

WORNALL VILLAGE

A 2021 Redevelopment

8404 – 8420 Wornall Road
Kansas City, Missouri



CONTACT INFORMATION

Jeff Taylor – VP of Real Estate

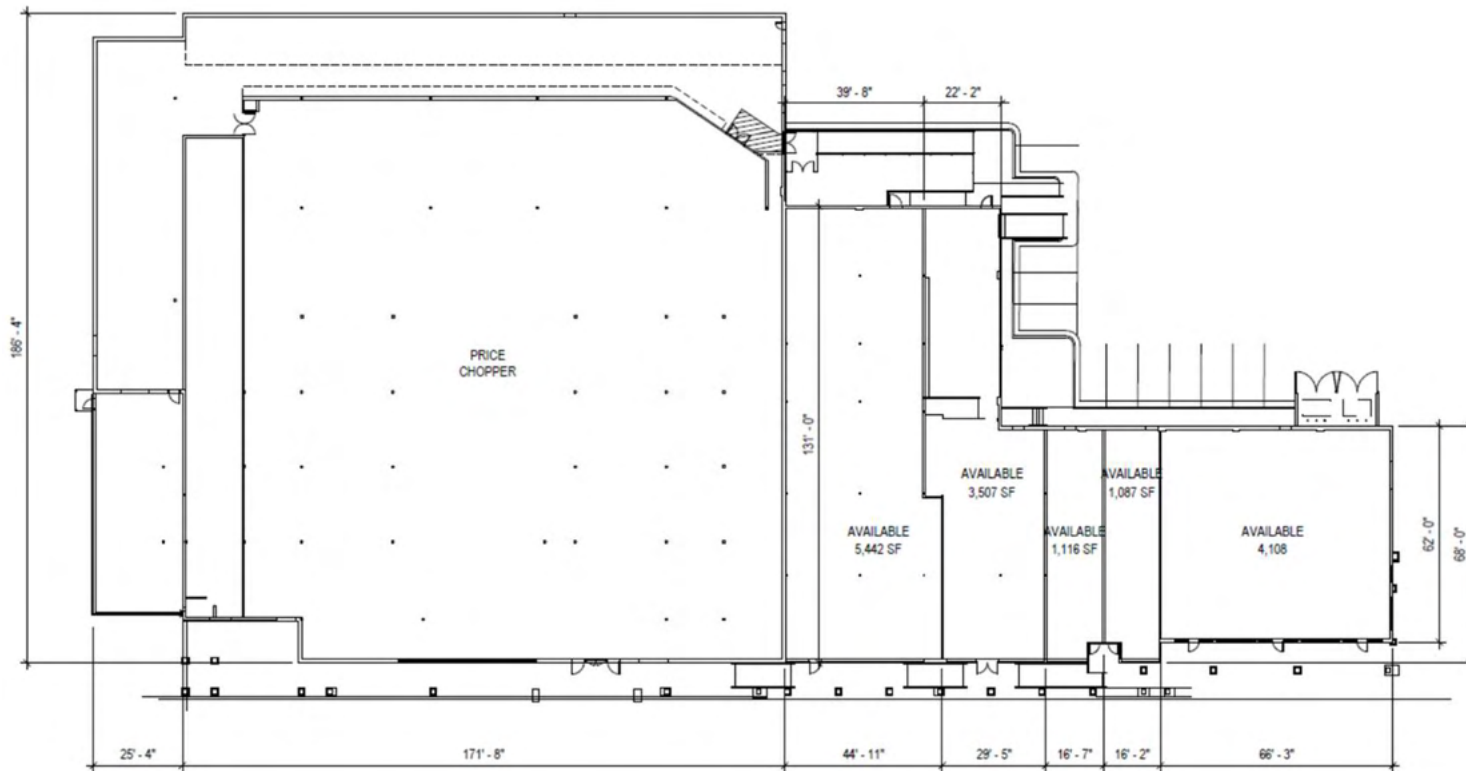
