

FOR LEASE



RETAIL AND OFFICE SPACE

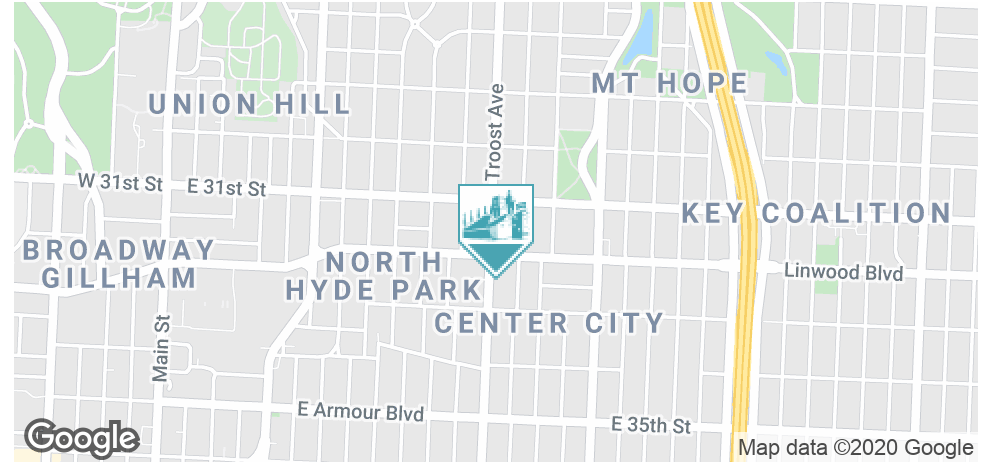
3219 TROOST AVE, KANSAS CITY, MO 64109

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OFFERING SUMMARY

First Floor: 1,250 SF \$12/PSF Modified Gross

Second Floor: 4,000SF \$7.50-\$14/PSF Modified

Third Floor: 6,000SF \$7.50-\$14/PSF Modified

PROPERTY OVERVIEW

Active corner just south of the Legacy Crossing development at the 3100 block of Troost. First floor retail space with great frontage, second floor creative space ready for artist studios or can be built out into office per tenant needs, third floor open raw space ready for development. On site property manager. High Ceilings. Lots of natural light. Adjacent to the Historic Apollo Theater.

PROPERTY HIGHLIGHTS

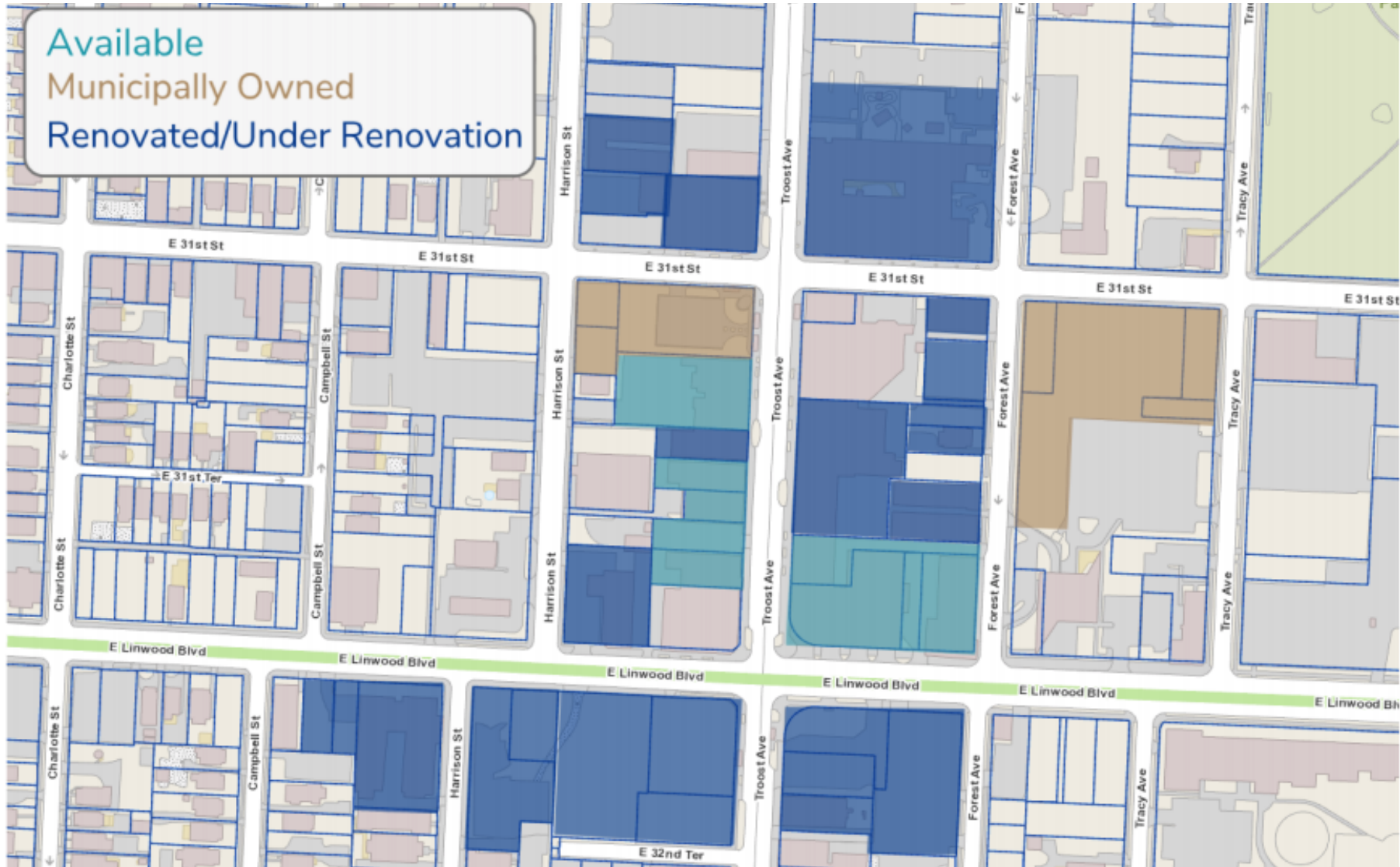
- First floor ideal retail space with great frontage
- Second Floor art studio or office space
- Third Floor open and ready for development
- Street parking available

