

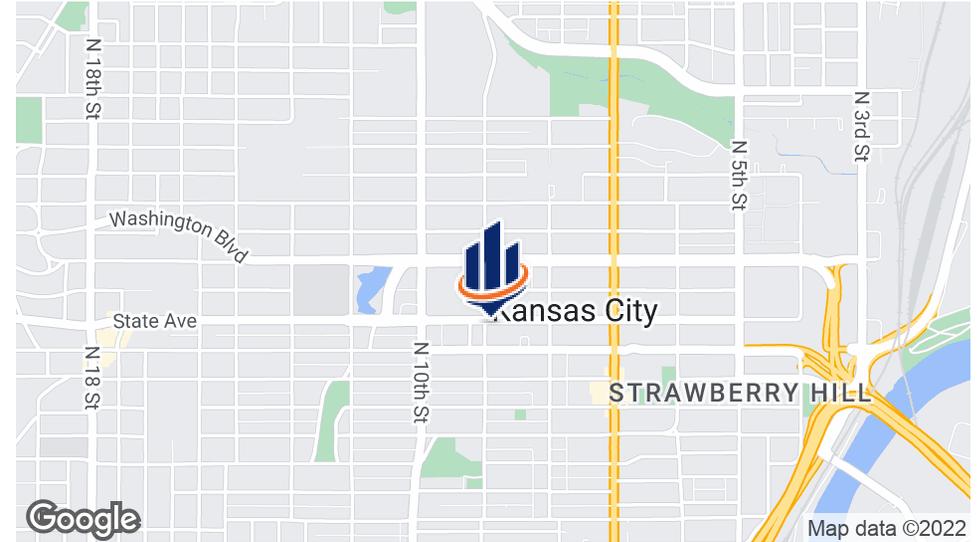


KCKS SOCCER BLDG.

1017 N 9TH ST.
KANSAS CITY, KS 66101

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$12.00
Building Size:	34,000 SF
Available SF:	5,000 - 34,000
Lot Size:	0.9 Acres
Year Built:	1920
Zoning:	C-3 Commercial District

PROPERTY OVERVIEW

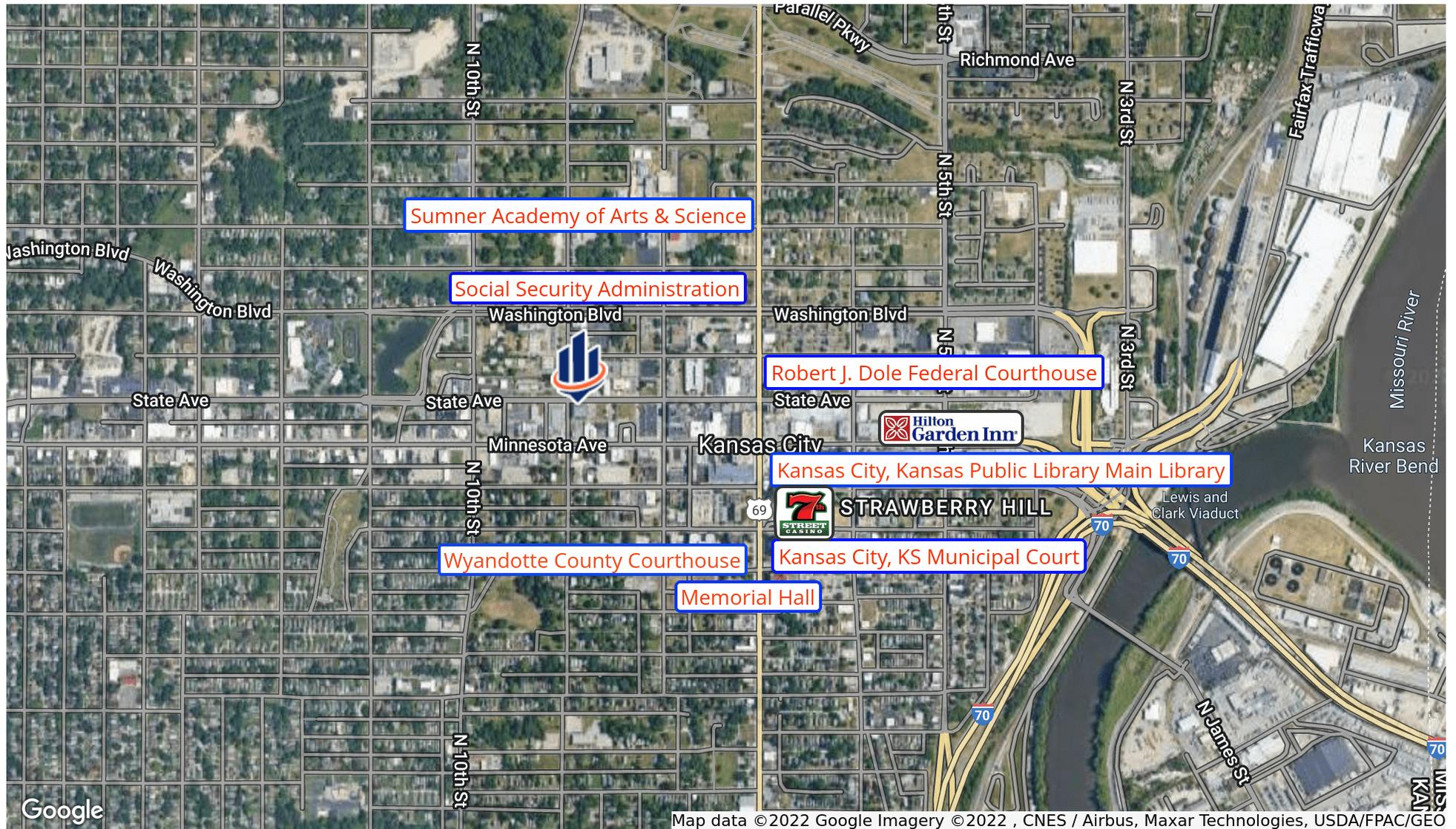
SVN | The Hurst Company is pleased to present this very rare opportunity to lease in a historic building with the flexibility to be built out for just about any type of use. Space can be adapted to restaurant, office, fitness, school, and sports. This would be perfect for soccer, basketball, pickle ball, etc.

