

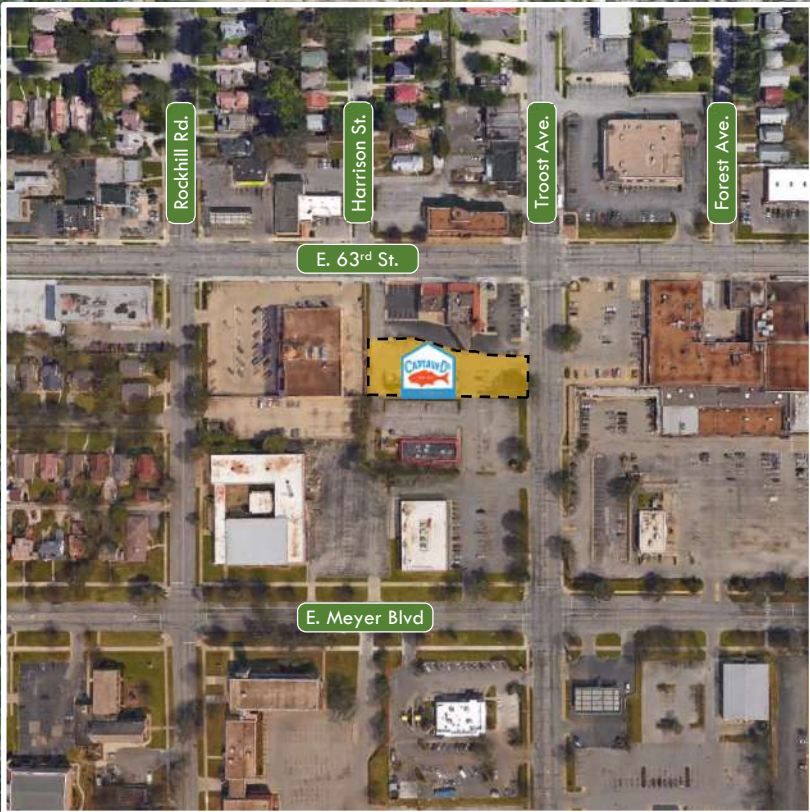


Kansas City QSR

6308 Troost Ave. Kansas City, MO



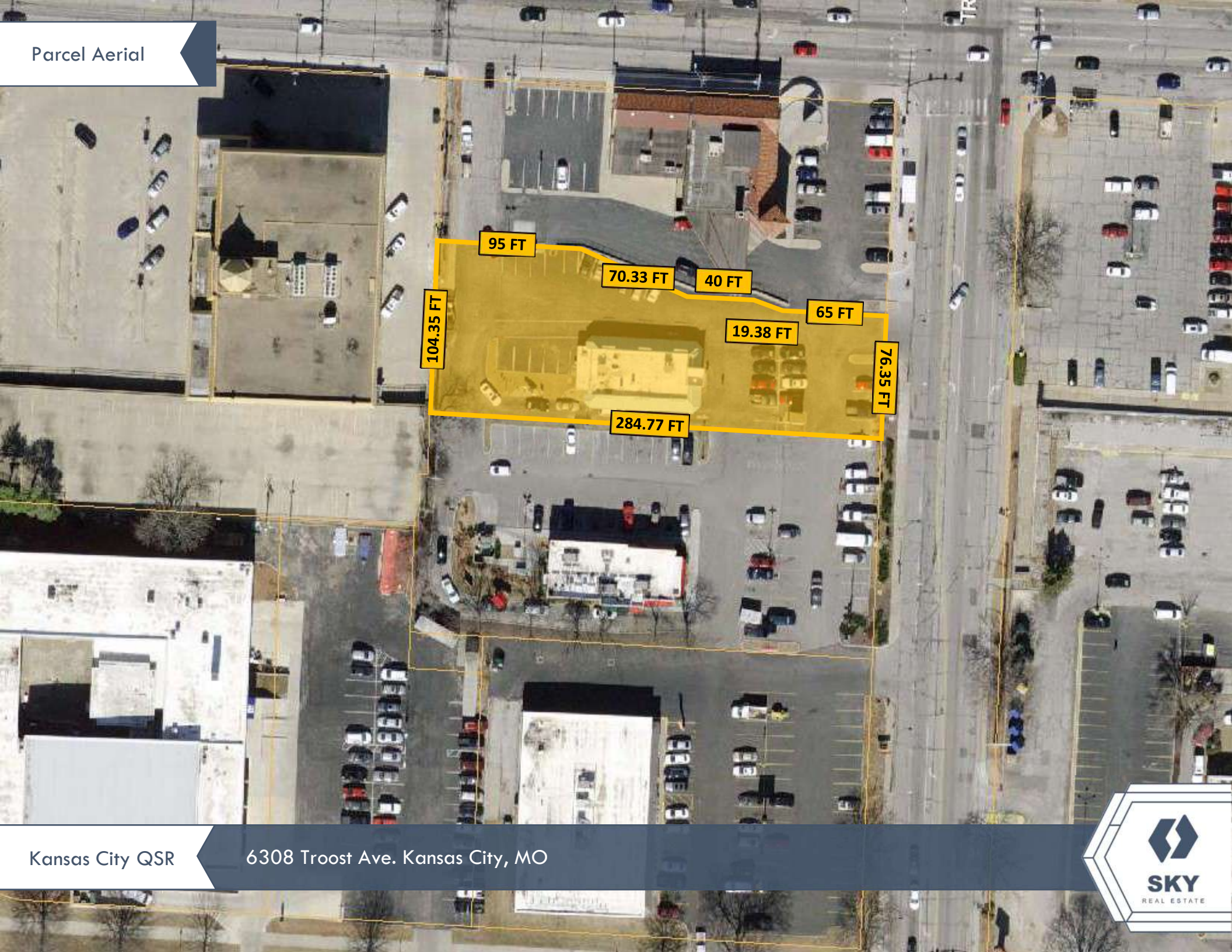
Location



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6308 Troost Ave. Kansas City, MO