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TROOST CORRIDOR DEVELOPMENT

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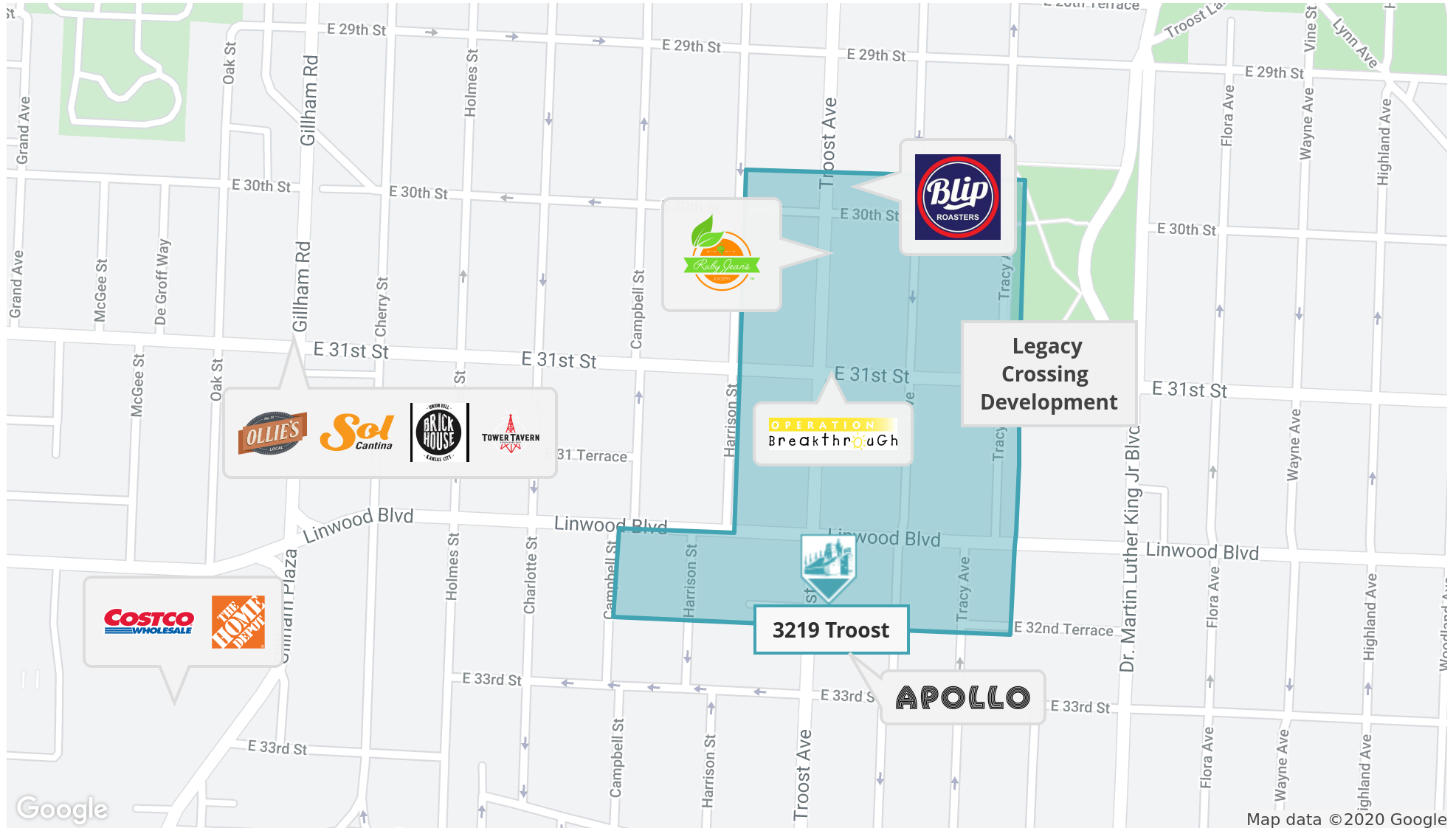


