

FOR LEASE

SPACE FOR LEASE IN HISTORIC HOUSE OF FLOWERS

601 E. 31ST, KANSAS CITY, MO 64109

MONICA ENLOE

COMMERCIAL & INVESTMENT SALES

913.961.5314

monica@clemonsrealestate.com

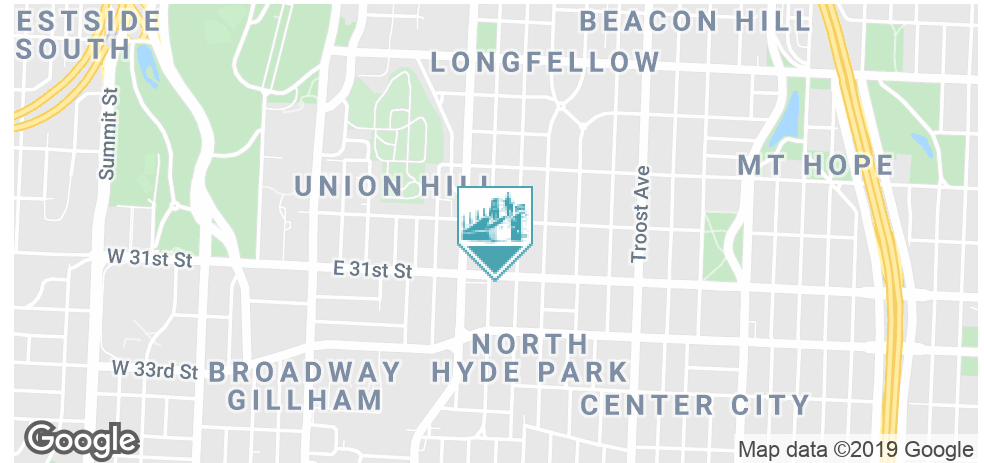


PROPERTY SUMMARY

HOUSE OF FLOWERS SPACE FOR LEASE



CLEMONS REAL ESTATE, LLC 3543 BROADWAY BLVD. 816.774.4250 CLEMONSLIFE.COM



OFFERING SUMMARY

Available Space: 2,100 SF
Divisible to 1,000 SF

Lease Rate: \$15-\$17/SF NN

PROPERTY OVERVIEW

Ideal for a salon, yoga studio, spa or retail, the main space is 1,100 SF of open space with the additional spaces consisting of small rooms ideal for massage therapist, acupuncture, or private offices. New street configuration will allow for additional street parking and a bicycle-friendly thoroughfare.

PROPERTY HIGHLIGHTS

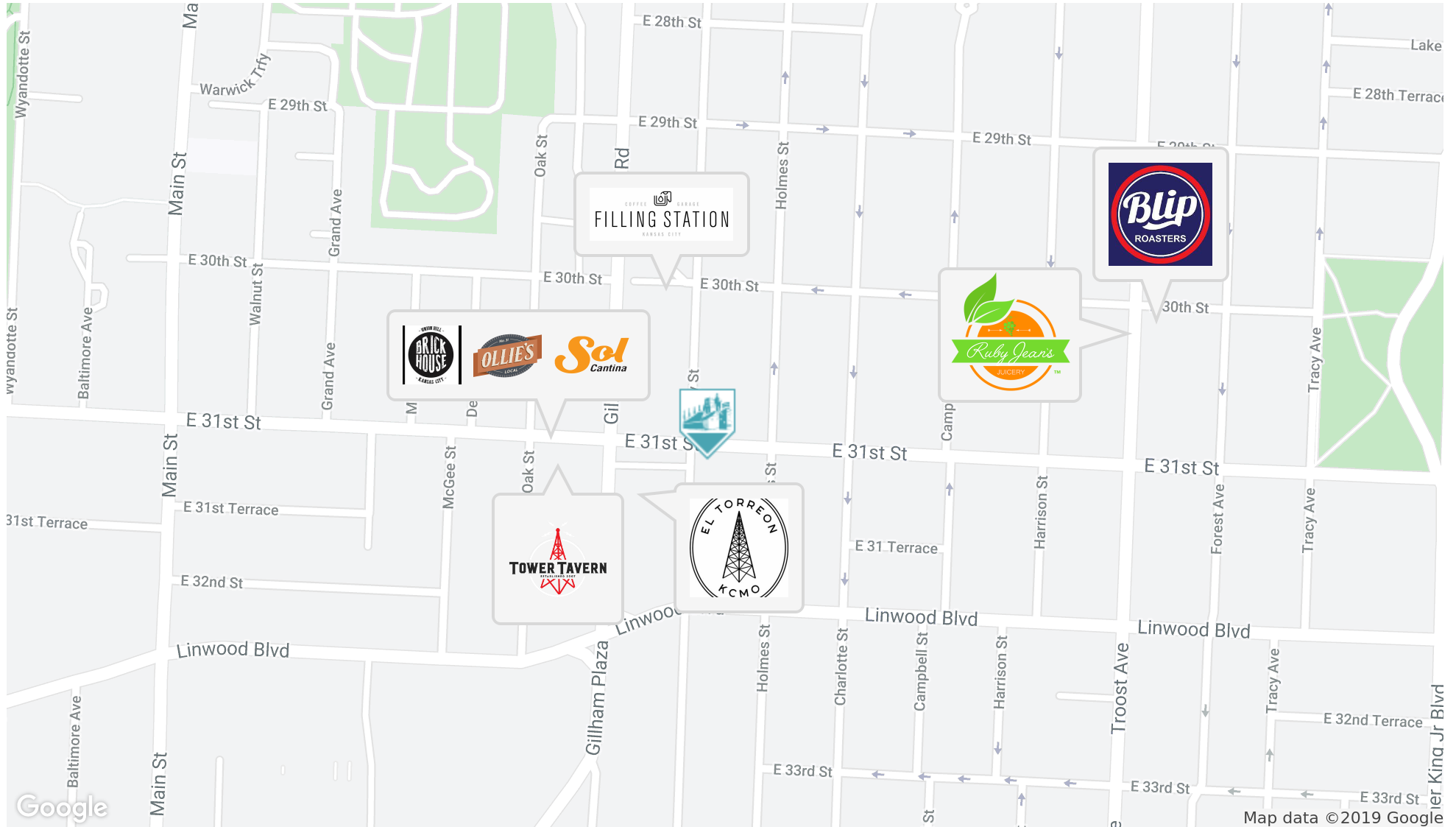
- Mix of new and vintage finishes—Brand new windows, refinished hardwood floors, tin ceilings, exposed brick walls, and high ceilings
- Great visibility and signage opportunities
- Reserved parking in rear
- Basement storage

