

# 104 W 10TH

104 W 10th Ave, North Kansas City, MO 64116



**Michael Meier, Principal**

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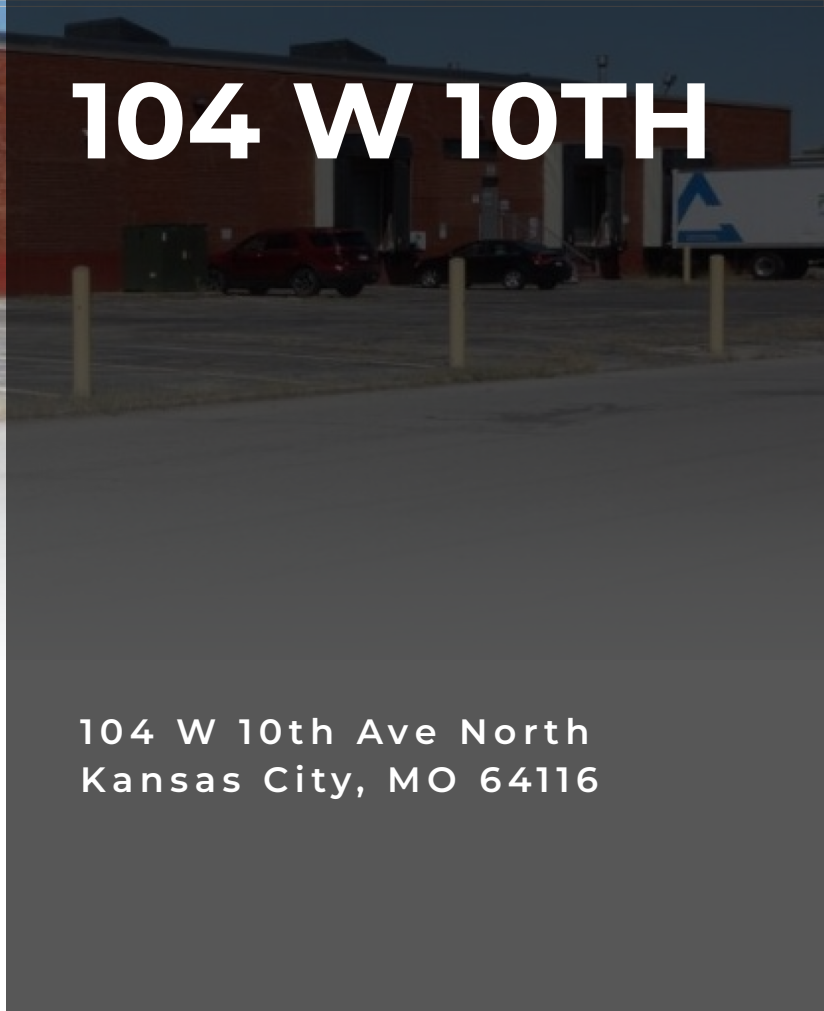
**Resume/Bio**

