

RETAIL/FLEX AVAILABLE FOR LEASE

2807 INDEPENDENCE AVENUE

KANSAS CITY, MO 64124

PEAK
Real Estate Partners



WYATT PALMER | ASSOCIATE



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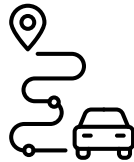
PROPERTY HIGHLIGHTS

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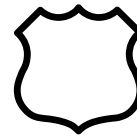
- 3,000 ± retail/flex space available for lease – can be demised
- Minutes from the Power & Light District, The Crossroads Arts District, and Crown Center
- Located at the intersection of Independence & Chestnut Ave, with excellent visibility to over 11,000 vehicles per day
- Quick access to three major interstates: I-70, I-670, and I-29
- Ability to add storefront windows
- Unique retro pylon signage
- Gated parking available
- Drive-in garage door loading
- Quoting: \$12/PSF Gross



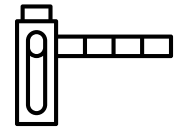
AVAILABLE SF
3,000 SF



LOCATION VISIBILITY
OVER 11,000 VEHICLES PER DAY



HIGHWAY ACCESS
I-70, I-670 & I-29

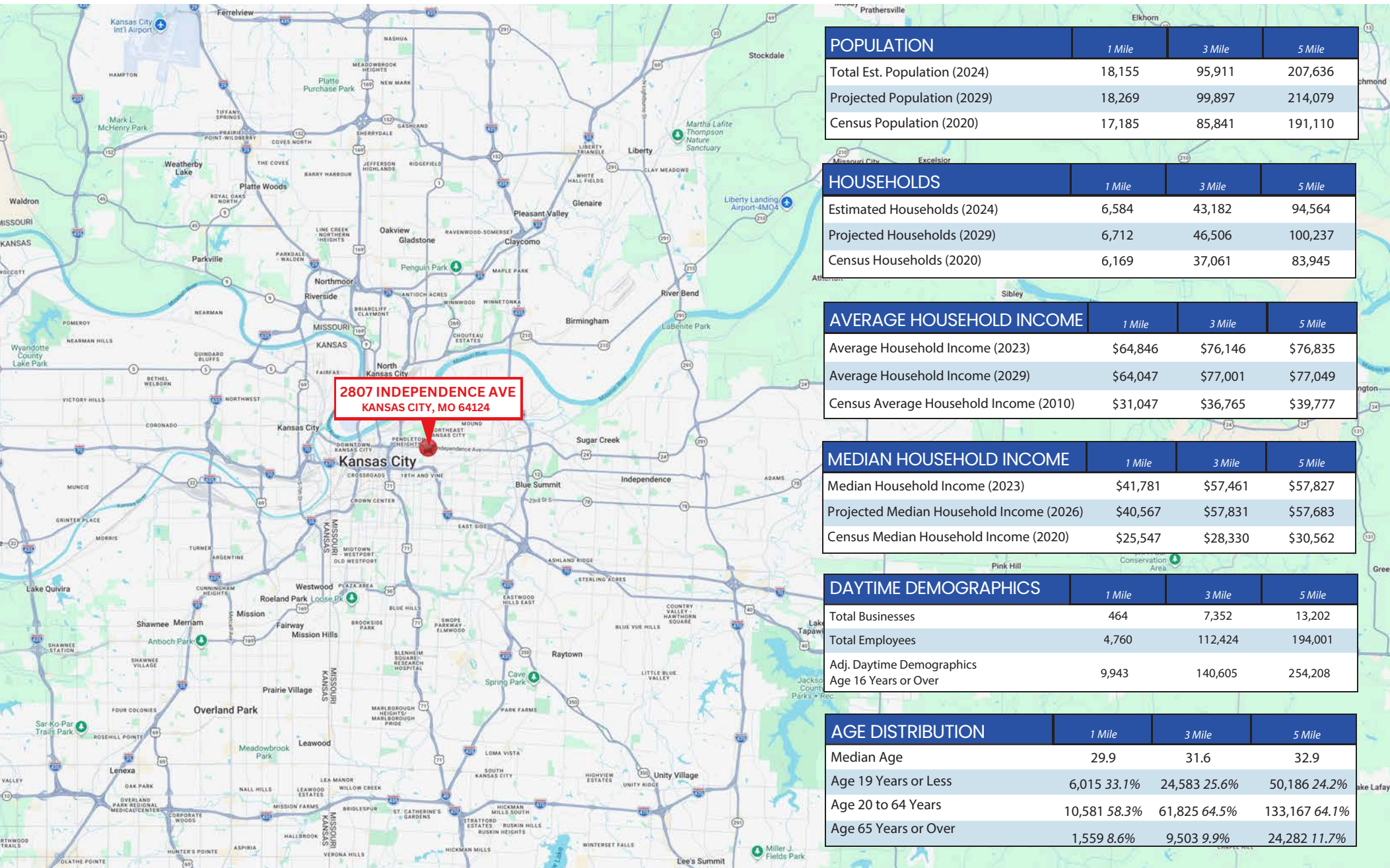


PARKING
GATED PARKING AVAILABLE



PROPERTY MAP & DEMOGRAPHICS

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POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	18,155	95,911	207,636
Projected Population (2029)	18,269	99,897	214,079
Census Population (2020)	17,185	85,841	191,110

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	6,584	43,182	94,564
Projected Households (2029)	6,712	46,506	100,237
Census Households (2020)	6,169	37,061	83,945

AVERAGE HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$64,846	\$76,146	\$76,835
Average Household Income (2029)	\$64,047	\$77,001	\$77,049
Census Average Household Income (2010)	\$31,047	\$36,765	\$39,777

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$41,781	\$57,461	\$57,827
Projected Median Household Income (2026)	\$40,567	\$57,831	\$57,683
Census Median Household Income (2020)	\$25,547	\$28,330	\$30,562

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	464	7,352	13,202
Total Employees	4,760	112,424	194,001
Adj. Daytime Demographics Age 16 Years or Over	9,943	140,605	254,208

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	29.9	31.6	32.9
Age 19 Years or Less	6,015 33.1%	24,583 25.6%	50,186 24.2%
Age 20 to 64 Years	10,581 58.3%	61,825 64.5%	133,167 64.1%
Age 65 Years or Over	1,559 8.6%	9,503 9.9%	24,282 11.7%

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