

4100

MAIN STREET KANSAS CITY, MO

33,801 SF FOR SALE OR LEASE

**FLEX BUILDING ON KC STREETCAR LINE WITH 70 PARKING SPACES
RETAIL/OFFICE/WAREHOUSE USES POSSIBLE**

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**CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

BUILDING SPECS

BUILDING SIZE	33,801 SF
FLOORS	Three (3) 11,267 SF Floors Can be leased separately or together
YEAR BUILT	1989
CLEAR HEIGHT	10' to drop ceiling 14' to deck
LOADING	One (1) 8' x 8' dock-high
MATERIAL HANDLING	Elevator and multi-floor conveyor system
FIRE SUPPRESSION	Fully sprinklered
CLIMATE CONTROL	Fully air conditioned and heated

SITE SPECS

LAND SIZE	0.99 acres across four parcels
PARKING SPACES	±70
PUBLIC TRANSIT	On KC Streetcar extension
ZONING	B3-2
2024 TAXES	\$76,833.21 (\$2.27 PSF)
ELECTRIC PROVIDER	Evergy
GAS PROVIDER	Spire
WATER/SEWER	KC Water

PRICING

SALE	\$4,250,000 / \$125 PSF
LEASE	Call for pricing

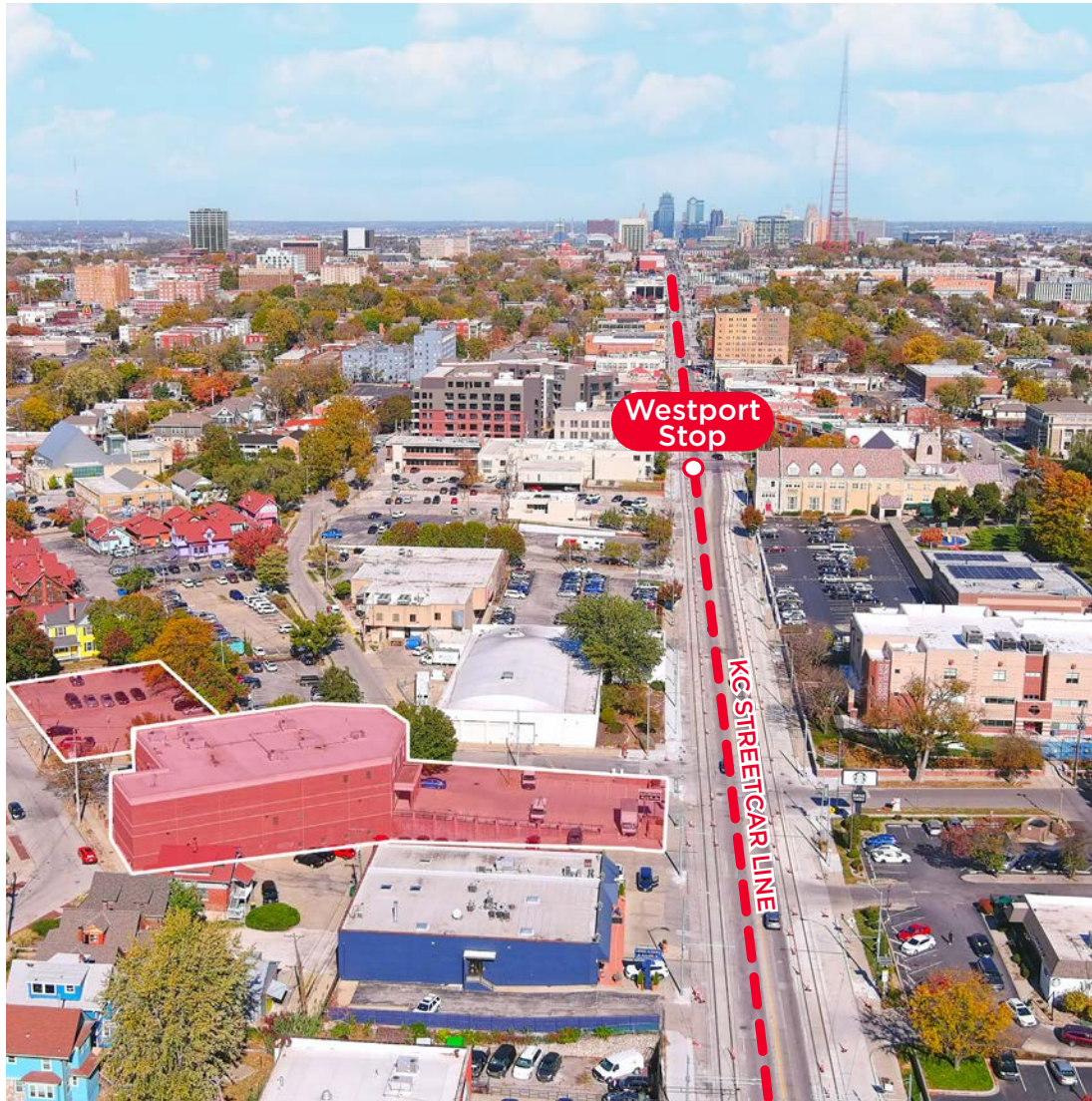


AERIAL MAP