# 104 W 10TH

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# 104 W 10TH



## PROPERTY INFORMATION

*Call for Rate*

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### PROPERTY ADDRESS

*104 W 10th Ave, North Kansas City, MO  
64116*

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### YEAR BUILT

*1945*

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### RENTABLE AREA

*34,000 Sq. Ft.*

104 W 10th Ave North  
Kansas City, MO 64116

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

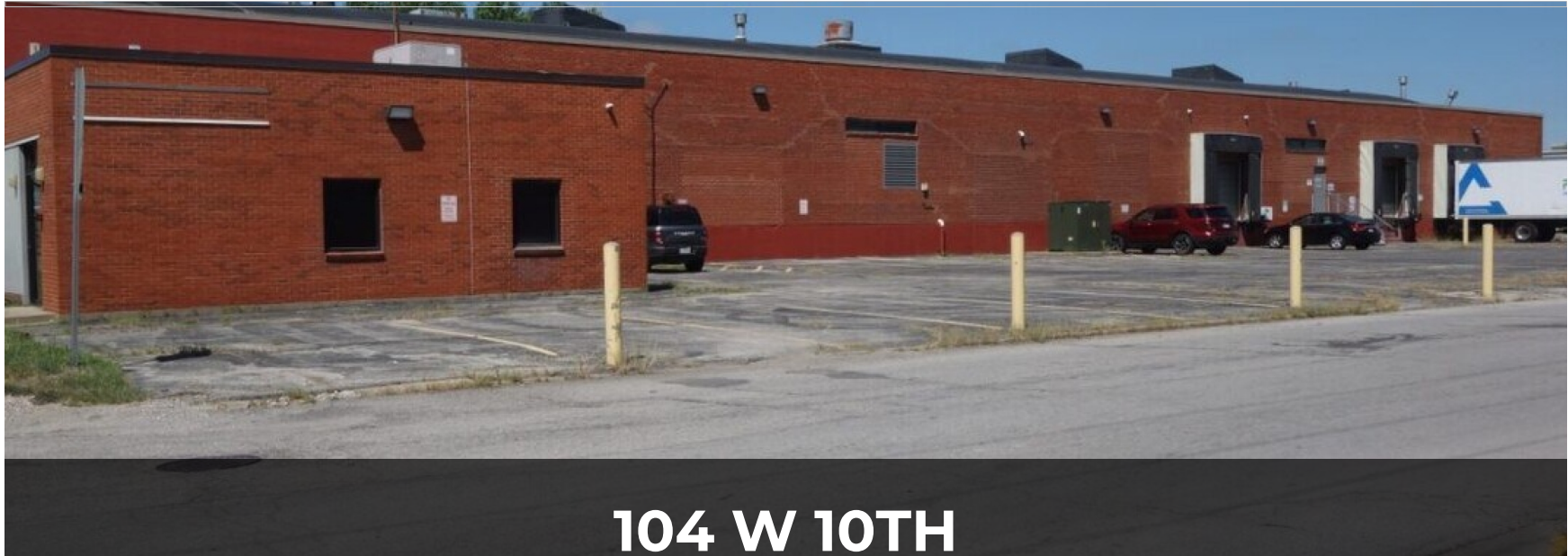


# PROPERTY OVERVIEW

Positioned in the heart of North Kansas City's industrial corridor, 104 W 10th Avenue offers a rare leasing opportunity. This well-equipped facility includes a mix of office, production, and warehouse space, making it a strong fit for manufacturing, logistics, or service-oriented industrial users that need efficient access and functional infrastructure. This is the perfect property for an all-in-one user.

Features:

- Four dock-high doors and one drive-in door
- Heavy electric:2,000amp/280v3phase
- 13'10" Clear height
- .7 acre lot for secure parking and storage
- mixed office, production, and warehouse.



