



Two Story Building in the Heart of Westport

4114-4118 Broadway Blvd, Kansas City, Missouri



FOR SALE OR LEASE | 14,000 SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	26,529	118,634	282,509
Avg. Household Income	\$104,182	\$108,617	\$101,372

- Located in Historic Westport Area teeming with restaurants, retail, and apartments
- Building can be divided
- First and second floor can be leased separately - 7,000 SF per floor
- Facing Broadway Boulevard between Westport Ale House and Broadway Cafe and across from 4101 Broadway Apartments - new 256 unit apartment complex
- Premier retail, restaurant/bar/event, and office location
- Excellent visibility
- Broadway Boulevard carries over 20,000 cars per day
- Architecturally unique building in Westport Community Improvement District
- 10 parking spaces and street parking



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

TONY DETOMMASO | 816.412.7308 | tdetommaso@blockandco.com

Exclusive Agent



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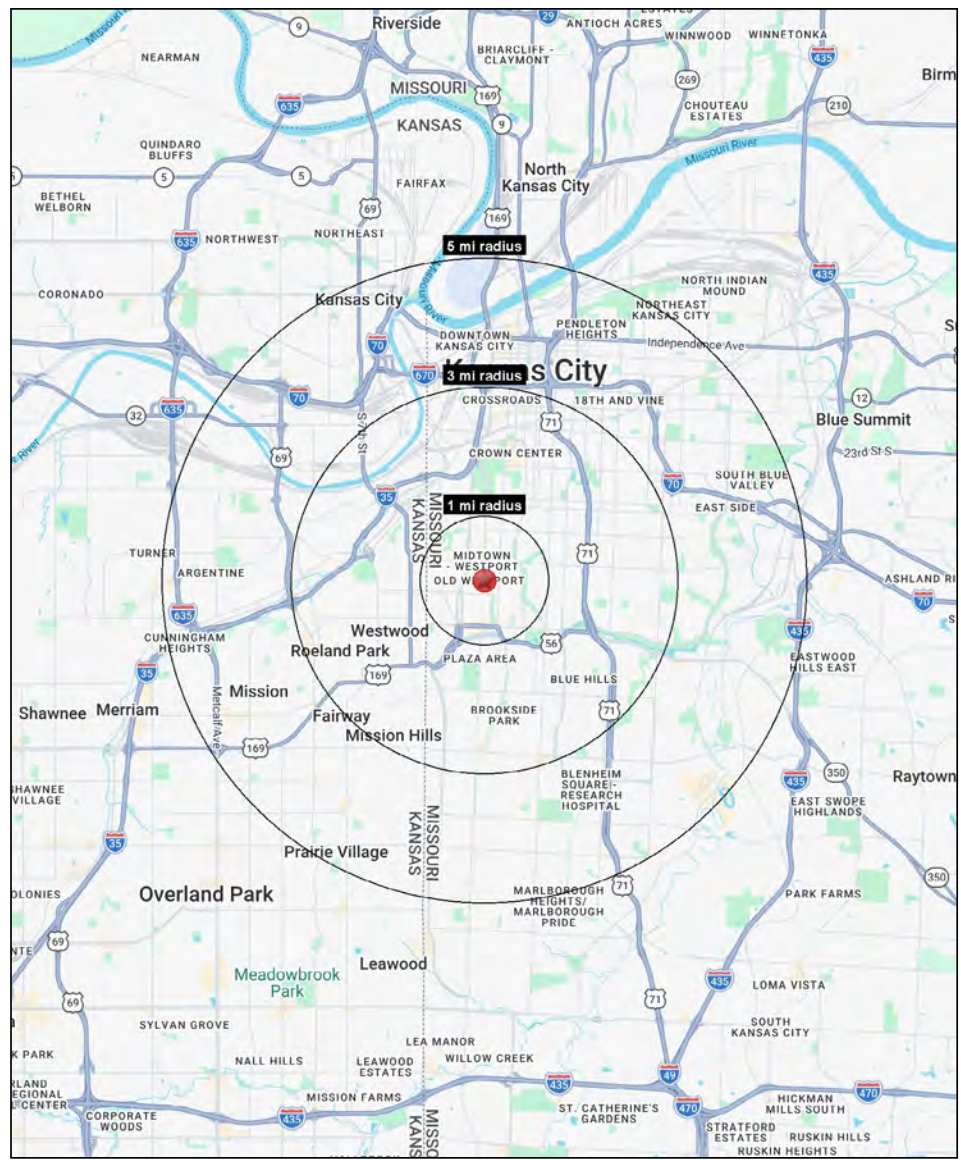
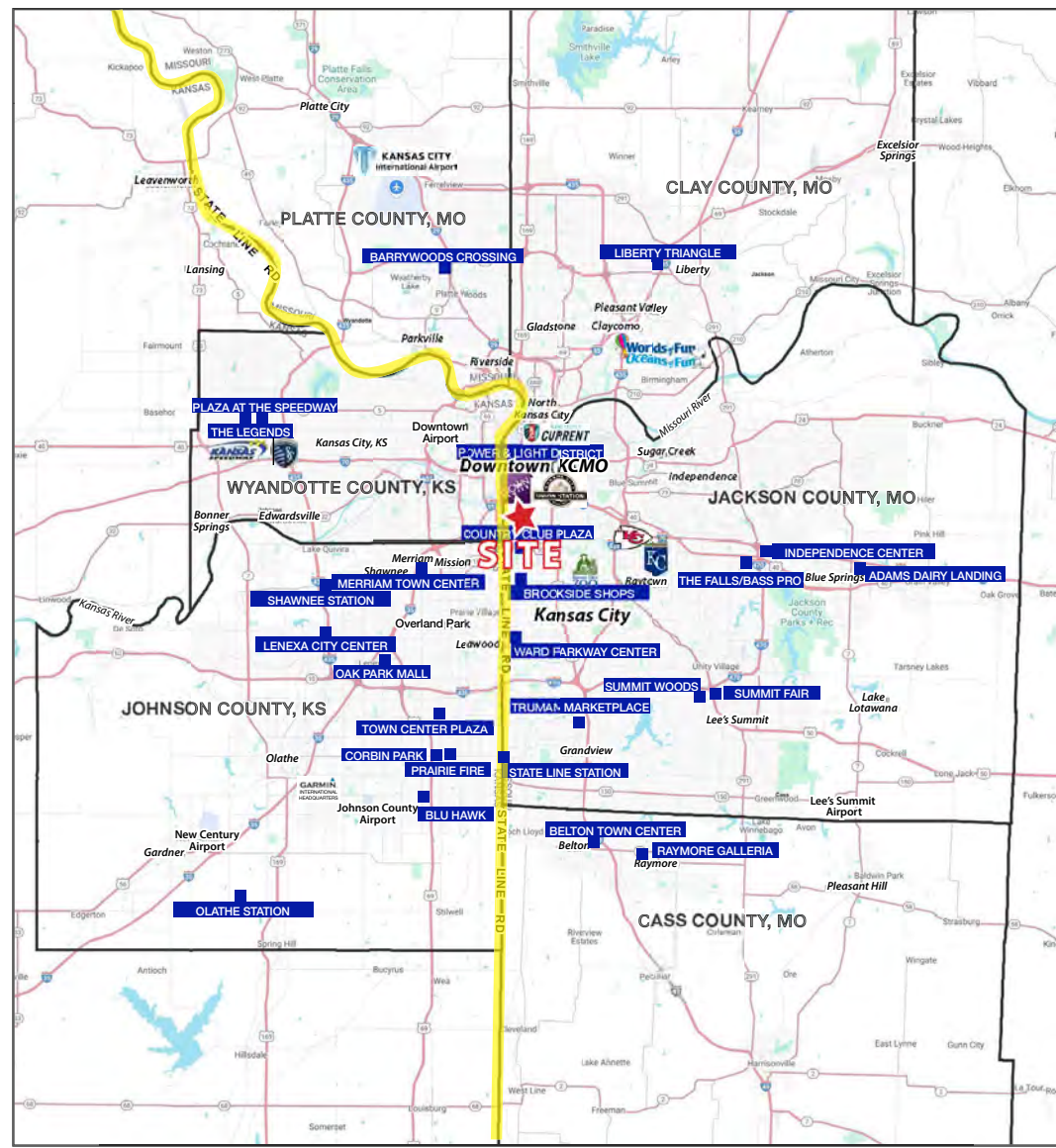
AERIAL





