

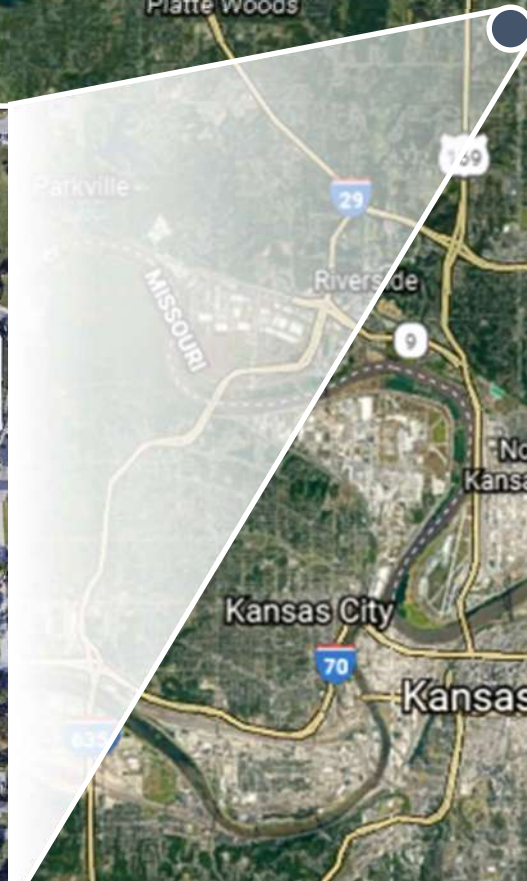


Gladstone QSR

6860 N. Oak Trfy Kansas City, MO



Location

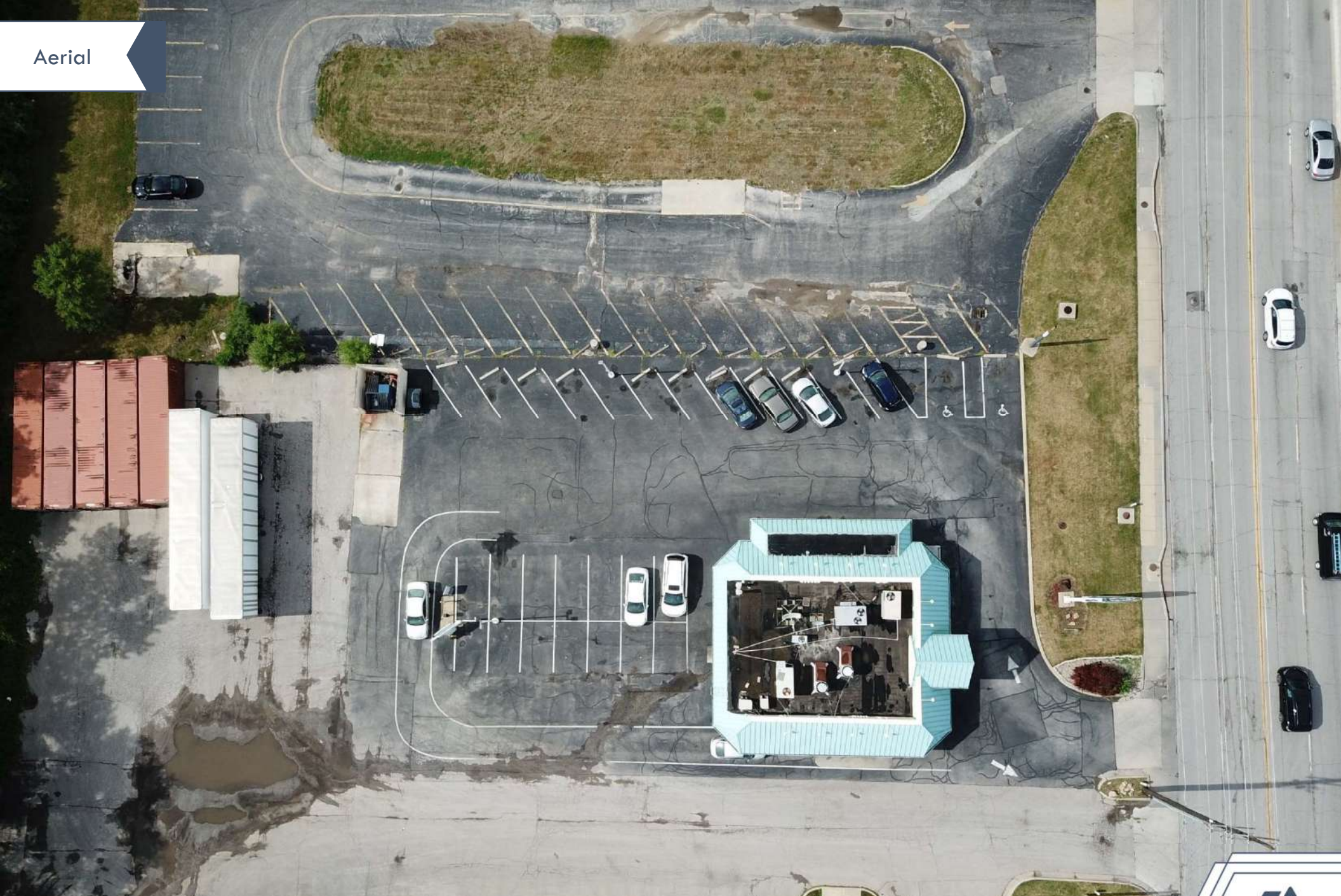


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Aerial



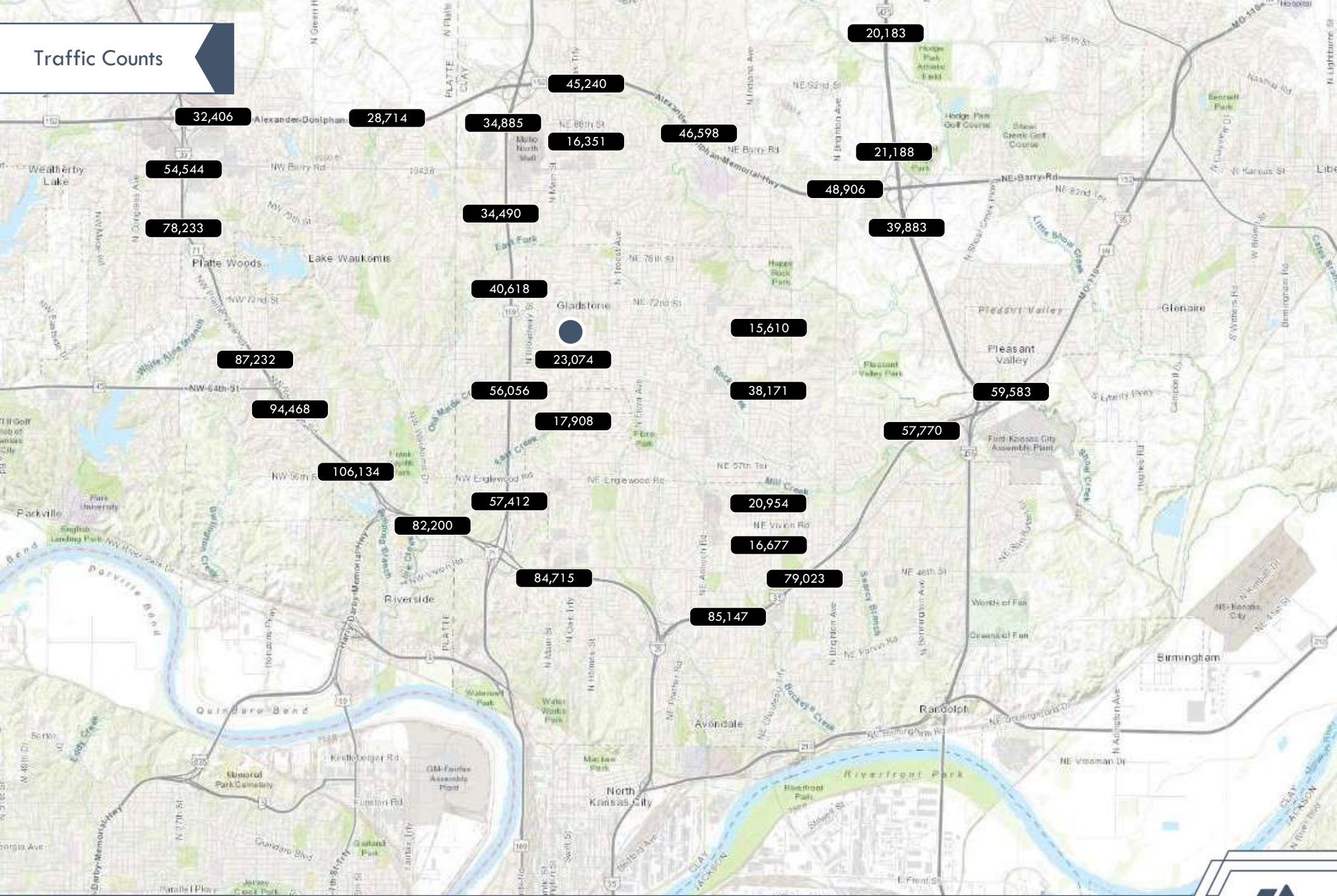
Gladstone QSR

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SKY
REAL ESTATE

Traffic Counts



Gladstone QSR

6860 N. Oak Trfy Kansas City, MO



	1 mile	3 miles	5 miles
Population			
2000 Population	11,148	62,691	136,456
2010 Population	10,856	67,503	152,038
2018 Population	11,735	72,387	166,327
2023 Population	12,346	76,265	176,717
2000-2010 Annual Rate	-0.27%	0.74%	1.09%
2010-2018 Annual Rate	0.95%	0.85%	1.09%
2018-2023 Annual Rate	1.02%	1.05%	1.22%
2018 Male Population	48.5%	48.5%	48.7%
2018 Female Population	51.5%	51.5%	51.3%
2018 Median Age	38.5	38.8	38.4

In the identified area, the current year population is 166,327. In 2010, the Census count in the area was 152,038. The rate of change since 2010 was 1.09% annually. The five-year projection for the population in the area is 176,717 representing a change of 1.22% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	78.6%	78.7%	79.6%
2018 Black Alone	8.8%	9.7%	9.2%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2018 Asian Alone	2.1%	3.4%	3.5%
2018 Pacific Islander Alone	1.1%	0.7%	0.7%
2018 Other Race	4.0%	3.0%	2.7%
2018 Two or More Races	4.6%	4.0%	3.7%
2018 Hispanic Origin (Any Race)	10.1%	9.0%	8.6%