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

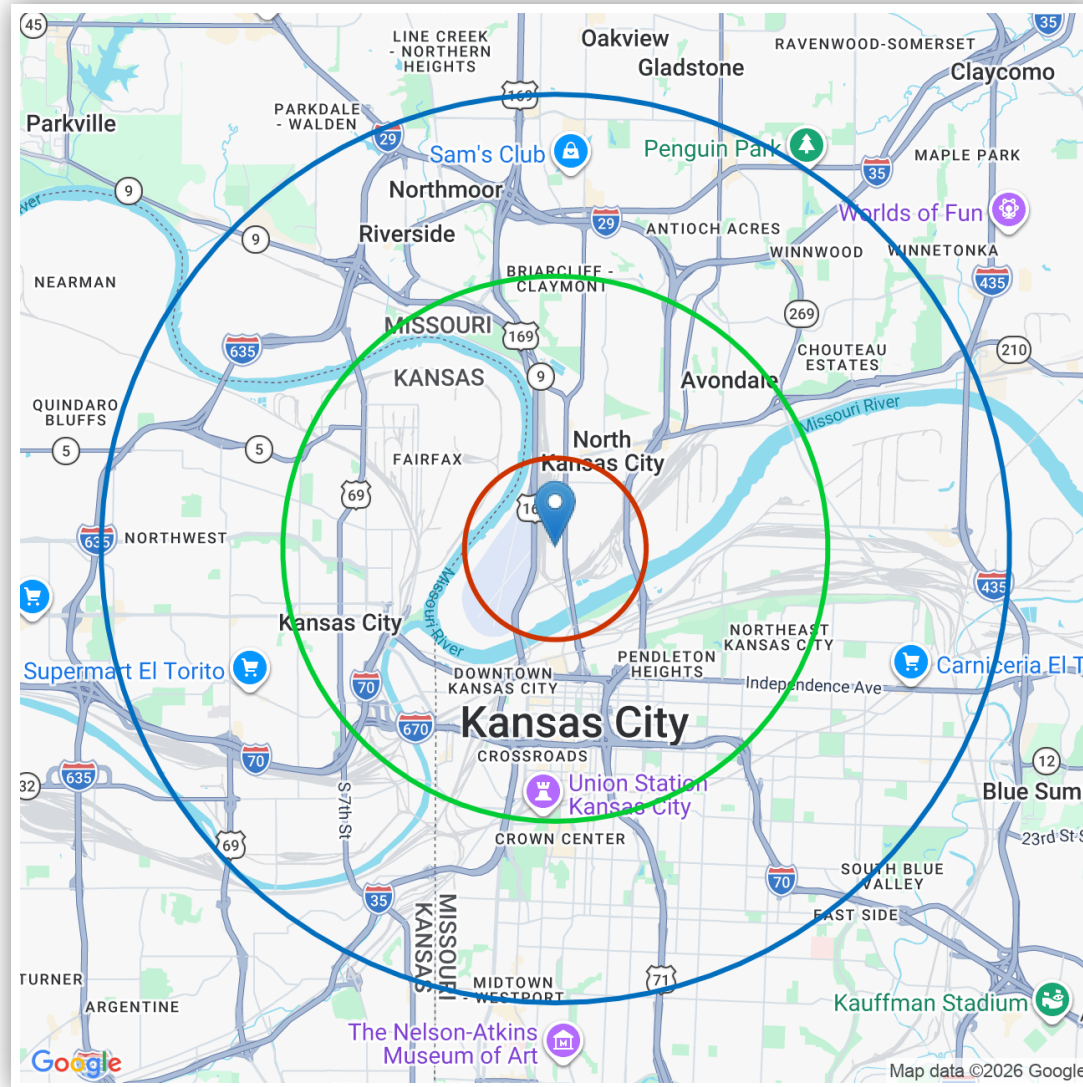


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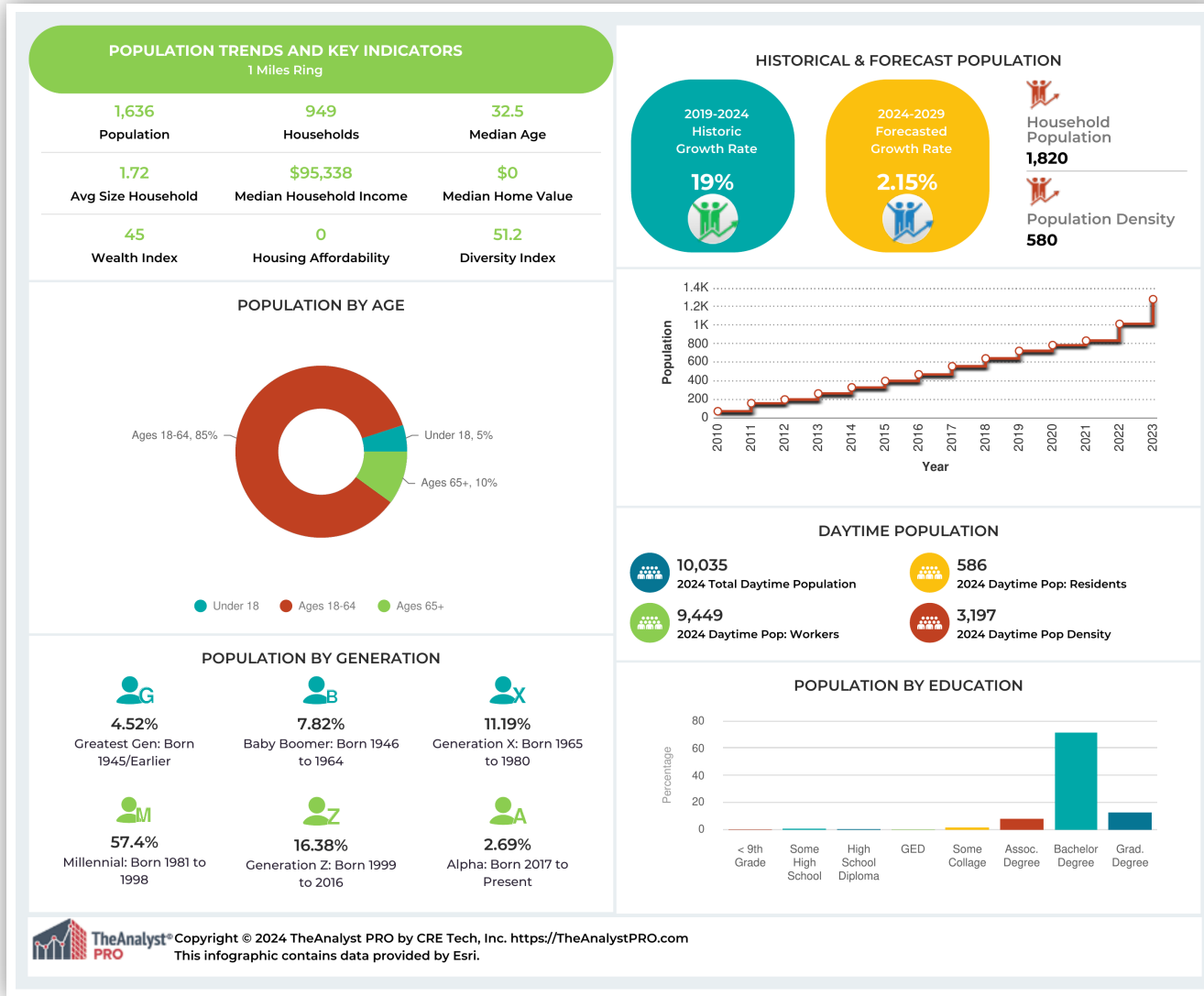
# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