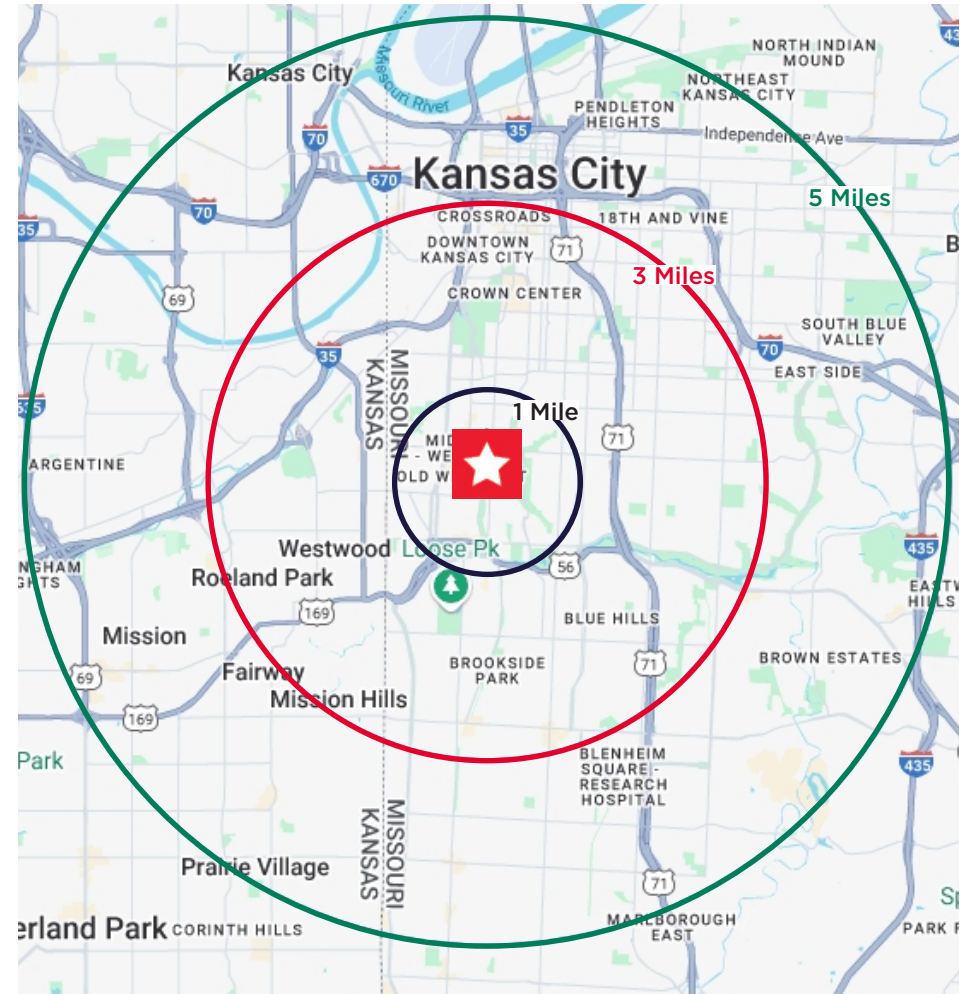
KANSAS CITY STREETCAR

PROPERTY IS LOCATED ON THE KC STREETCAR EXTENSION, PROJECTED TO BE COMPLETED MID 2025



DEMOGRAPHICS

Population Demographics	1 Mile	3 Mile	5 Mile
Total Population	25,144	116,079	269,316
Population Density (Pop/Sq Mi)	7,993.52	4,100.24	3,424.69
Total Households	15,121	55,840	121,585
Population by Age			
0 to 4	1,099	7,163	19,066
5 to 14	1,290	11,656	33,507
15 to 19	686	6,117	14,852
20 to 24	2,186	8,770	17,603
25 to 34	7,732	23,530	50,925
35 to 44	3,922	15,874	40,206
45 to 54	2,613	13,001	30,502
55 to 64	2,911	14,251	31,204
65 to 74	1,663	9,377	21,846
75 to 84	703	4,639	10,962
85+	338	1,700	3,990
2023 Daytime Population			
Total Daytime Population	47,352	188,721	392,865
Population aged 16 and under	2,984	20,369	49,700
Daytime Population Age 16+	44,368	168,352	343,166
Civilian 16+, at Workplace	36,204	127,952	268,839
Civilian 16+, Unemployed	539	2,831	6,783
Civilian 16+, Work at home	1,805	5,861	11,506