Persons of Hispanic origin represent 8.6% 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 45.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	4,735	26,198	56,968
2010 Households	4,628	28,588	63,887
2018 Total Households	5,000	30,503	69,714
2023 Total Households	5,263	32,113	74,013
2000-2010 Annual Rate	-0.23%	0.88%	1.15%
2010-2018 Annual Rate	0.94%	0.79%	1.06%
2018-2023 Annual Rate	1.03%	1.03%	1.20%
2018 Average Household Size	2.34	2.36	2.38

The household count in this area has changed from 63,887 in 2010 to 69,714 in the current year, a change of 1.06% annually. The five-year projection of households is 74,013, a change of 1.20% annually from the current year total. Average household size is currently 2.38, compared to 2.37 in the year 2010. The number of families in the current year is 42,768 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$51,572	\$58,657	\$59,826
2023 Median Household Income	\$56,481	\$67,008	\$69,246
2018-2023 Annual Rate	1.84%	2.70%	2.97%
Average Household Income			
2018 Average Household Income	\$62,573	\$76,806	\$79,610
2023 Average Household Income	\$72,835	\$89,224	\$92,959
2018-2023 Annual Rate	3.08%	3.04%	3.15%
Per Capita Income			
2018 Per Capita Income	\$27,068	\$32,487	\$33,496
2023 Per Capita Income	\$31,490	\$37,706	\$39,070
2018-2023 Annual Rate	3.07%	3.02%	3.13%
Households by Income			