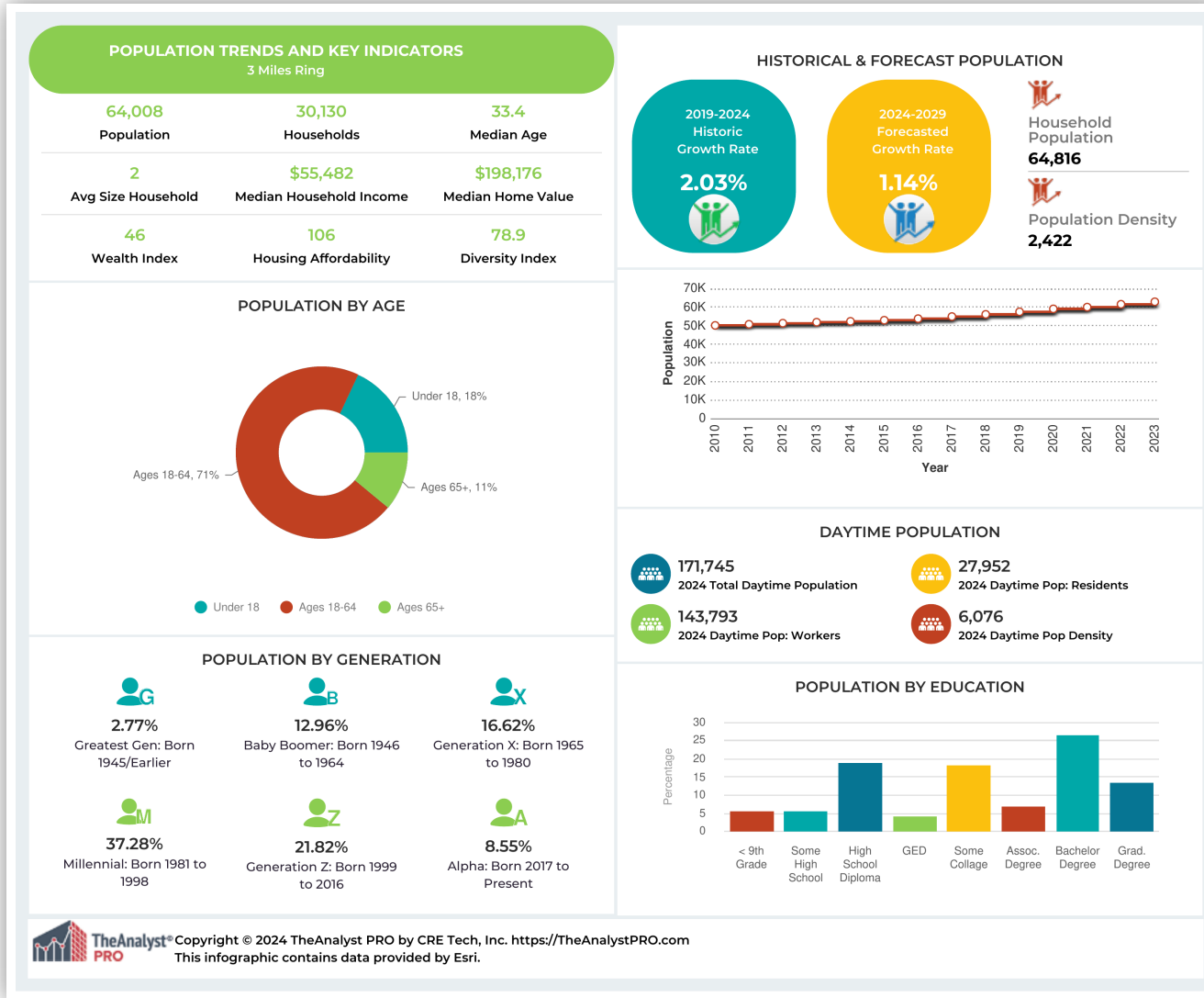


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# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



### DAYTIME POPULATION

<p><b>171,745</b> 2024 Total Daytime Population</p>	<p><b>27,952</b> 2024 Daytime Pop: Residents</p>