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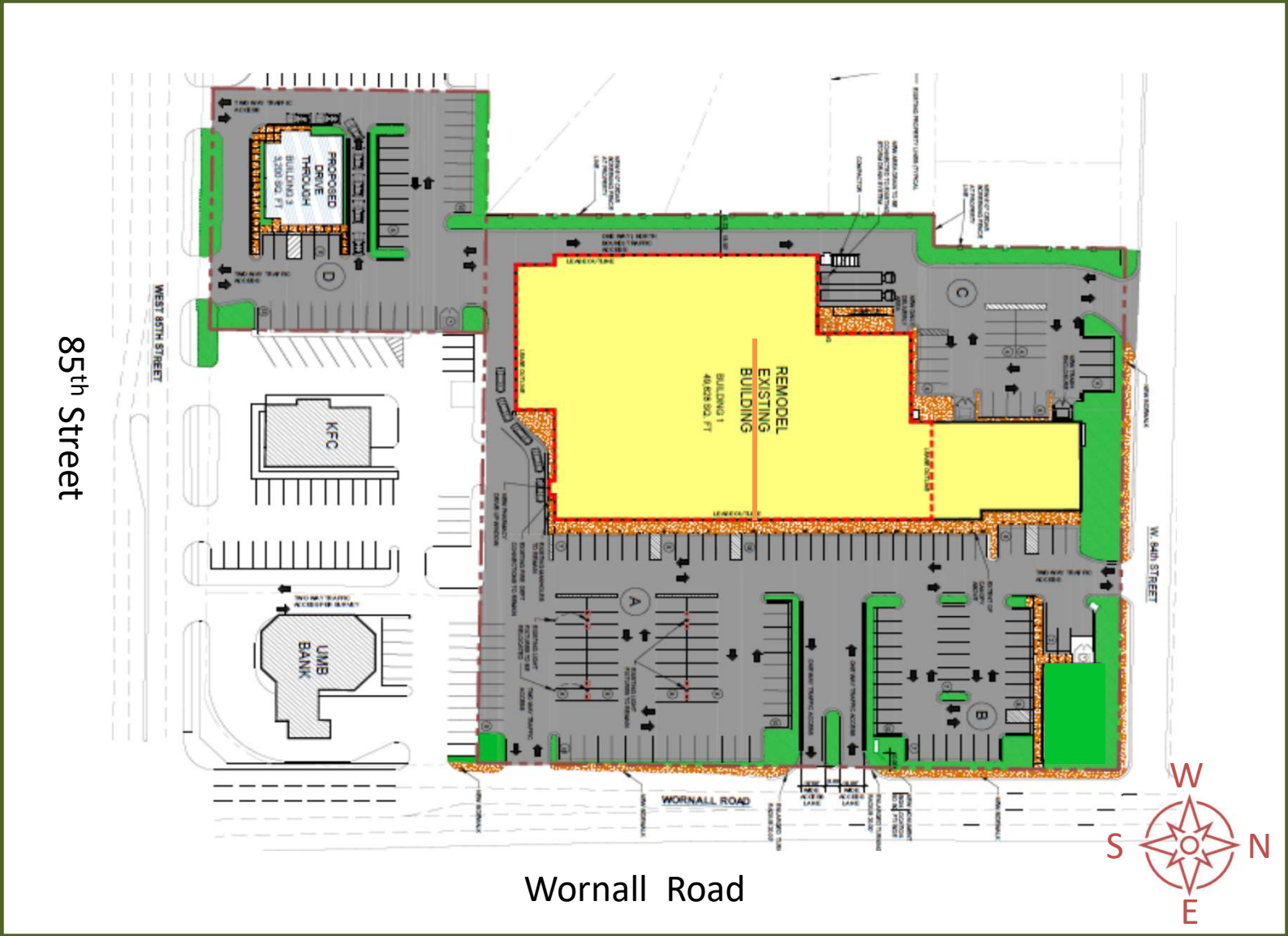
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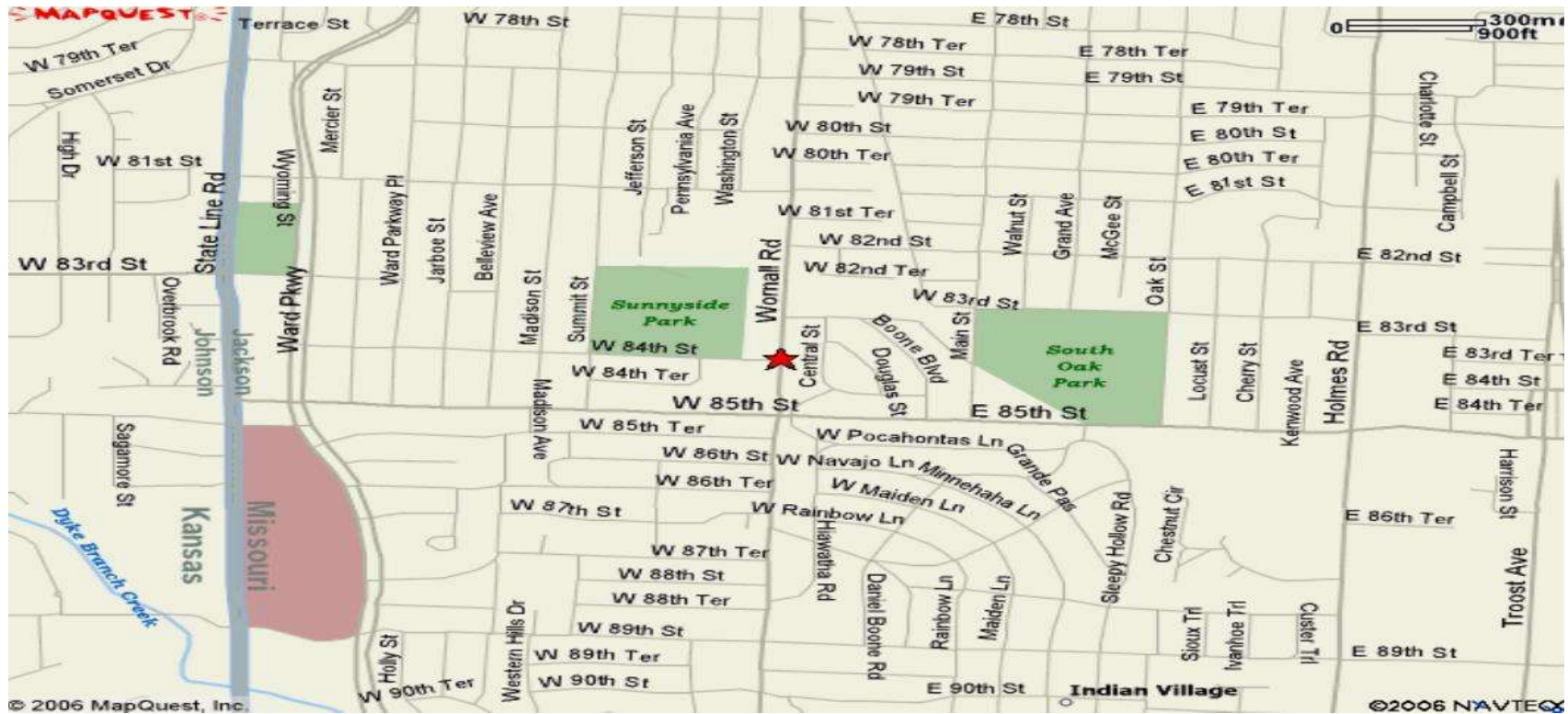
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- Anchored by long term Price Chopper Grocery store
- Great Retail Spaces Available
 - 4108 Sq. Ft. Designated Restaurant Space
 - 1087 Sq. Ft.
 - 1116 Sq. Ft
 - 3508 Sq. Ft.
 - 5441 Sq. Ft