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4114-4118 Broadway Boulevard Kansas City, MO 64111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	26,529	118,634	282,509
2030 Projected Population	28,025	120,973	285,499
2020 Census Population	23,561	112,971	271,797
2010 Census Population	22,730	106,617	256,798
Projected Annual Growth 2025 to 2030	1.1%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	1.1%	0.8%	0.7%
2025 Median Age	33.4	34.9	34.5
Households			
2025 Estimated Households	16,126	58,010	128,908
2030 Projected Households	17,172	60,134	132,930
2020 Census Households	14,253	53,259	120,479
2010 Census Households	13,516	49,774	111,449
Projected Annual Growth 2025 to 2030	1.3%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	1.3%	1.1%	1.0%
Race and Ethnicity			
2025 Estimated White	74.2%	56.4%	53.1%
2025 Estimated Black or African American	12.0%	28.6%	27.1%
2025 Estimated Asian or Pacific Islander	3.9%	2.8%	3.3%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2025 Estimated Other Races	9.4%	11.7%	16.0%
2025 Estimated Hispanic	10.5%	12.7%	17.9%
Income			
2025 Estimated Average Household Income	\$104,182	\$108,617	\$101,372
2025 Estimated Median Household Income	\$72,689	\$76,892	\$74,599
2025 Estimated Per Capita Income	\$63,438	\$53,344	\$46,459
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.8%	4.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.8%	6.0%
2025 Estimated High School Graduate	11.8%	20.7%	22.5%
2025 Estimated Some College	14.2%	16.9%	18.1%
2025 Estimated Associates Degree Only	5.0%	5.6%	5.7%
2025 Estimated Bachelors Degree Only	37.8%	28.1%	25.2%
2025 Estimated Graduate Degree	27.2%	21.0%	17.7%
Business			
2025 Estimated Total Businesses	2,735	8,278	16,415
2025 Estimated Total Employees	33,573	100,738	203,186
2025 Estimated Employee Population per Business	12.3	12.2	12.4
2025 Estimated Residential Population per Business	9.7	14.3	17.2

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