<p><b>143,793</b> 2024 Daytime Pop: Workers</p>	<p><b>6,076</b> 2024 Daytime Pop Density</p>

### HISTORICAL & FORECAST POPULATION

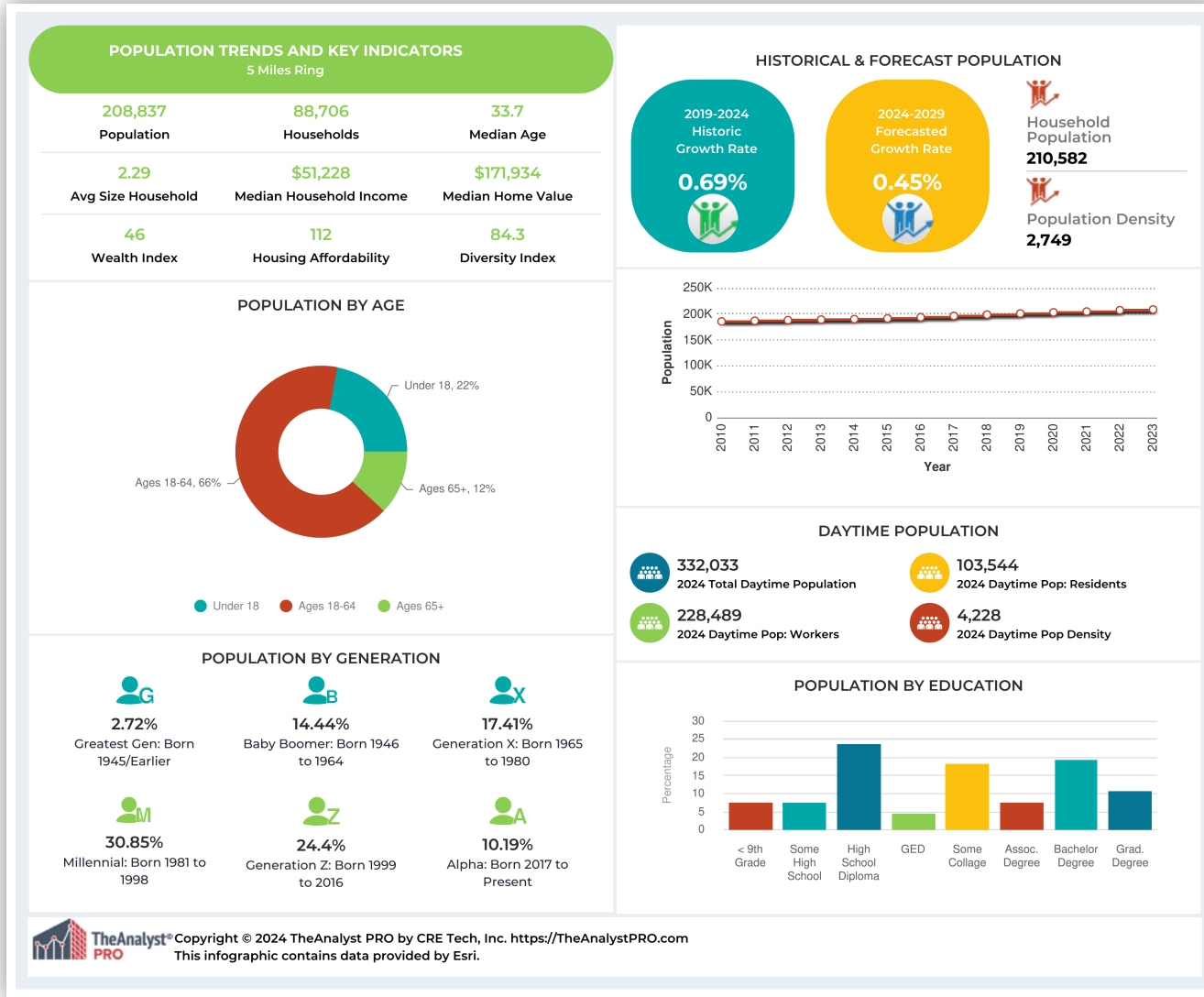
Year	Population
2010	50,000
2011	50,500
2012	51,000
2013	51,500
2014	52,000
2015	52,500
2016	53,000
2017	53,500
2018	54,000
2019	54,500
2020	55,000
2021	55,500
2022	56,000
2023	56,500