Current median household income is \$59,826 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$69,246 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,610 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,959 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$33,496 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$39,070 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	4,907	27,447	59,900
2000 Owner Occupied Housing Units	2,993	17,471	37,460
2000 Renter Occupied Housing Units	1,742	8,727	19,507
2000 Vacant Housing Units	172	1,249	2,933
2010 Total Housing Units	5,041	30,943	69,226
2010 Owner Occupied Housing Units	2,865	18,703	40,994
2010 Renter Occupied Housing Units	1,763	9,885	22,893
2010 Vacant Housing Units	413	2,355	5,339
2018 Total Housing Units	5,366	32,219	74,244
2018 Owner Occupied Housing Units	2,857	19,156	42,396
2018 Renter Occupied Housing Units	2,143	11,348	27,318
2018 Vacant Housing Units	366	1,716	4,530
2023 Total Housing Units	5,648	33,843	78,519
2023 Owner Occupied Housing Units	3,006	20,175	44,816
2023 Renter Occupied Housing Units	2,257	11,938	29,196
2023 Vacant Housing Units	385	1,730	4,506

Currently, 57.1% of the 74,244 housing units in the area are owner occupied; 36.8%, renter occupied; and 6.1% 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 69,226 housing units in the area - 59.2% owner occupied, 33.1% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 3.16%. Median home value in the area is \$165,400, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.42% annually to \$186,386.

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