



# RETAIL BUILDING FOR SALE

5911 NW Barry Road Kansas City, Missouri



## CONTACT AGENT FOR PRICING | 5,444 SF ON 0.69 ACRE

### DEMOGRAPHICS

| Drive Time            | 5 min     | 10 min    | 15 min    |
|-----------------------|-----------|-----------|-----------|
| Estimated Population  | 23,579    | 78,325    | 176,711   |
| Avg. Household Income | \$118,121 | \$115,620 | \$116,998 |

- Open concept show room with several offices and storage area with high ceilings
- Great visibility and access to Barry Road
- Shadowed by St. Luke's Hospital North and Hyvee Grocery Store and surrounded by a multitude of national and regional businesses
- Great Owner/User or Investment Opportunity
- Zoning is B1-1 Neighborhood Business



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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*Exclusive Agents*

## PHOTOS







A detailed hand-drawn floor plan of a building. The plan includes several rooms: OFFICE, CONFERENCE, MODULAR, ELECTRICAL, WAREHOUSE, and multiple FILE ROOMS. Structural elements like columns, walls, and doors are clearly marked. Annotations specify materials such as 'SEALING CONCRETE FLOOR' and 'CARPET IN ALL AREAS UNLESS OTHERWISE NOTED'. Dimensions are provided for various spaces and overall building footprint. A north arrow and scale (1/8" = 1' - 0") are located at the bottom left. The plan is oriented with North at the top.