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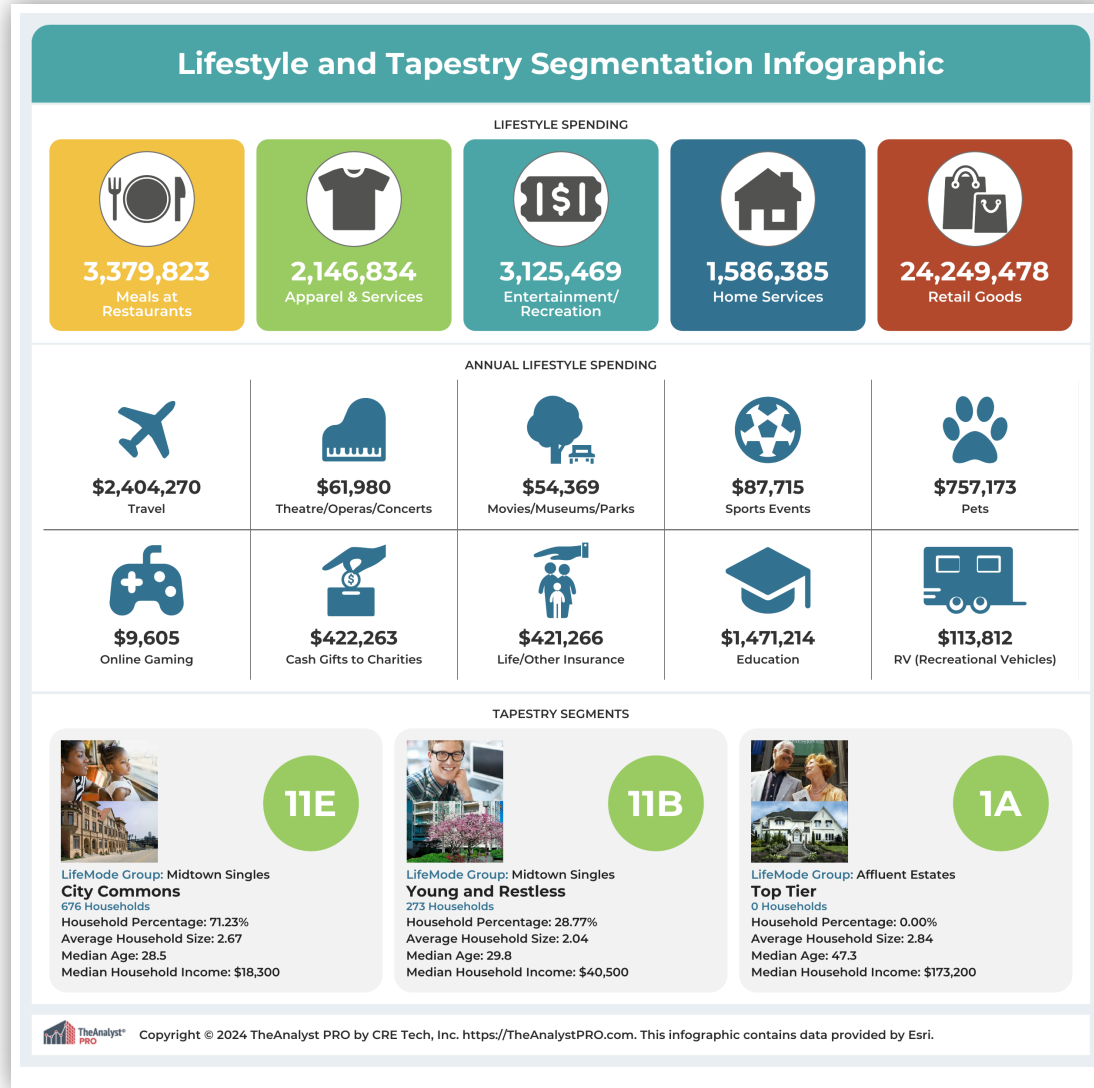
# INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



