



FREESTANDING OFFICE/SERVICE BUILDING

11240 Hickman Mills Drive, Kansas City, Missouri



SALE PRICE: \$400,000 | 2,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,025	52,349	119,730
Avg. Household Income	\$80,635	\$84,486	\$97,114

- 2,000 SF freestanding office
- 46,019 SF fenced lot
- Office recently remodeled
- Great access to Interstate 49
- Perfect for Contractor, Lawn and Landscape, Roofing Company, etc.

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

For More Information Contact: *Exclusive Agent*
WILL SANDERS | 816.412.7311 | wsanders@blockandco.com

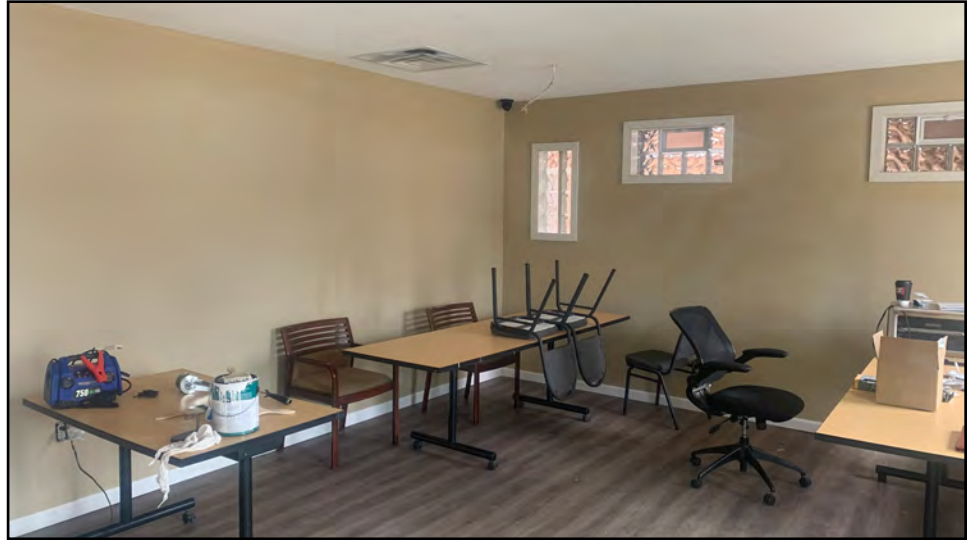




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PHOTOS

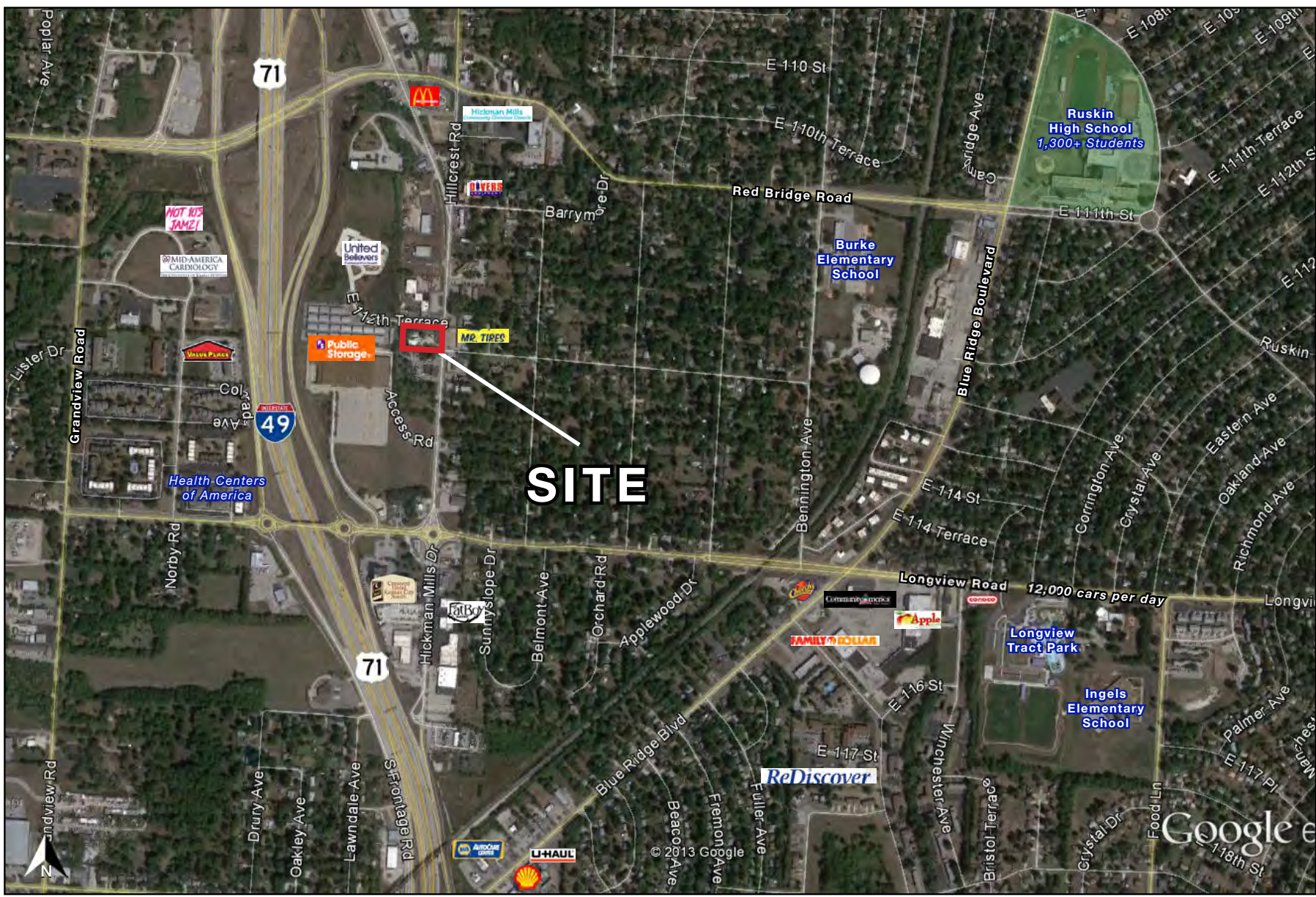




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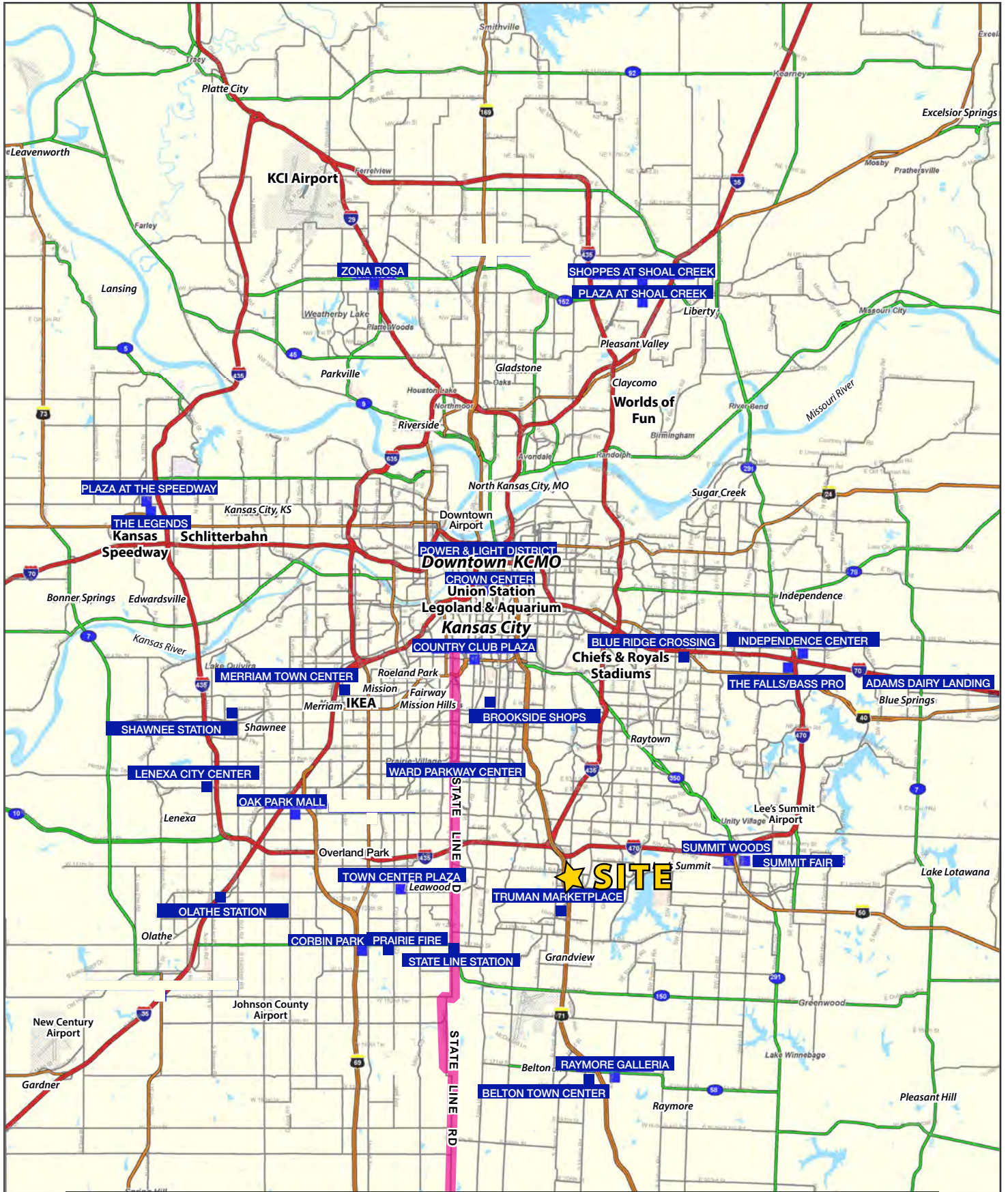
AERIAL