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## AERIAL



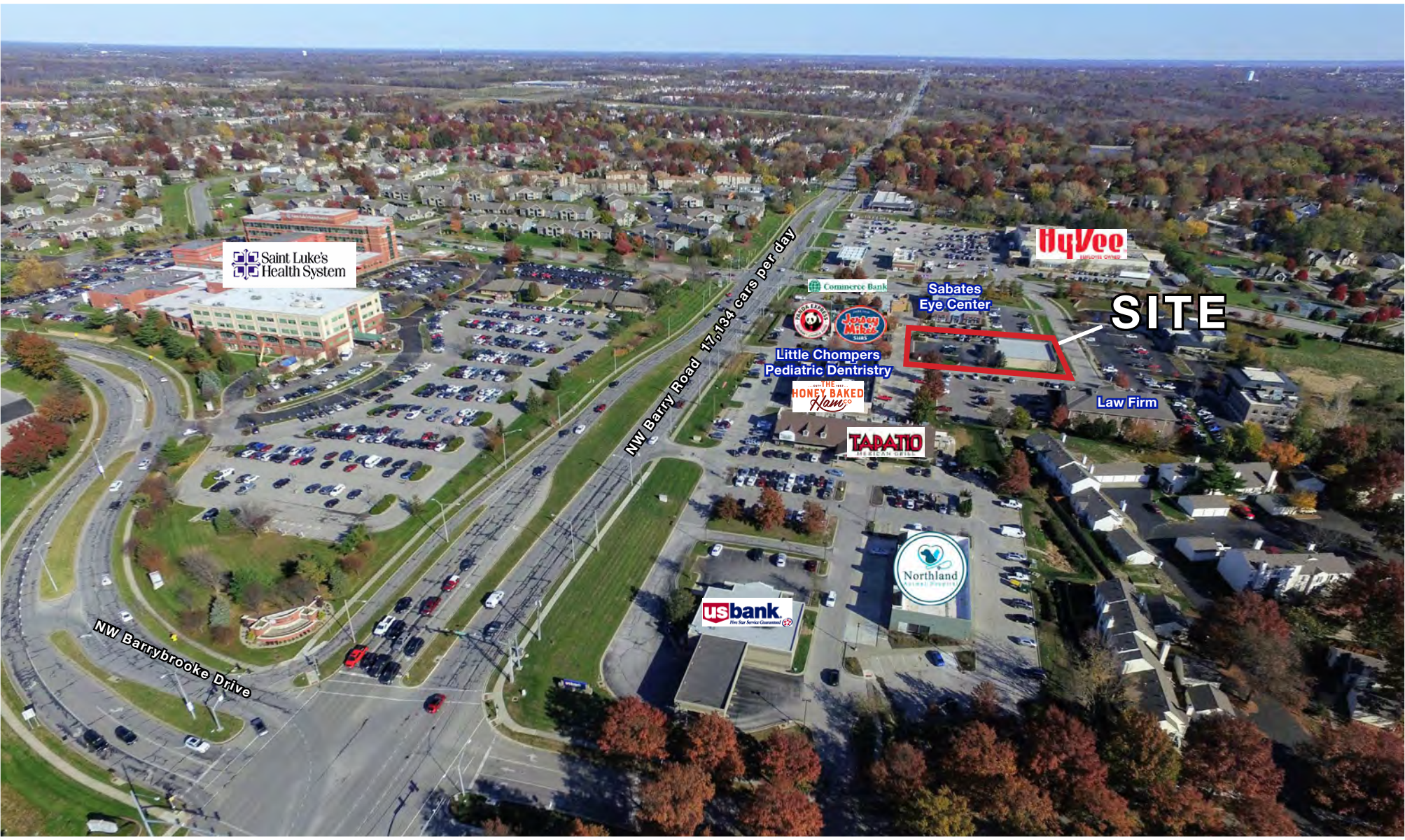




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