**104 W 10TH**  
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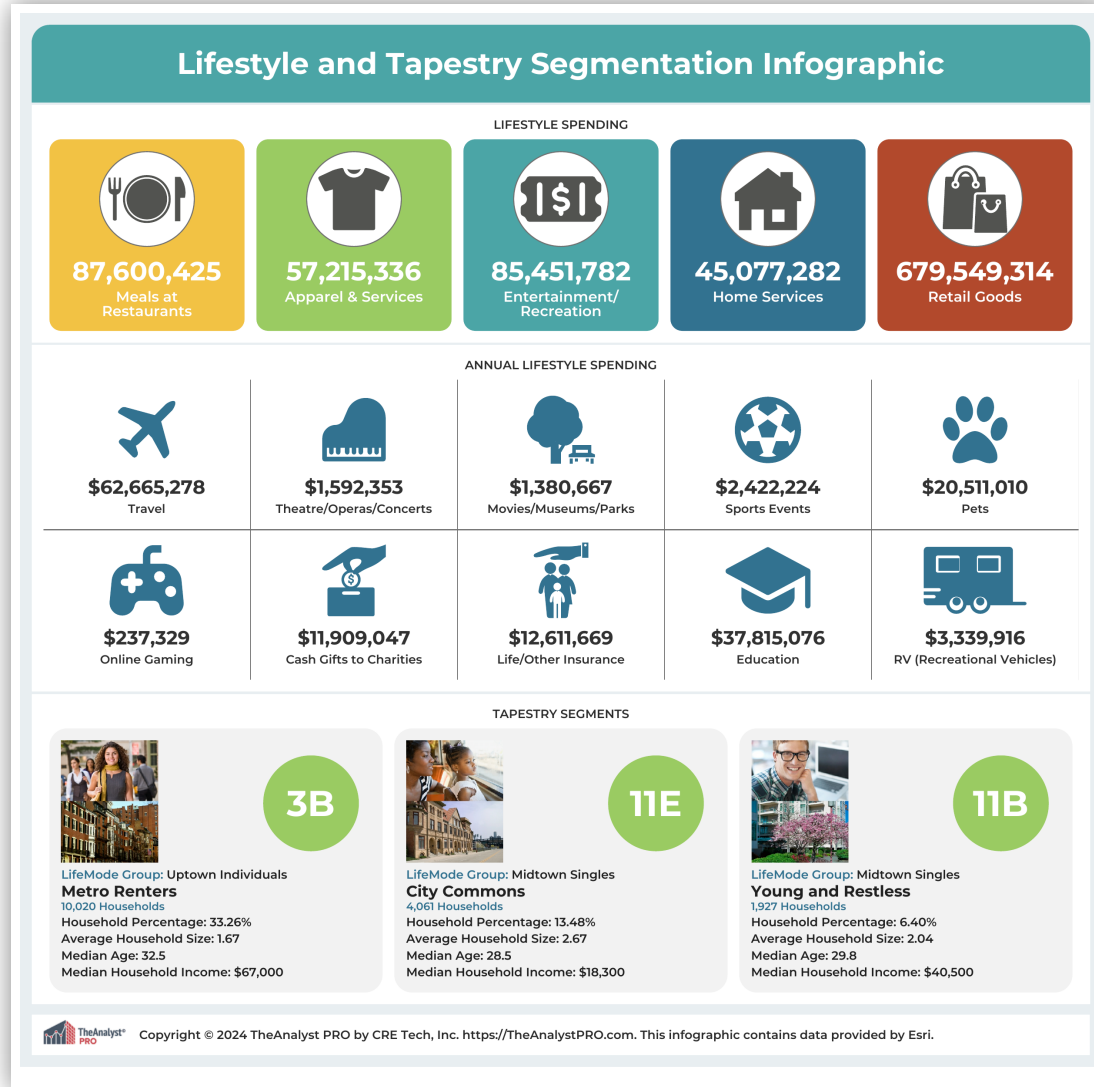
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



