

FOR SALE/LEASE

520 SW Boulevard
Kansas City, MO



SITE SUMMARY

- 0.19 Acres for Sale, Lease or BTS
- Prime Crossroads Location
- Rare Dedicated Parking Lot
- Pylon Signage Available
- Great Access & Visibility from Southwest Blvd



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*While this information is deemed correct, no representation is made as to the accuracy thereof.
This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.*



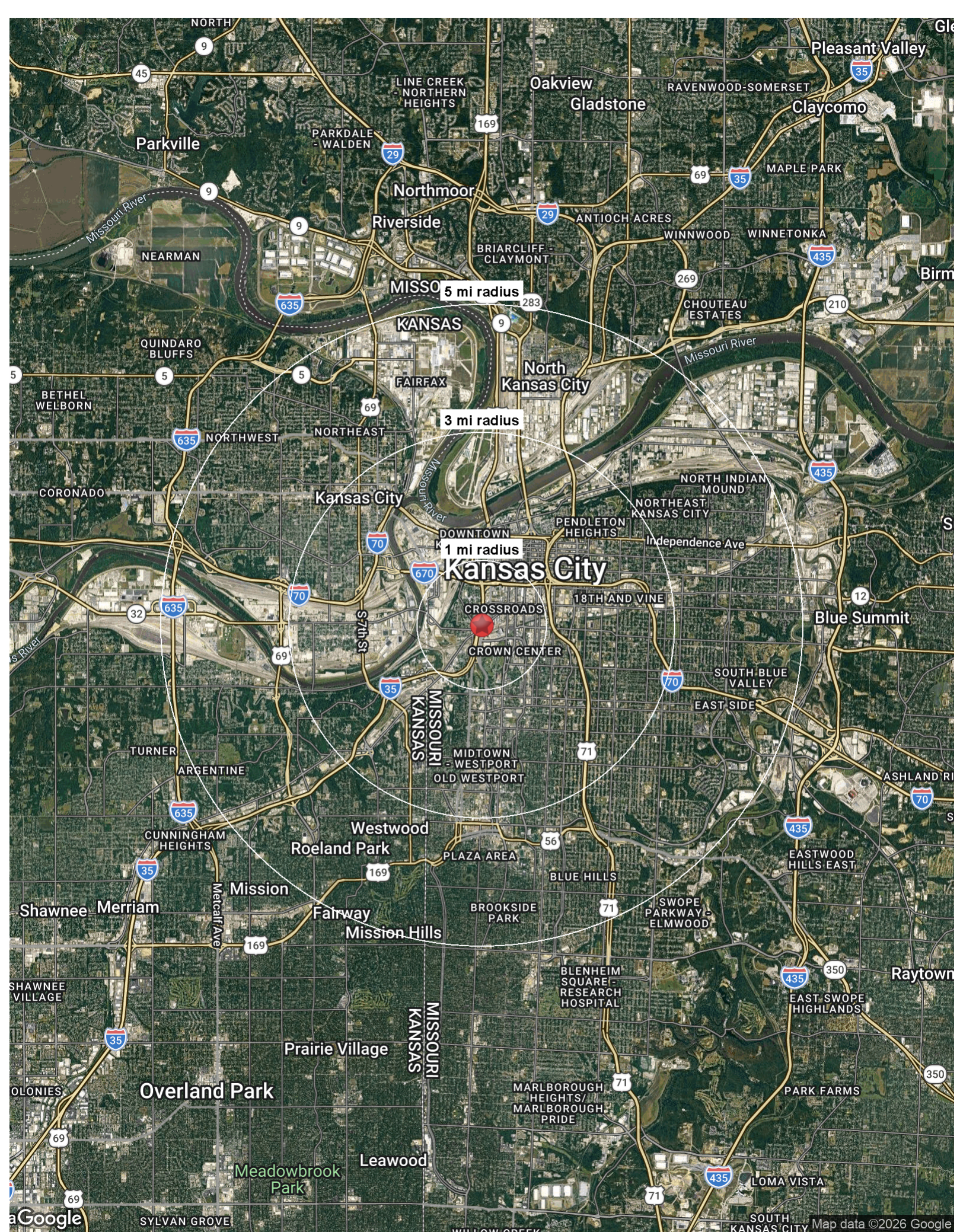
Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0868/-94.5911

520 Southwest Blvd KCMO, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	11,126	114,723	263,367
2031 Projected Population	12,720	121,487	269,435
2020 Census Population	8,772	104,202	247,545
2010 Census Population	6,499	93,067	234,483
Projected Annual Growth 2026 to 2031	2.9%	1.2%	0.5%
Historical Annual Growth 2010 to 2026	4.4%	1.5%	0.8%
2026 Median Age	32.3	32.5	32.9
Households			
2026 Estimated Households	6,673	57,270	118,108
2031 Projected Households	7,703	61,367	122,337
2020 Census Households	4,928	48,914	105,888
2010 Census Households	3,162	41,843	97,517
Projected Annual Growth 2026 to 2031	3.1%	1.4%	0.7%
Historical Annual Growth 2010 to 2026	6.9%	2.3%	1.3%
Race and Ethnicity			
2026 Estimated White	64.8%	50.2%	46.3%
2026 Estimated Black or African American	13.4%	27.2%	26.6%
2026 Estimated Asian or Pacific Islander	3.0%	4.2%	4.3%
2026 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.8%
2026 Estimated Other Races	17.8%	17.7%	22.0%
2026 Estimated Hispanic	21.1%	20.3%	25.2%
Income			
2026 Estimated Average Household Income	\$122,539	\$86,710	\$93,614
2026 Estimated Median Household Income	\$99,400	\$63,668	\$68,820
2026 Estimated Per Capita Income	\$73,680	\$43,626	\$42,183
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.1%	5.9%	6.9%
2026 Estimated Some High School (Grade Level 9 to 11)	2.2%	6.2%	7.0%
2026 Estimated High School Graduate	11.5%	22.3%	25.2%
2026 Estimated Some College	16.9%	18.1%	18.2%
2026 Estimated Associates Degree Only	6.3%	5.7%	6.1%
2026 Estimated Bachelors Degree Only	33.8%	25.1%	21.5%
2026 Estimated Graduate Degree	25.1%	16.7%	14.9%
Business			
2026 Estimated Total Businesses	2,441	9,146	14,972
2026 Estimated Total Employees	39,816	131,652	208,997
2026 Estimated Employee Population per Business	16.3	14.4	14.0
2026 Estimated Residential Population per Business	4.6	12.5	17.6



5 mi radius

3 mi radius

1 mi radius

Kansas City

DOWNTOWN
CROSSROADS
CROWN CENTER

Blue Summit

Overland Park

Raytown