Major upgrades include a roof, HVAC, and windows. There is also a fenced outside area and an adjacent lot that can be developed for additional parking or outdoor sports area

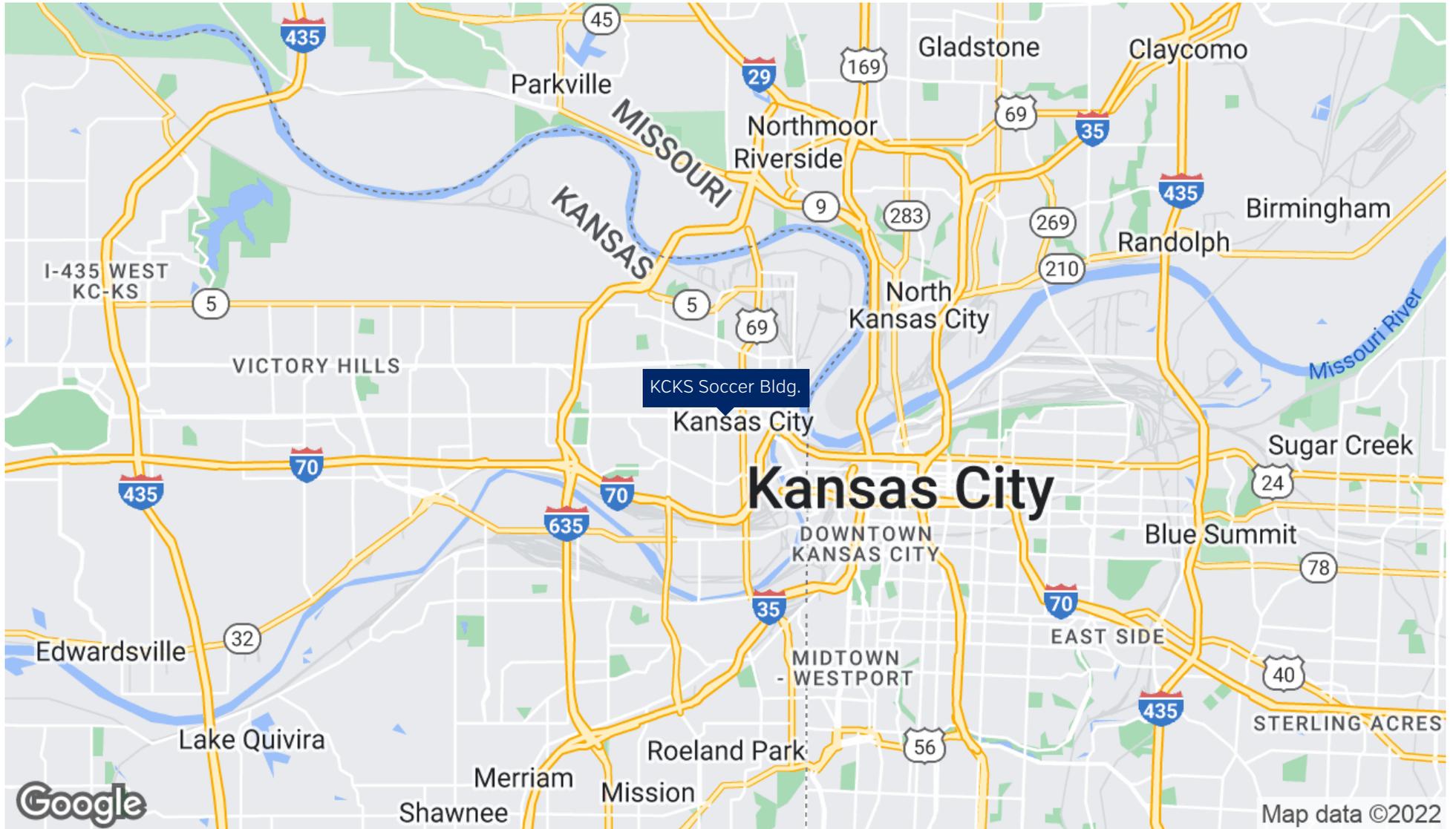
PROPERTY HIGHLIGHTS

- Creative space within a historical building.
- Fenced parking and outdoor area
- Daytime population over 236,000 within five miles
- Tenant's preference of delivery: "white box" or "cold shell"
- Access to I-70 is less than 1/2 mile

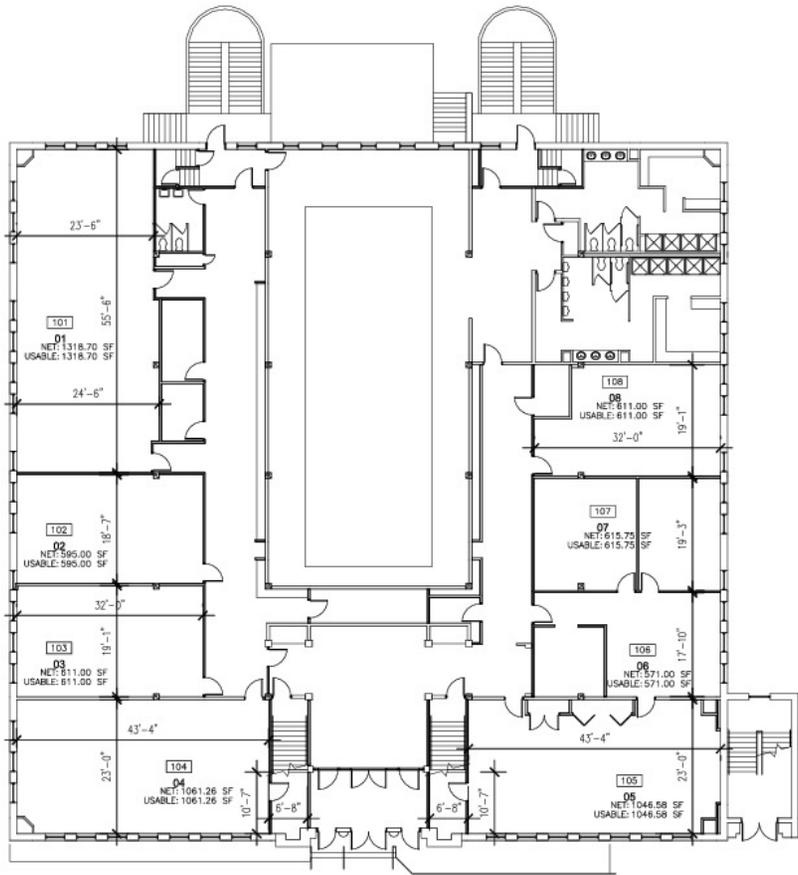
Aerial Map



Location Map



Floor Plans



ALL SQUARE FOOTAGE NUMBERS SHOWN ARE ESTIMATES ONLY. FIELD VERIFICATION REQUIRED.

1/16" = 1'-0" 9-10-15

Conceptual Floor Plan



Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,730	62,637	150,131
Average Age	29.4	31.2	32.3
Average Age (Male)	28.5	30.1	31.8
Average Age (Female)	30.3	32.2	32.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,368	22,310	61,700
# of Persons per HH	2.9	2.8	2.4
Average HH Income	\$30,254	\$36,460	\$43,942
Average House Value	\$35,011	\$73,546	\$117,004

* Demographic data derived from 2010 US Census