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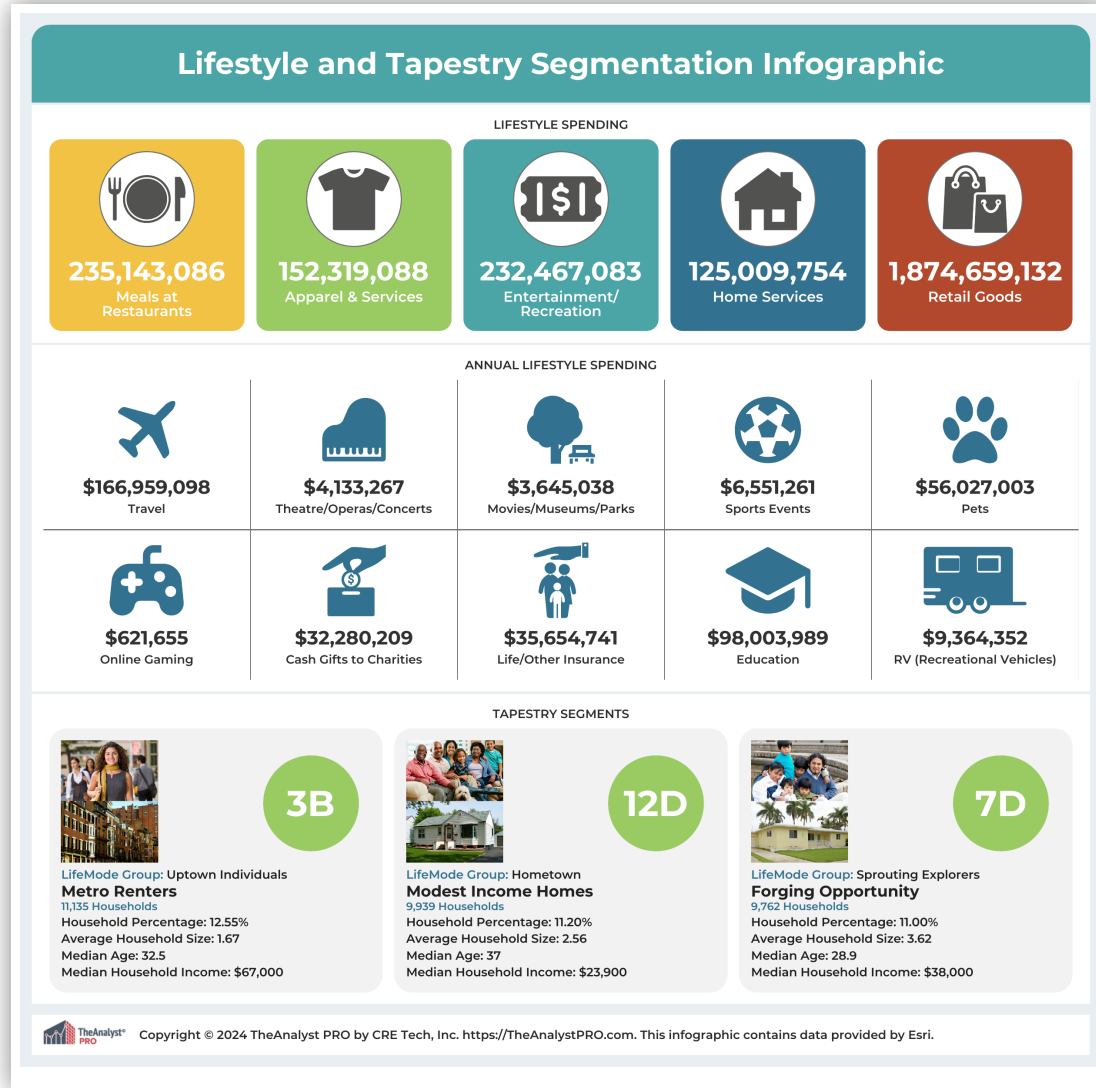
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

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# AERIAL ANNOTATION MAP



**104 W 10TH**

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# MEET MICHAEL MEIER



**Michael Meier**  
Principal/Realtor®



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Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.



**Ranked #1 in Retail in 2022, 2023 and 2024!**

# MEET SAM BLACKSHER



**Sam Blacksher**  
Realtor®



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Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.

# CONTACT



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