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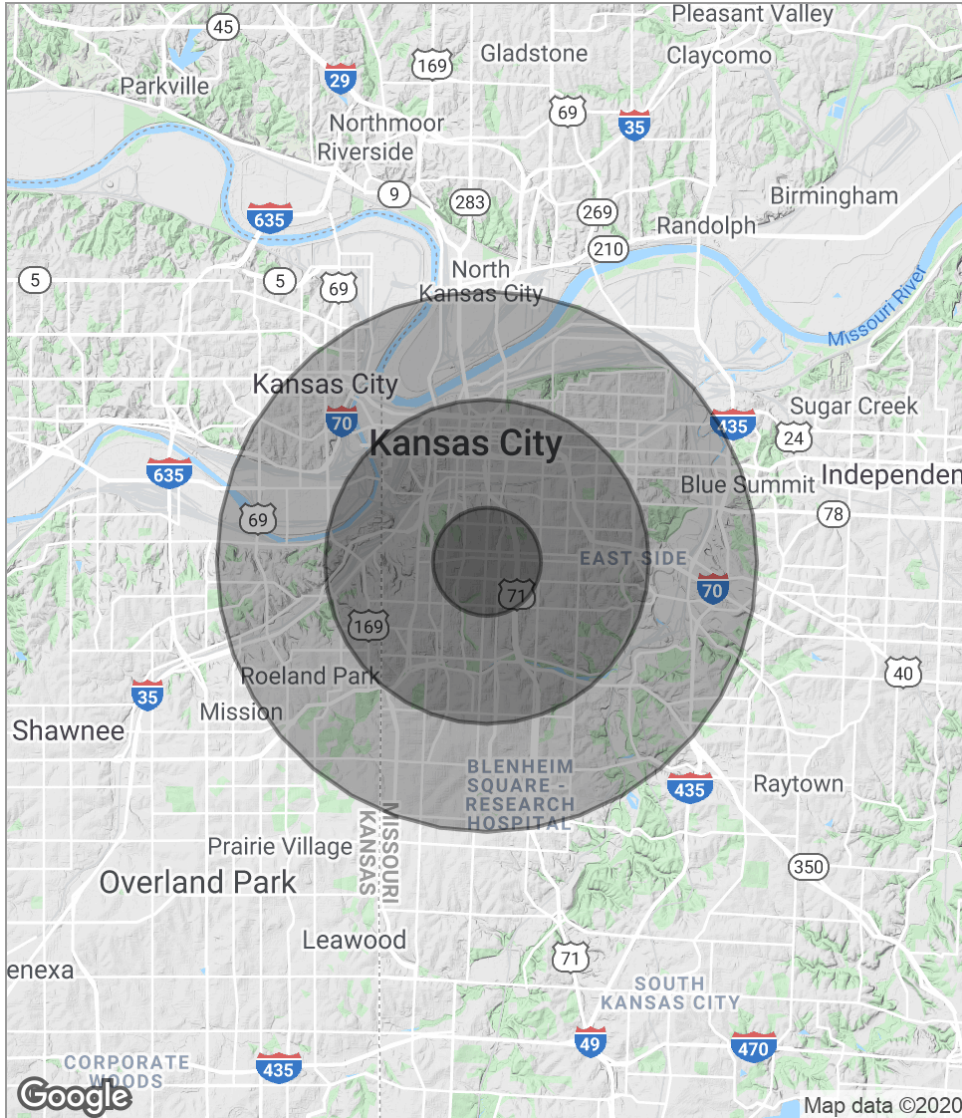
CLEMONS REAL ESTATE, LLC 2999 TROOST AVE SUITE 3 816.774.4250 CLEMONSLIFE.COM

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,785	115,076	254,649
Median age	35.7	35.2	34.9
Median age (Male)	35.3	33.5	34.2
Median age (Female)	35.6	35.8	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,309	55,343	110,125
# of persons per HH	2.2	2.1	2.3
Average HH income	\$40,470	\$47,088	\$53,814
Average house value	\$179,295	\$167,663	\$209,685

* Demographic data derived from 2010 US Census

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