DRONE AERIAL



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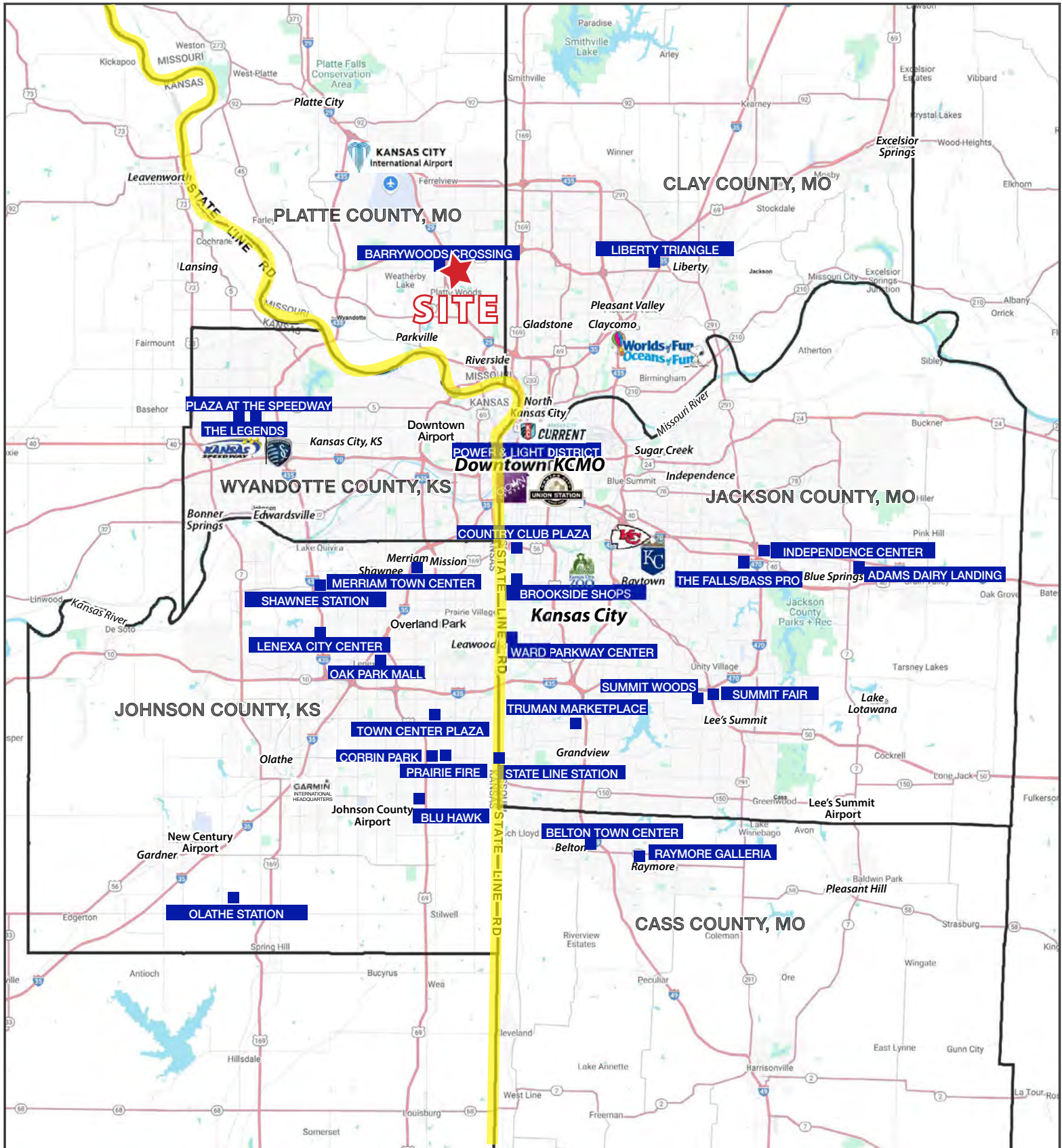
AERIAL