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AREA MAP

HOUSE OF FLOWERS SPACE FOR LEASE



Google

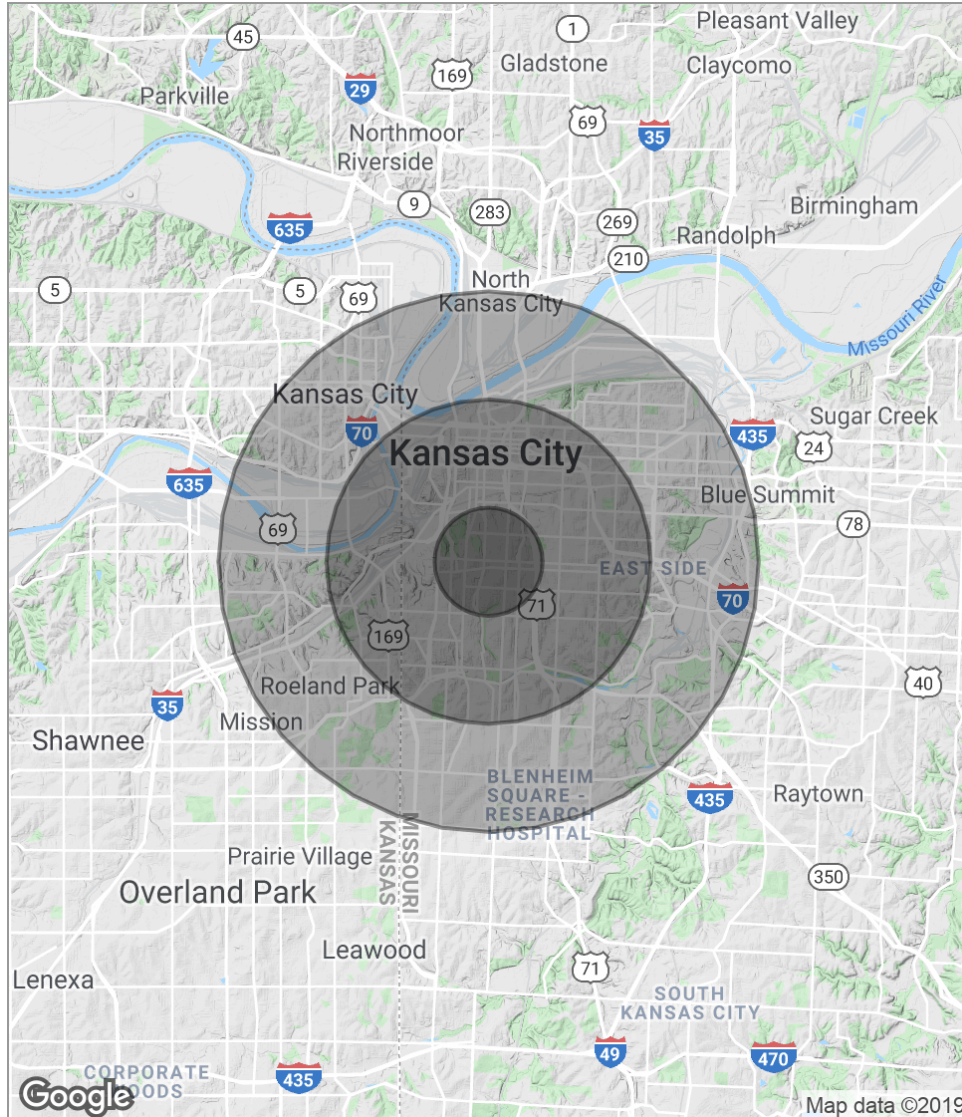
Map data © 2019 Google

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DEMOGRAPHICS

HOUSE OF FLOWERS SPACE FOR LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,973	109,633	259,457
Median age	35.4	34.9	34.8
Median age (Male)	37.4	33.2	34.0
Median age (Female)	33.7	35.6	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,682	53,608	112,066
# of persons per HH	1.9	2.0	2.3
Average HH income	\$45,261	\$47,845	\$53,878
Average house value	\$214,806	\$170,055	\$208,398

** Demographic data derived from 2010 US Census*

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