Aerial

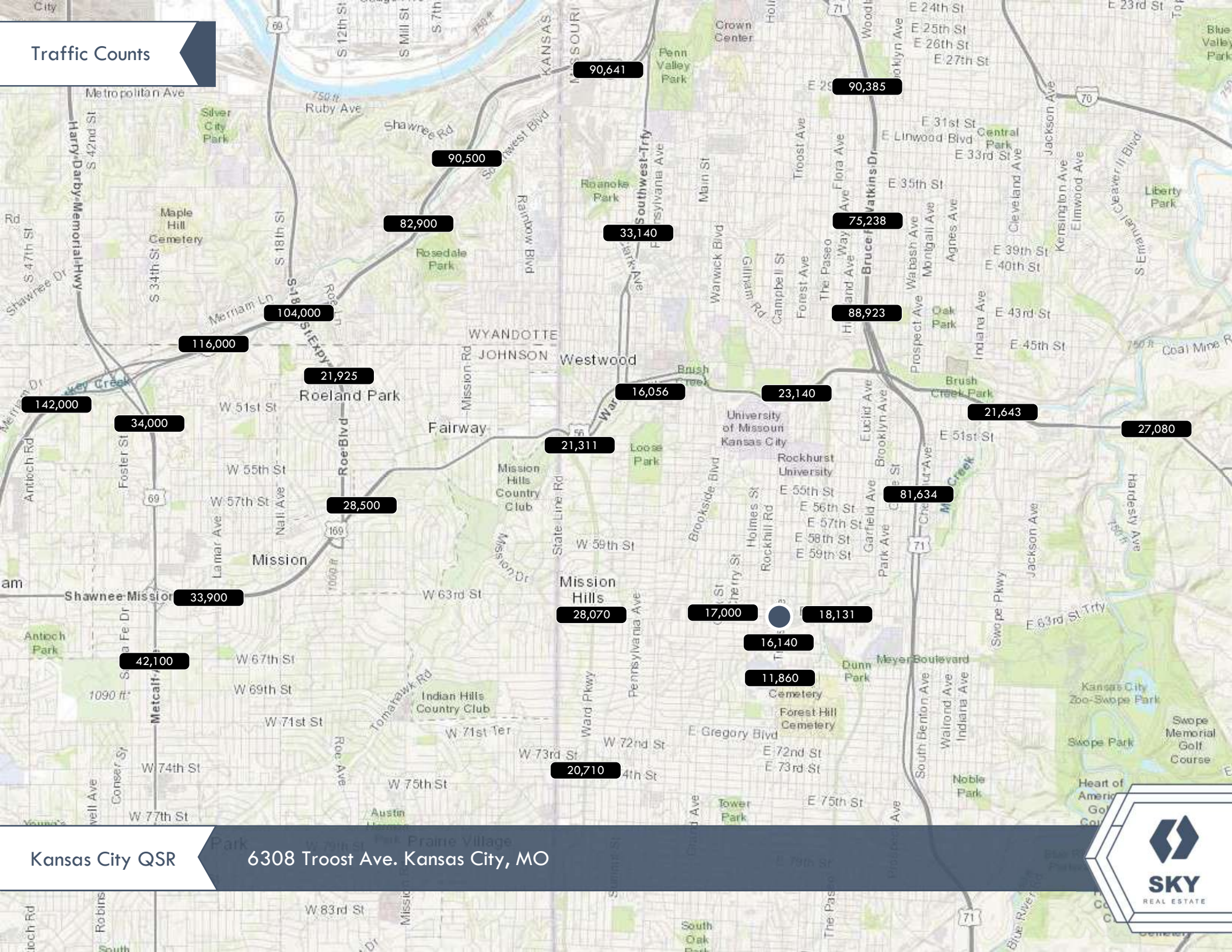
Kansas City QSR

6308 Troost Ave. Kansas City, MO



SKY
REAL ESTATE

Traffic Counts



Kansas City QSR

6308 Troost Ave. Kansas City, MO



	1 mile	3 miles	5 miles
Population			
2000 Population	15,074	113,181	252,726
2010 Population	14,040	102,654	228,652
2018 Population	14,460	107,482	240,557
2023 Population	14,781	111,092	250,422
2000-2010 Annual Rate	-0.71%	-0.97%	-1.00%
2010-2018 Annual Rate	0.36%	0.56%	0.62%
2018-2023 Annual Rate	0.44%	0.66%	0.81%
2018 Male Population	46.8%	47.6%	48.1%
2018 Female Population	53.2%	52.4%	51.9%
2018 Median Age	39.1	37.8	37.8

In the identified area, the current year population is 240,557. In 2010, the Census count in the area was 228,652. The rate of change since 2010 was 0.62% annually. The five-year projection for the population in the area is 250,422 representing a change of 0.81% annually from 2018 to 2023. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	57.1%	54.2%	56.4%
2018 Black Alone	37.7%	38.5%	34.2%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2018 Asian Alone	1.4%	2.2%	2.3%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	0.7%	1.6%	3.4%
2018 Two or More Races	2.8%	3.0%	3.3%
2018 Hispanic Origin (Any Race)	3.2%	4.7%	8.2%

Persons of Hispanic origin represent 8.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.1 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	6,519	50,218	113,068
2010 Households	6,268	46,510	104,568
2018 Total Households	6,420	48,707	110,091
2023 Total Households	6,536	50,275	114,482
2000-2010 Annual Rate	-0.39%	-0.76%	-0.78%
2010-2018 Annual Rate	0.29%	0.56%	0.63%
2018-2023 Annual Rate	0.36%	0.64%	0.79%
2018 Average Household Size	2.23	2.16	2.15

The household count in this area has changed from 104,568 in 2010 to 110,091 in the current year, a change of 0.63% annually. The five-year projection of households is 114,482, a change of 0.79% annually from the current year total. Average household size is currently 2.15, compared to 2.15 in the year 2010. The number of families in the current year is 54,649 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$65,768	\$53,001	\$50,333
