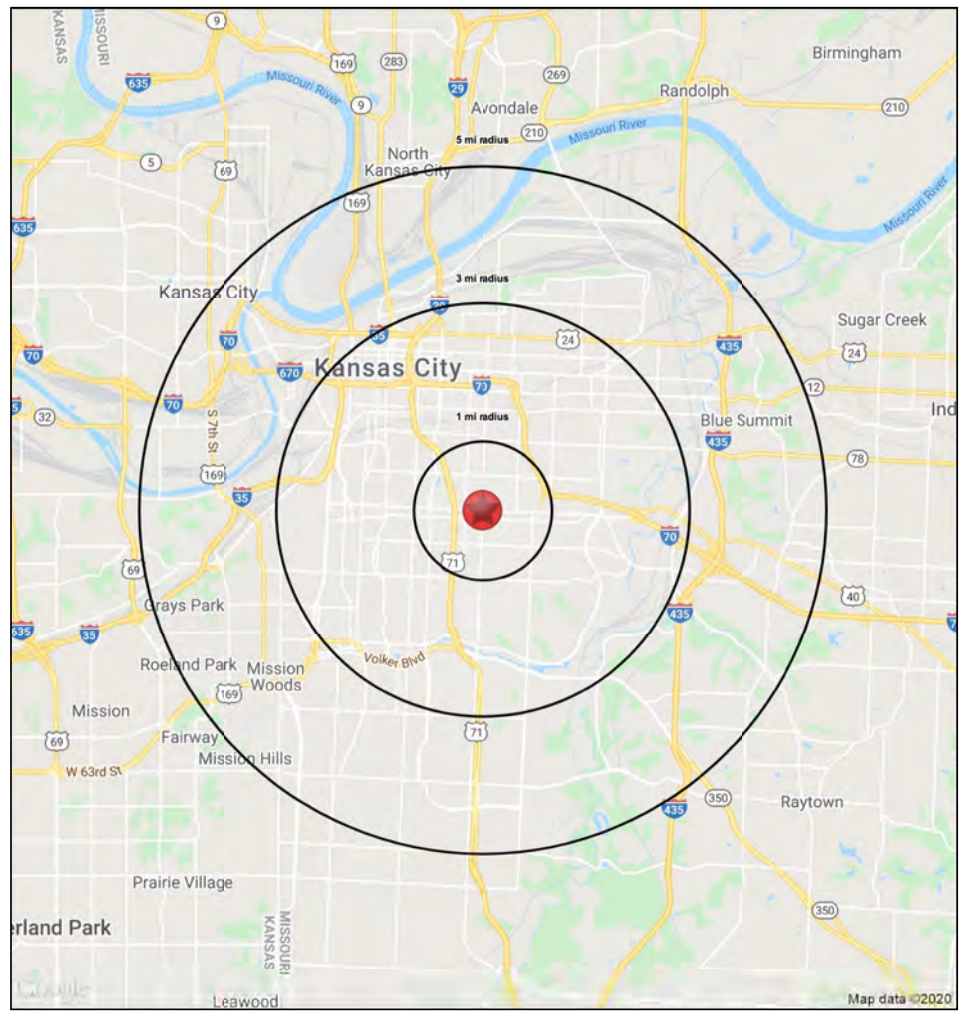
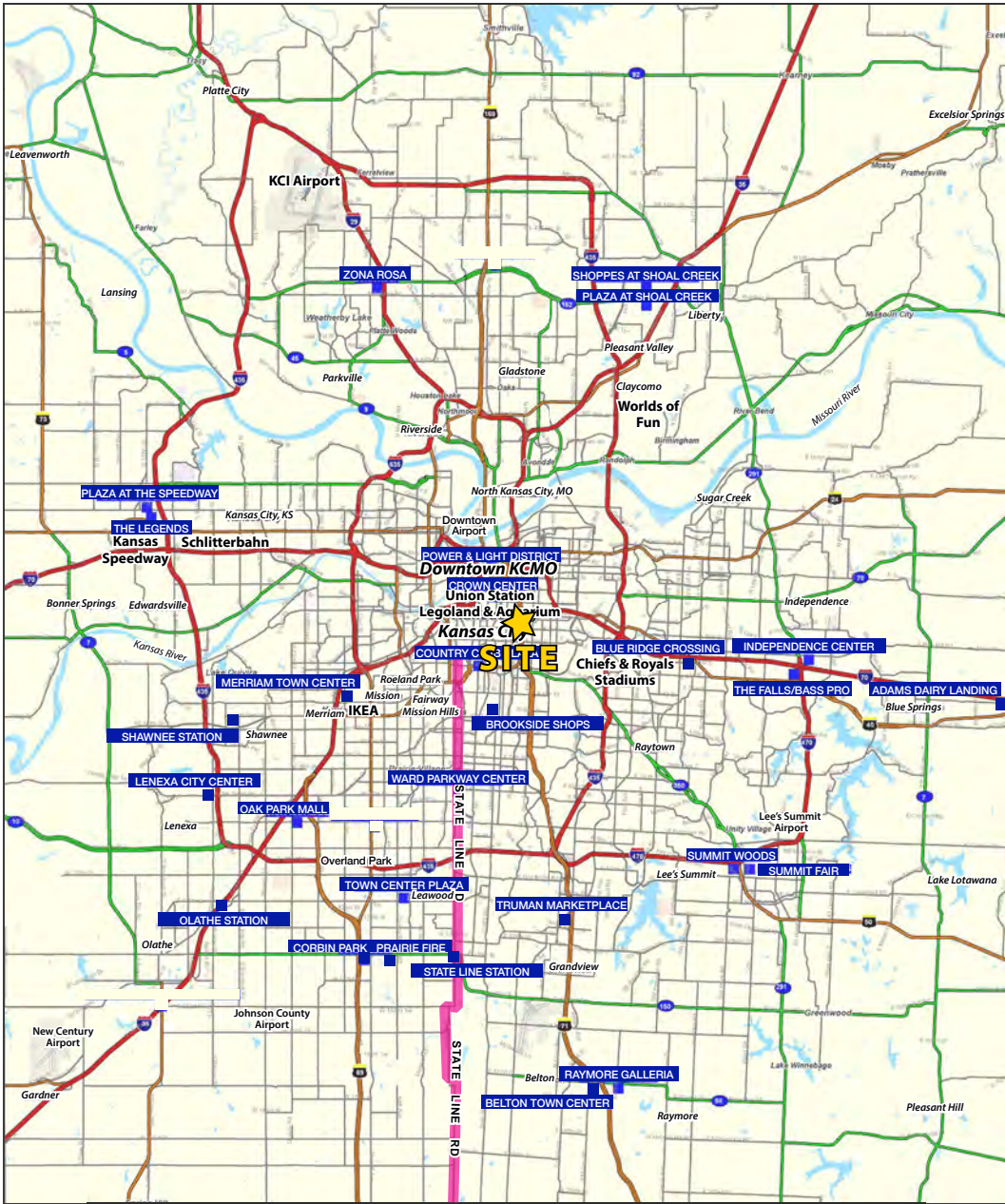






# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri







# LINWOOD SHOPPING CENTER

31st & Prospect Avenue, Kansas City, Missouri

3017-3135 Prospect Avenue Kansas City, MO 64128	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	13,259	117,710	227,318
2027 Projected Population	13,337	120,057	231,040
2020 Census Population	13,281	117,065	224,066
2010 Census Population	13,444	110,815	212,159
Projected Annual Growth 2022 to 2027	0.1%	0.4%	0.3%
Historical Annual Growth 2010 to 2022	-0.1%	0.5%	0.6%
2022 Median Age	35.3	35.1	35.4
<b>Households</b>			
2022 Estimated Households	5,480	53,911	98,886
2027 Projected Households	5,499	54,993	100,418
2020 Census Households	5,499	53,691	98,370
2010 Census Households	5,491	48,313	90,075
Projected Annual Growth 2022 to 2027	-	0.4%	0.3%
Historical Annual Growth 2010 to 2022	-	1.0%	0.8%
<b>Race and Ethnicity</b>			
2022 Estimated White	17.8%	38.7%	45.0%
2022 Estimated Black or African American	65.1%	36.6%	29.3%
2022 Estimated Asian or Pacific Islander	1.3%	4.4%	4.2%
2022 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2022 Estimated Other Races	15.1%	19.5%	20.7%
2022 Estimated Hispanic	12.5%	19.1%	21.0%
<b>Income</b>			
2022 Estimated Average Household Income	\$48,446	\$60,922	\$72,139
2022 Estimated Median Household Income	\$34,456	\$46,557	\$53,597
2022 Estimated Per Capita Income	\$20,195	\$28,299	\$31,682
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.2%	5.4%	5.7%
2022 Estimated Some High School (Grade Level 9 to 11)	13.1%	9.4%	8.4%
2022 Estimated High School Graduate	38.3%	27.9%	26.1%
2022 Estimated Some College	24.8%	19.4%	19.1%
2022 Estimated Associates Degree Only	7.1%	5.9%	5.7%
2022 Estimated Bachelors Degree Only	9.1%	19.0%	20.6%
2022 Estimated Graduate Degree	3.5%	12.9%	14.4%
<b>Business</b>			
2022 Estimated Total Businesses	388	7,518	12,959
2022 Estimated Total Employees	3,667	162,638	251,689
2022 Estimated Employee Population per Business	9.5	21.6	19.4
2022 Estimated Residential Population per Business	34.2	15.7	17.5

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

