



ROELAND PARK CITY HALL OFFICE SUITE

4600 W. 51st Street, Roeland Park, Kansas



LEASE RATE: \$17.75/SF FSG | 2,129 SF SPACE AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	12,932	96,152	262,455
Avg. Household Income	\$90,389	\$109,832	\$93,651

- Move-in ready suite
- Access to commons, restrooms and dining/break room
- Minutes to I-35 and 69 Hwy
- Close proximity to many restaurants and retailers
- 24 hour key card access to building and suite
- Solar energized building and free electric vehicle charging on site
- Abundant parking and car port cover for half of available parking
- Video surveillance and 24 hour police presence

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

For More Information Contact: *Exclusive Agent*
PAUL MASSALI | 816.412.7409 | pmassali@blockandco.com



PHOTOS



FLOOR PLAN



Suite finishes are in as new condition

An abundance of natural lights is afforded throughout the suite, lobby and break room

All doors employ a convenient programmable pass card system

Custodian services inclusive of trash collection and vacuuming provided with lease

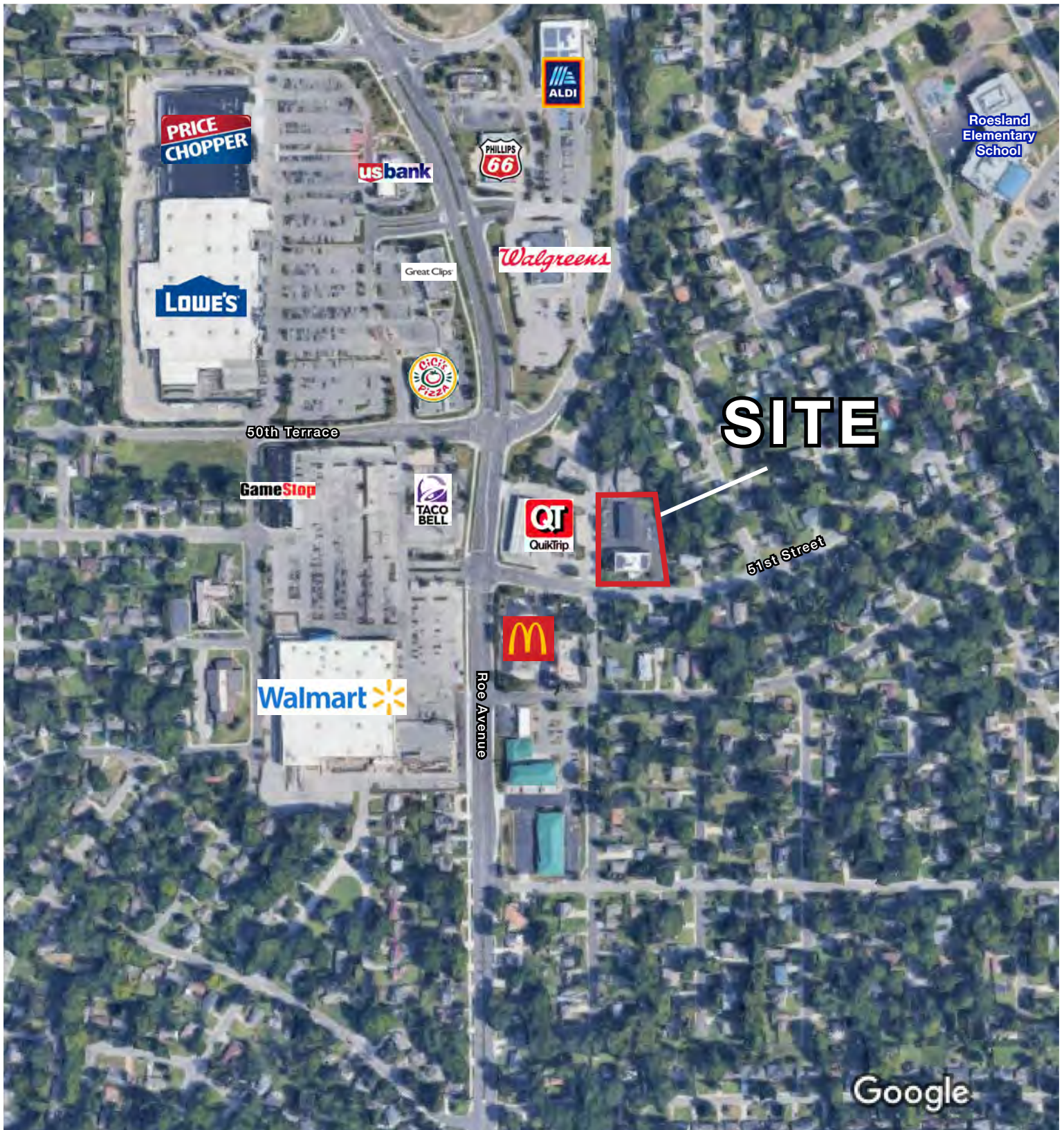
Fiber service is available to the suite, Telecom services are the only utility fee tenant is responsible for

The area shown as "Copy" above is a walk in safe for additional security

Restrooms and break area with dining table/chairs, sink, microwave and refrigerator are located adjacent to the suite

Restrooms saw remodeling in 2021 to private unisex layout incorporating touch free fixtures