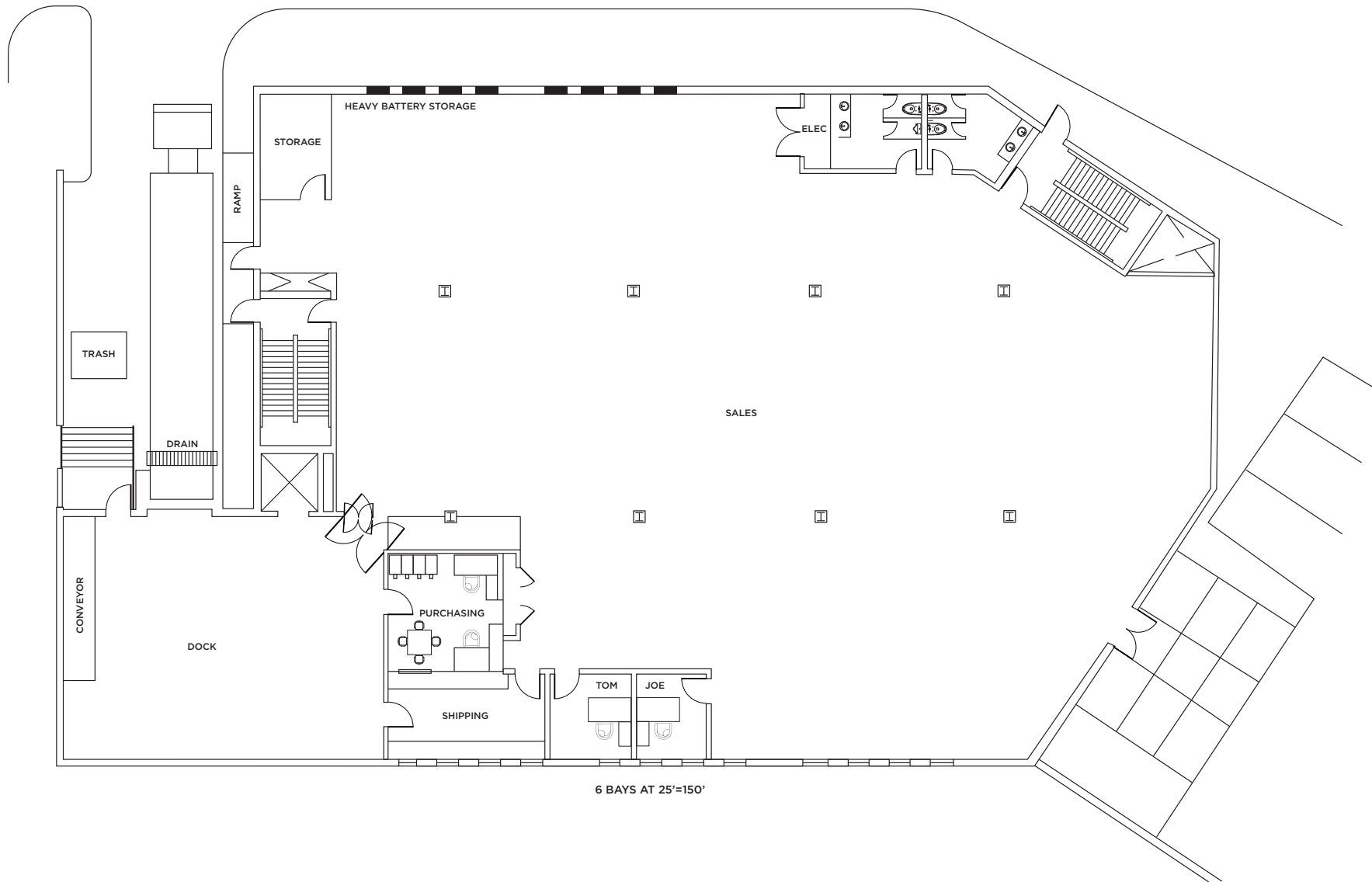
SHOWROOM & OFFICE PHOTOS



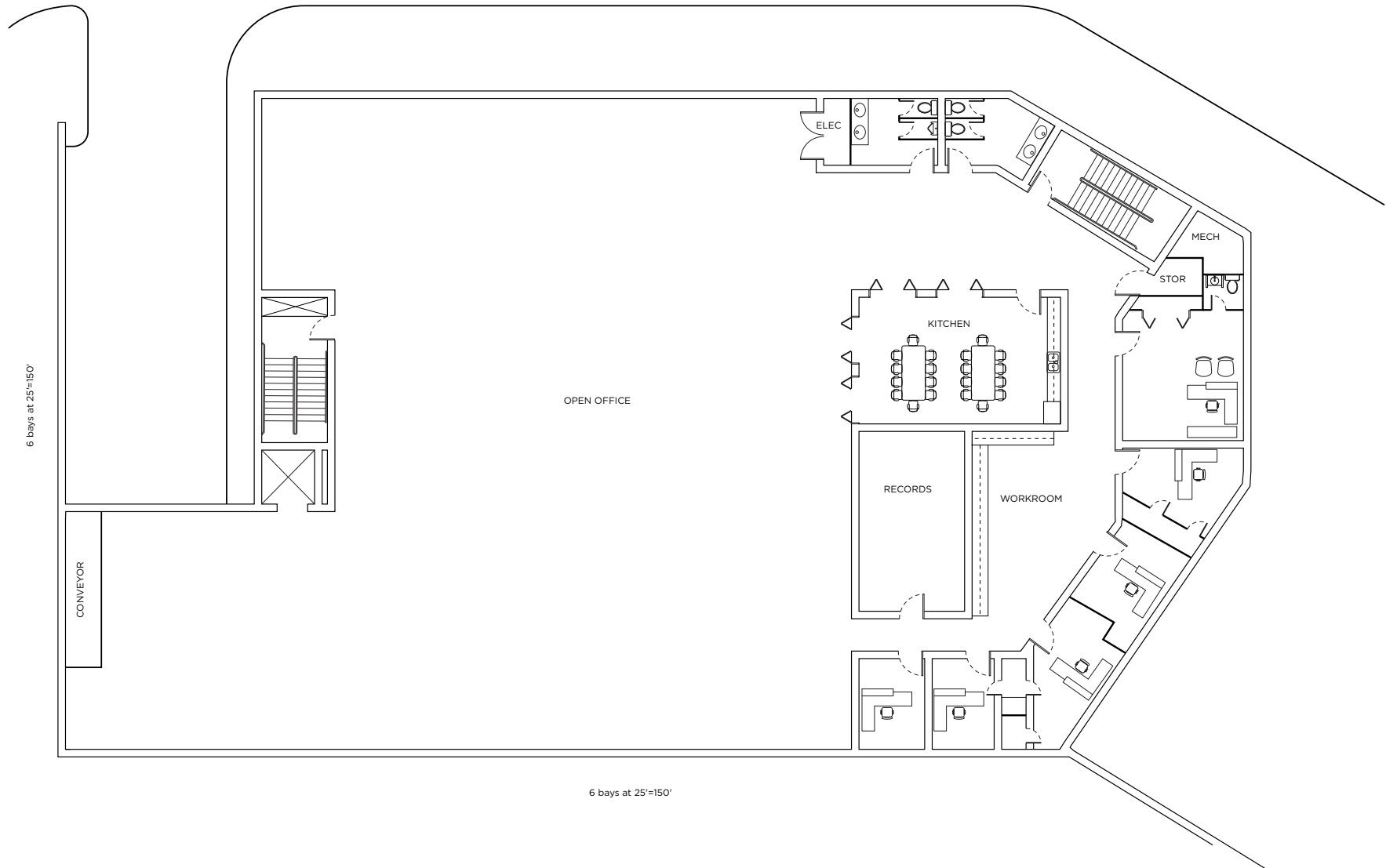
WAREHOUSE PHOTOS



MAIN FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

