

FOR LEASE



six
twenty
one

RESTAURANT/RETAIL SPACE ON BROADWAY

3501 BROADWAY BLVD, KANSAS CITY, MO 64111

MONICA ENLOE

COMMERCIAL & INVESTMENT SALES

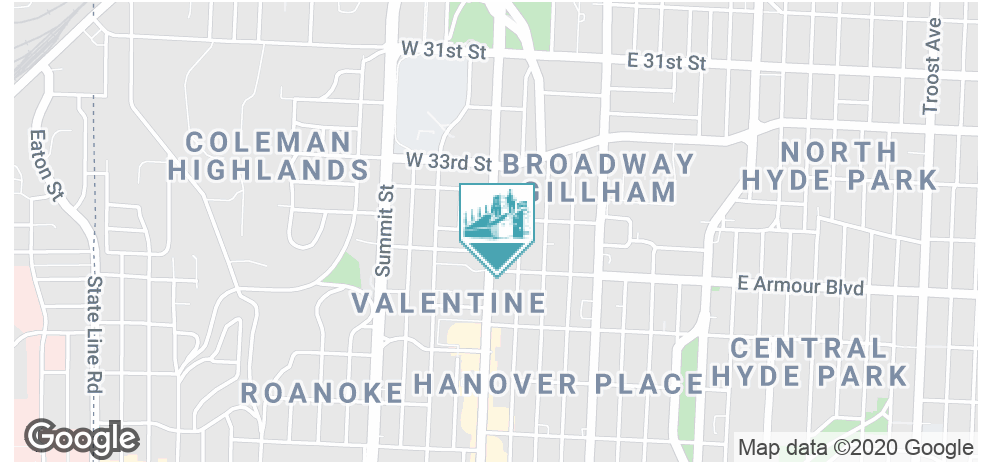
913.961.5314

monica@clemonsrealestate.com



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OFFERING SUMMARY

Available Space: 7,759 SF

Lease Rate: \$18-\$22/SF

PROPERTY OVERVIEW

This 7,700+ SF building on the up-and-coming Broadway Corridor is ideal for restaurant or retail space. The previous interior has been fully demolished, allowing floorplan to be customized to tenant needs.

PROPERTY HIGHLIGHTS

- 18 off-street parking spots with potential for more parking next door
- Modern facade renovation underway
- Floor-to-ceiling windows
- Great visibility along a high-traffic artery
- Exposed brick walls and high ceilings with exposed wood
- Within walking distance of 1800+ newly redeveloped luxury apartments

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NEARBY DEVELOPMENTS

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CURRENT AND FUTURE PARKING

3501 BROADWAY BLVD



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

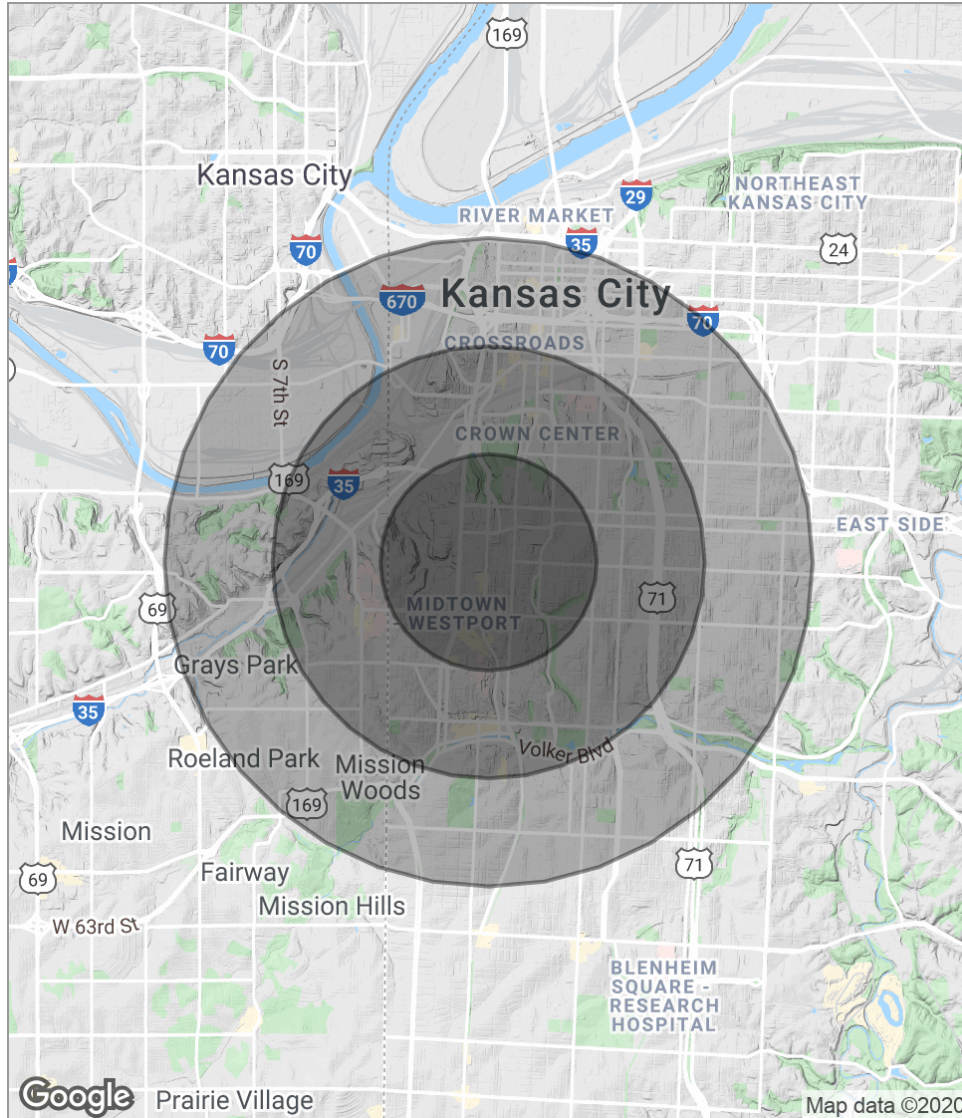


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	15,139	53,850	104,201
Median age	35.3	35.2	35.1
Median age (Male)	36.6	35.9	34.2
Median age (Female)	33.5	34.4	35.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,615	29,021	51,725
# of persons per HH	1.8	1.9	2.0
Average HH income	\$48,835	\$53,470	\$56,969
Average house value	\$227,100	\$203,933	\$223,193

** Demographic data derived from 2010 US Census*

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