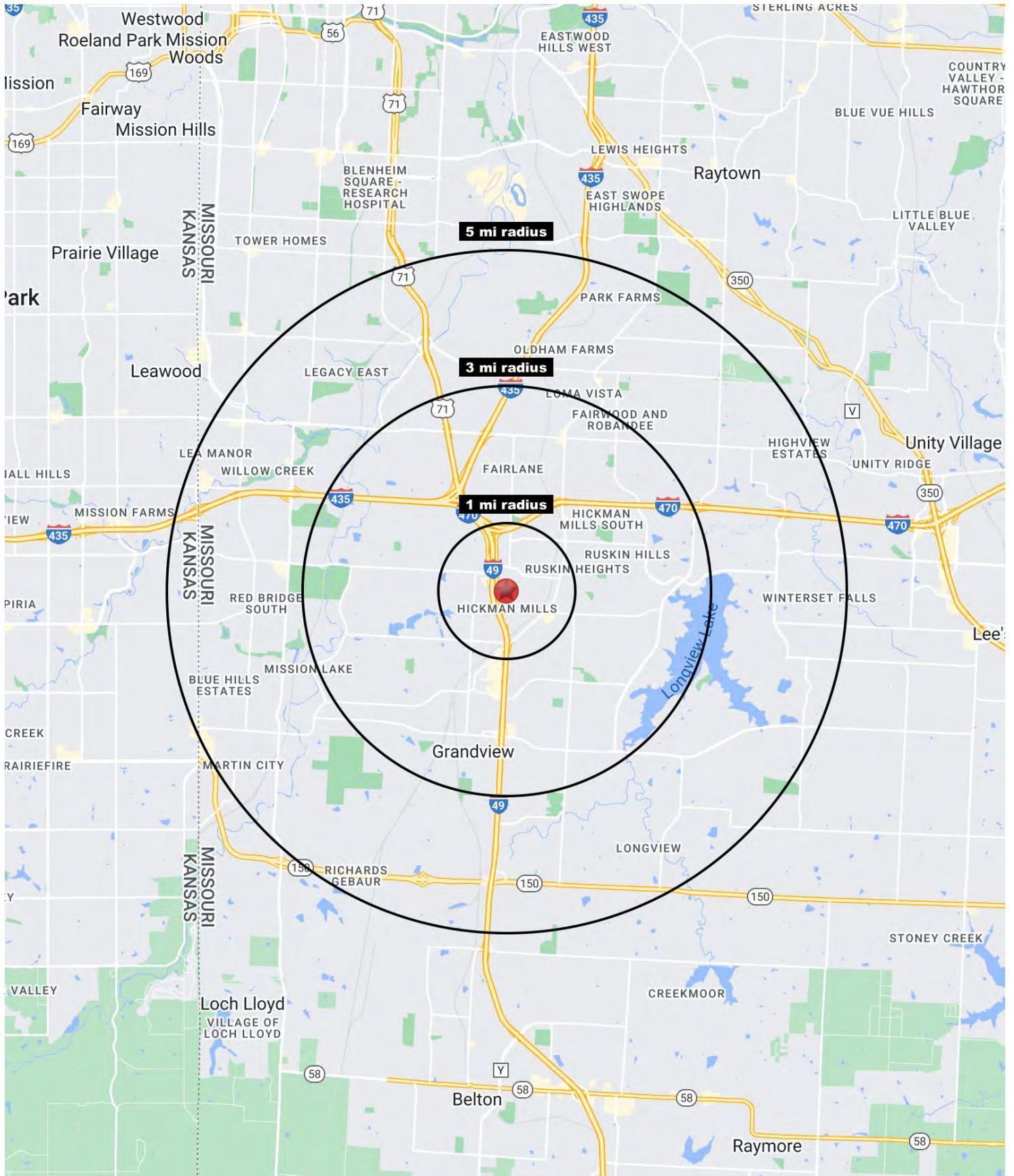
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11240 Hickman Mills Drive Kansas City, MO 64134	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,025	52,349	119,730
2028 Projected Population	7,536	49,556	117,958
2020 Census Population	8,277	53,589	122,044
2010 Census Population	7,974	52,165	116,518
Projected Annual Growth 2023 to 2028	-1.2%	-1.1%	-0.3%
Historical Annual Growth 2010 to 2023	-	-	0.2%
2023 Median Age	35.3	35.5	37.8
Households			
2023 Estimated Households	3,387	20,711	50,617
2028 Projected Households	3,128	19,276	49,031
2020 Census Households	3,506	21,280	50,751
2010 Census Households	3,309	20,363	47,737
Projected Annual Growth 2023 to 2028	-1.5%	-1.4%	-0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.5%
Race and Ethnicity			
2023 Estimated White	43.7%	43.4%	51.5%
2023 Estimated Black or African American	44.9%	43.6%	36.8%
2023 Estimated Asian or Pacific Islander	1.7%	2.2%	2.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2023 Estimated Other Races	9.3%	10.3%	8.8%
2023 Estimated Hispanic	8.5%	9.4%	8.0%
Income			
2023 Estimated Average Household Income	\$80,635	\$84,486	\$97,114
2023 Estimated Median Household Income	\$51,376	\$58,301	\$67,713
2023 Estimated Per Capita Income	\$34,057	\$33,504	\$41,141
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.7%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.4%	4.9%
2023 Estimated High School Graduate	31.7%	30.6%	26.6%
2023 Estimated Some College	23.2%	26.2%	24.5%
2023 Estimated Associates Degree Only	9.0%	8.1%	7.8%
2023 Estimated Bachelors Degree Only	19.4%	18.2%	21.7%
2023 Estimated Graduate Degree	9.5%	8.9%	12.4%
Business			
2023 Estimated Total Businesses	339	1,802	4,099
2023 Estimated Total Employees	2,633	17,677	48,053
2023 Estimated Employee Population per Business	7.8	9.8	11.7
2023 Estimated Residential Population per Business	23.7	29.0	29.2

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