2023 Median Household Income	\$75,355	\$61,077	\$56,995
2018-2023 Annual Rate	2.76%	2.88%	2.52%
Average Household Income			
2018 Average Household Income	\$91,873	\$88,337	\$79,067
2023 Average Household Income	\$103,785	\$100,493	\$90,406
2018-2023 Annual Rate	2.47%	2.61%	2.72%
Per Capita Income			
2018 Per Capita Income	\$40,690	\$40,327	\$36,422
2023 Per Capita Income	\$45,753	\$45,754	\$41,555
2018-2023 Annual Rate	2.37%	2.56%	2.67%
Households by Income			

Current median household income is \$50,333 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$56,995 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,067 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,406 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$36,422 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$41,555 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	6,842	55,219	124,547
2000 Owner Occupied Housing Units	4,867	30,154	65,328
2000 Renter Occupied Housing Units	1,653	20,064	47,740
2000 Vacant Housing Units	322	5,001	11,479
2010 Total Housing Units	6,850	54,298	122,182
2010 Owner Occupied Housing Units	4,554	27,543	59,129
2010 Renter Occupied Housing Units	1,714	18,967	45,439
2010 Vacant Housing Units	582	7,788	17,614
2018 Total Housing Units	7,056	56,729	128,832
2018 Owner Occupied Housing Units	4,394	26,536	57,378
2018 Renter Occupied Housing Units	2,026	22,170	52,714
2018 Vacant Housing Units	636	8,022	18,741
2023 Total Housing Units	7,191	58,448	133,673
2023 Owner Occupied Housing Units	4,459	27,256	59,195
2023 Renter Occupied Housing Units	2,077	23,019	55,288
2023 Vacant Housing Units	655	8,173	19,191

Currently, 44.5% of the 128,832 housing units in the area are owner occupied; 40.9%, renter occupied; and 14.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 122,182 housing units in the area - 48.4% owner occupied, 37.2% renter occupied, and 14.4% vacant. The annual rate of change in housing units since 2010 is 2.38%. Median home value in the area is \$175,020, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.02% annually to \$193,397.

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