# RETAIL BUILDING FOR SALE

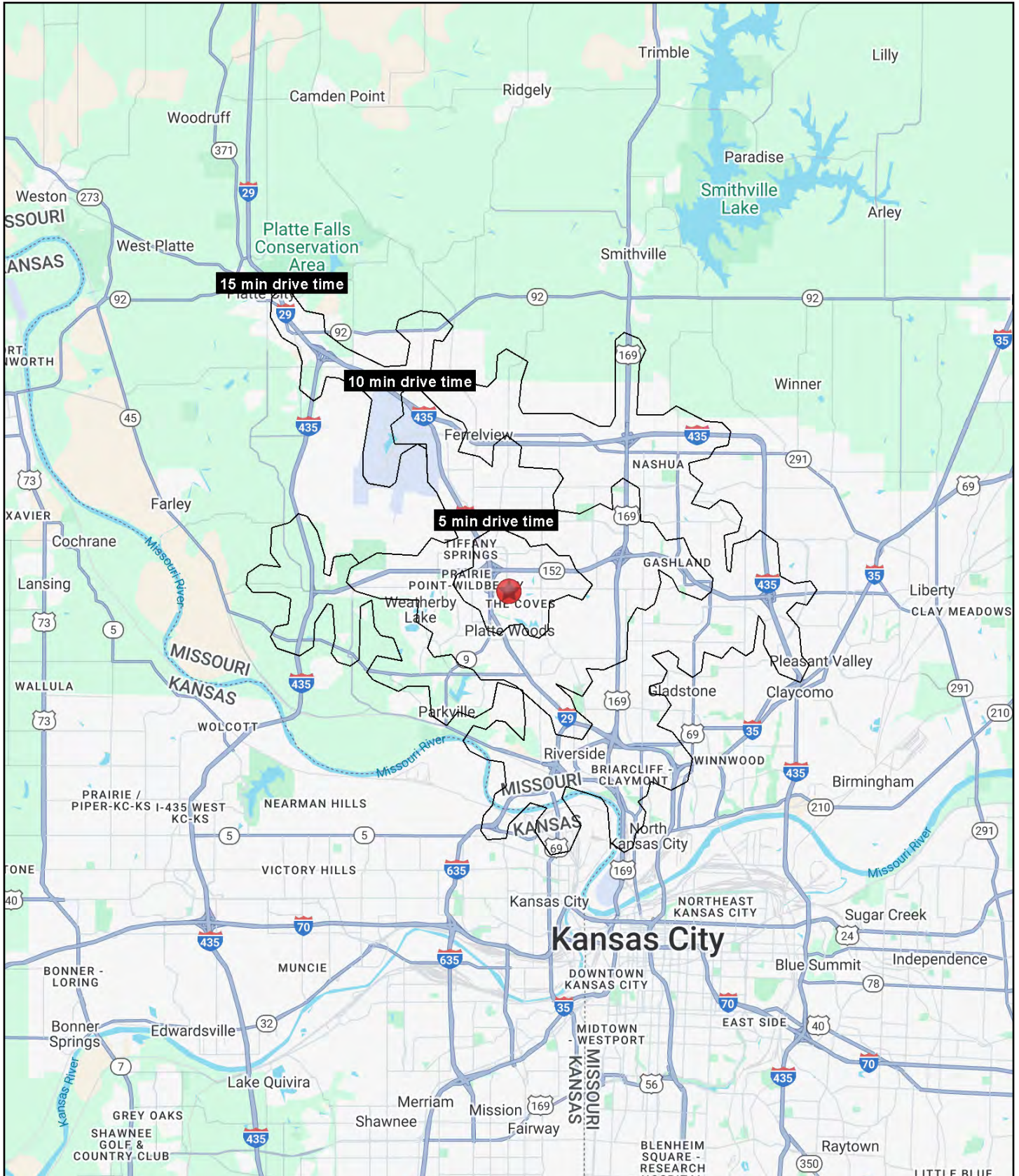
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| 5911 NW Barry Road<br>Kansas City, MO 64154           | 5 min<br>drive time | 10 min<br>drive time | 15 min<br>drive time |
|-------------------------------------------------------|---------------------|----------------------|----------------------|
| <b>Population</b>                                     |                     |                      |                      |
| 2025 Estimated Population                             | 23,579              | 78,325               | 176,711              |
| 2030 Projected Population                             | 24,219              | 81,520               | 182,185              |
| 2020 Census Population                                | 21,184              | 74,061               | 168,128              |
| 2010 Census Population                                | 18,112              | 61,624               | 140,930              |
| Projected Annual Growth 2025 to 2030                  | 0.5%                | 0.8%                 | 0.6%                 |
| Historical Annual Growth 2010 to 2025                 | 2.0%                | 1.8%                 | 1.7%                 |
| 2025 Median Age                                       | 37.1                | 36.6                 | 37.2                 |
| <b>Households</b>                                     |                     |                      |                      |
| 2025 Estimated Households                             | 10,705              | 33,886               | 75,164               |
| 2030 Projected Households                             | 11,322              | 36,217               | 79,383               |
| 2020 Census Households                                | 9,316               | 30,737               | 69,236               |
| 2010 Census Households                                | 8,071               | 25,887               | 58,508               |
| Projected Annual Growth 2025 to 2030                  | 1.2%                | 1.4%                 | 1.1%                 |
| Historical Annual Growth 2010 to 2025                 | 2.2%                | 2.1%                 | 1.9%                 |
| <b>Race and Ethnicity</b>                             |                     |                      |                      |
| 2025 Estimated White                                  | 74.3%               | 75.1%                | 75.6%                |
| 2025 Estimated Black or African American              | 12.5%               | 12.1%                | 11.2%                |
| 2025 Estimated Asian or Pacific Islander              | 4.7%                | 4.1%                 | 4.1%                 |
| 2025 Estimated American Indian or Native Alaskan      | 0.3%                | 0.3%                 | 0.4%                 |
| 2025 Estimated Other Races                            | 8.2%                | 8.3%                 | 8.7%                 |
| 2025 Estimated Hispanic                               | 8.8%                | 8.3%                 | 8.7%                 |
| <b>Income</b>                                         |                     |                      |                      |
| 2025 Estimated Average Household Income               | \$118,121           | \$115,620            | \$116,998            |
| 2025 Estimated Median Household Income                | \$97,938            | \$95,111             | \$94,964             |
| 2025 Estimated Per Capita Income                      | \$53,723            | \$50,073             | \$49,828             |
| <b>Education (Age 25+)</b>                            |                     |                      |                      |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 0.8%                | 1.3%                 | 1.4%                 |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.5%                | 2.3%                 | 3.2%                 |
| 2025 Estimated High School Graduate                   | 17.2%               | 19.8%                | 21.7%                |
| 2025 Estimated Some College                           | 24.9%               | 23.1%                | 22.2%                |
| 2025 Estimated Associates Degree Only                 | 8.5%                | 9.3%                 | 8.7%                 |
| 2025 Estimated Bachelors Degree Only                  | 27.9%               | 27.6%                | 27.1%                |
| 2025 Estimated Graduate Degree                        | 19.1%               | 16.6%                | 15.7%                |
| <b>Business</b>                                       |                     |                      |                      |
| 2025 Estimated Total Businesses                       | 915                 | 2,638                | 5,710                |
| 2025 Estimated Total Employees                        | 8,401               | 29,848               | 63,447               |
| 2025 Estimated Employee Population per Business       | 9.2                 | 11.3                 | 11.1                 |
| 2025 Estimated Residential Population per Business    | 25.8                | 29.7                 | 30.9                 |

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