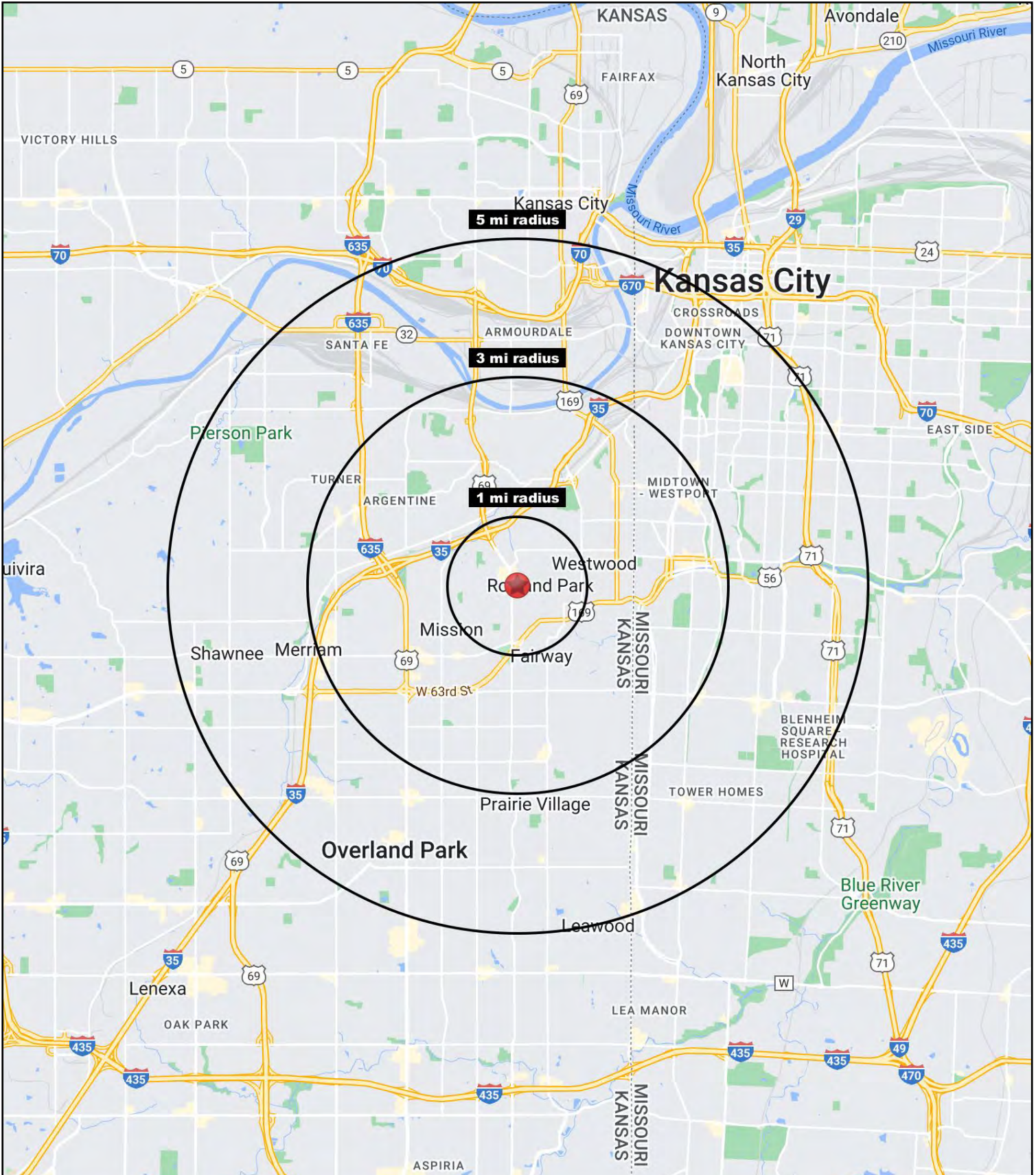
AERIAL





ROELAND PARK CITY HALL OFFICE SUITE

4600 W. 51st Street, Roeland Park, Kansas





ROELAND PARK CITY HALL OFFICE SUITE

4600 W. 51st Street, Roeland Park, Kansas

4600 W. 51st Street Roeland Park, KS 66205	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,932	96,152	262,455
2026 Projected Population	12,878	96,615	265,090
2020 Census Population	12,688	95,463	262,298
2010 Census Population	12,506	92,771	250,600
Projected Annual Growth 2021 to 2026	-	-	0.2%
Historical Annual Growth 2010 to 2021	0.3%	0.3%	0.4%
2021 Median Age	34.8	37.2	37.0
Households			
2021 Estimated Households	5,811	45,015	117,509
2026 Projected Households	5,904	46,087	120,987
2020 Census Households	5,716	44,782	117,272
2010 Census Households	5,593	43,290	111,122
Projected Annual Growth 2021 to 2026	0.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2021	0.4%	0.4%	0.5%
Race and Ethnicity			
2021 Estimated White	70.2%	70.9%	61.1%
2021 Estimated Black or African American	5.7%	6.8%	15.9%
2021 Estimated Asian or Pacific Islander	2.7%	4.6%	4.1%
2021 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2021 Estimated Other Races	20.6%	17.1%	18.2%
2021 Estimated Hispanic	22.4%	17.4%	18.4%
Income			
2021 Estimated Average Household Income	\$90,389	\$109,832	\$93,651
2021 Estimated Median Household Income	\$79,000	\$83,839	\$72,320
2021 Estimated Per Capita Income	\$40,619	\$51,523	\$42,093
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.2%	3.6%
2021 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.9%	5.5%
2021 Estimated High School Graduate	17.4%	16.2%	20.6%
2021 Estimated Some College	20.7%	16.7%	18.1%
2021 Estimated Associates Degree Only	6.3%	6.3%	6.5%
2021 Estimated Bachelors Degree Only	31.4%	32.3%	27.5%
2021 Estimated Graduate Degree	18.6%	22.5%	18.2%
Business			
2021 Estimated Total Businesses	328	4,904	12,986
2021 Estimated Total Employees	4,367	70,159	186,333
2021 Estimated Employee Population per Business	13.3	14.3	14.3
2021 Estimated Residential Population per Business	39.4	19.6	20.2

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