Anticipated completion/occupancy, 4th quarter 2020.



Executive Summary

W 85th St

W 85th St, Kansas City, Missouri, 64114

Rings: 3, 5, 10 mile radii

Prepared by Esri

Latitude: 38.97419

Longitude: -94.59495

Population	3 miles	5 miles	10 miles
2000 Population	86,961	223,280	751,478
2010 Population	82,742	211,266	751,416
2018 Population	85,986	222,027	802,422
2023 Population	89,189	231,590	839,879
2000-2010 Annual Rate	-0.50%	-0.55%	0.00%
2010-2018 Annual Rate	0.47%	0.60%	0.80%
2018-2023 Annual Rate	0.73%	0.85%	0.92%
2018 Male Population	47.2%	47.4%	48.5%
2018 Female Population	52.8%	52.6%	51.5%
2018 Median Age	41.2	40.2	37.6

In the identified area, the current year population is 802,422. In 2010, the Census count in the area was 751,416. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 839,879 representing a change of 0.92% annually from 2018 to 2023. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	71.3%	70.0%	65.4%
2018 Black Alone	22.6%	22.4%	21.3%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2018 Asian Alone	1.6%	2.5%	4.0%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	1.3%	1.8%	5.2%
2018 Two or More Races	2.8%	2.8%	3.5%
2018 Hispanic Origin (Any Race)	4.5%	5.4%	11.8%

Persons of Hispanic origin represent 11.8% 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 62.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	38,681	98,679	308,443
2010 Households	37,247	94,928	314,387
2018 Total Households	38,567	99,683	335,626
2023 Total Households	39,830	103,840	351,360
2000-2010 Annual Rate	-0.38%	-0.39%	0.19%
2010-2018 Annual Rate	0.42%	0.59%	0.80%
2018-2023 Annual Rate	0.65%	0.82%	0.92%
2018 Average Household Size	2.21	2.19	2.36

The household count in this area has changed from 314,387 in 2010 to 335,626 in the current year, a change of 0.80% annually. The five-year projection of households is 351,360, a change of 0.92% annually from the current year total. Average household size is currently 2.36, compared to 2.35 in the year 2010. The number of families in the current year is 194,240 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 16, 2019



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	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$66,958	\$62,313	\$56,983
2023 Median Household Income	\$76,497	\$71,161	\$64,426
2018-2023 Annual Rate	2.70%	2.69%	2.49%
Average Household Income			
2018 Average Household Income	\$101,996	\$95,240	\$84,980
2023 Average Household Income	\$114,399	\$107,383	\$96,404
2018-2023 Annual Rate	2.32%	2.43%	2.55%
Per Capita Income			
2018 Per Capita Income	\$45,957	\$42,942	\$35,769
2023 Per Capita Income	\$51,293	\$48,300	\$40,534
2018-2023 Annual Rate	2.22%	2.38%	2.53%
Households by Income			

Current median household income is \$56,983 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$64,426 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$94,980 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$96,404 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,769 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,534 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	40,857	104,745	332,665
2000 Owner Occupied Housing Units	27,713	66,665	192,667
2000 Renter Occupied Housing Units	10,967	32,014	115,775
2000 Vacant Housing Units	2,177	6,066	24,223
2010 Total Housing Units	41,027	105,508	353,035
2010 Owner Occupied Housing Units	26,155	62,912	188,562
2010 Renter Occupied Housing Units	11,092	32,016	125,825
2010 Vacant Housing Units	3,780	10,580	38,648
2018 Total Housing Units	42,511	110,576	375,212
2018 Owner Occupied Housing Units	25,661	62,043	185,650
2018 Renter Occupied Housing Units	12,906	37,640	149,975
2018 Vacant Housing Units	3,944	10,893	39,586
2023 Total Housing Units	43,933	115,058	391,756
2023 Owner Occupied Housing Units	26,400	64,199	193,228
2023 Renter Occupied Housing Units	13,430	39,640	158,132
2023 Vacant Housing Units	4,103	11,218	40,396

Currently, 49.5% of the 375,212 housing units in the area are owner occupied; 40.0% renter occupied; and 10.6% 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 353,035 housing units in the area - 53.4% owner occupied, 35.6% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 2.74%. Median home value in the area is \$184,441, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.07% annually to \$204,297.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 16, 2019