XCHANGECRE

EXCHANGE INTO A DIVERSIFIED PORTFOLIO

THE WONDER SHOPS + FLATS

1108 E 30TH ST, KANSAS CITY, MO 64109

NATHAN ROBERTS

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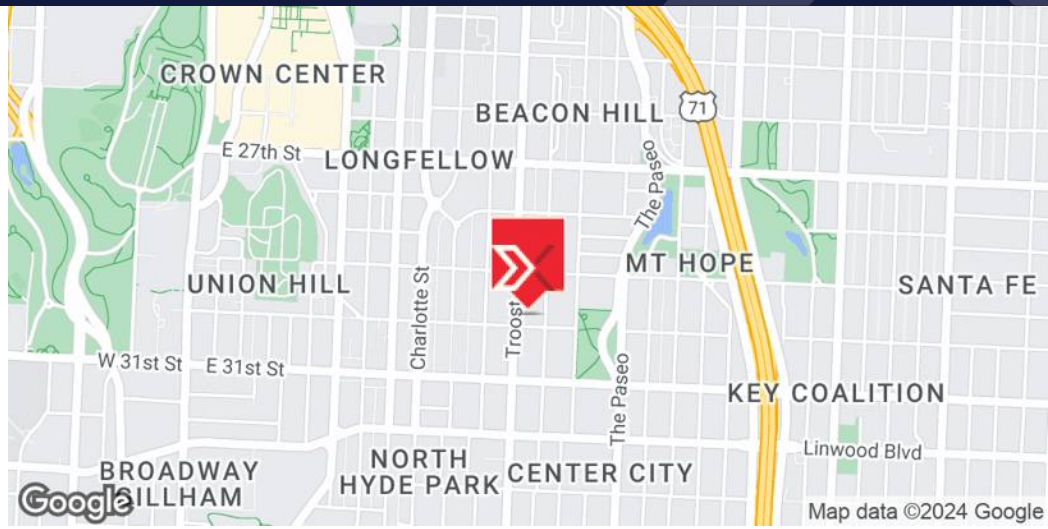

OFFERING SUMMARY

Lease Rate:	$8.36 - 16.95 SF/yr (NNN; Full Service)
Available SF:	708 - 3,806 SF
Lot Size:	1.8 Acres
Building Size:	80,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite H	$16.95 SF/yr	708 SF
Suite M&N	$8.36 SF/yr	3,806 SF

PROPERTY DESCRIPTION

Join The Wonder Shops + Flats, a unique and fascinating mixed-use property that sits in the heart of our city. This multi-story building offers a unique blend of residential and commercial spaces, creating a vibrant community that screams live, work, and play. On the ground floor, you'll find a variety of thriving businesses that attract a lot of foot traffic.

PROPERTY HIGHLIGHTS

- Wide variety of space layouts/configurations ranging from 708-3,608 SF
- Excellent visibility and signage opportunities
- Highly desirable location to live, work, and play with many in-house and nearby amenities
- Great accessibility to surrounding submarkets
- Vibrant community of thriving businesses that bring in foot traffic

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COMMON AREA AMENITIES

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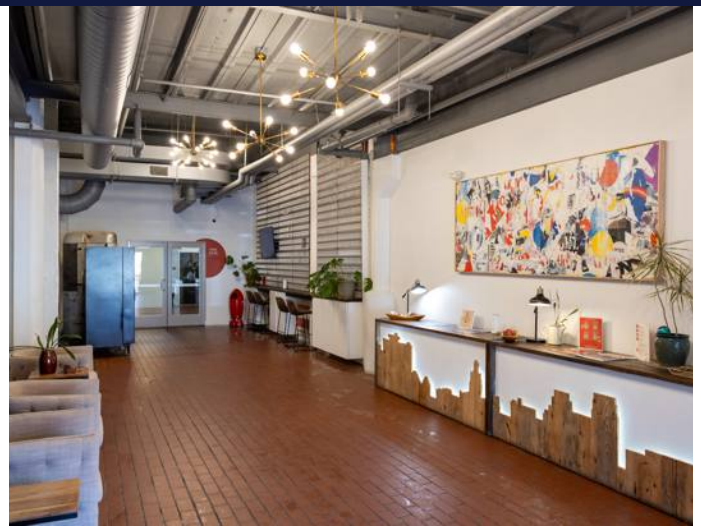

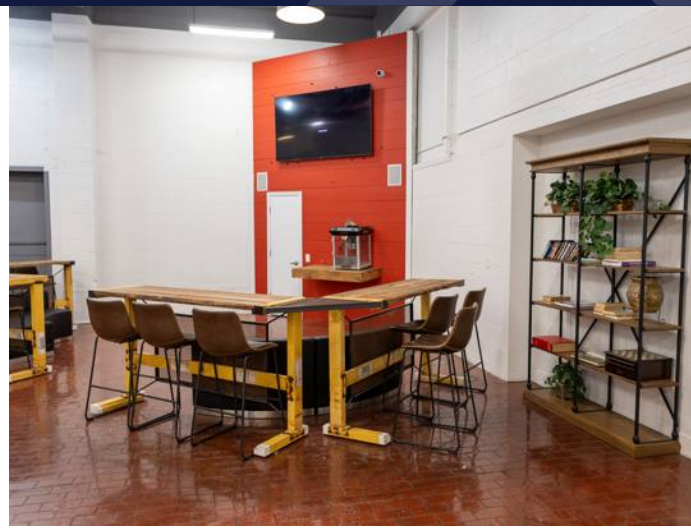

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SUITE M&N (3,806 SF)

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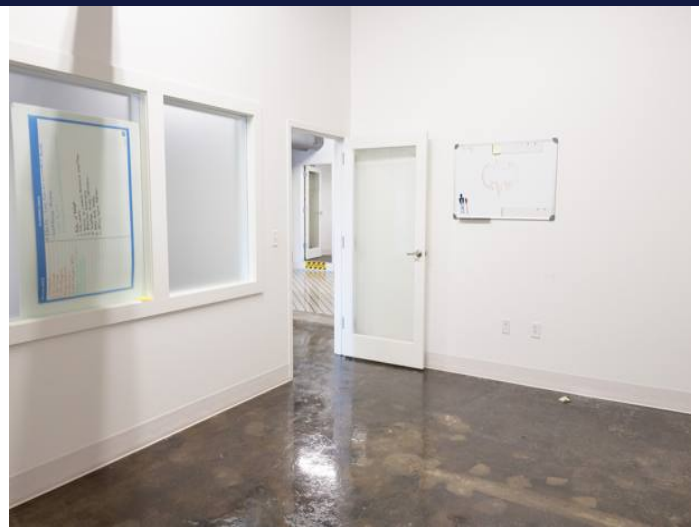

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FLOOR PLAN - SUITE M&N (3,806 SF)

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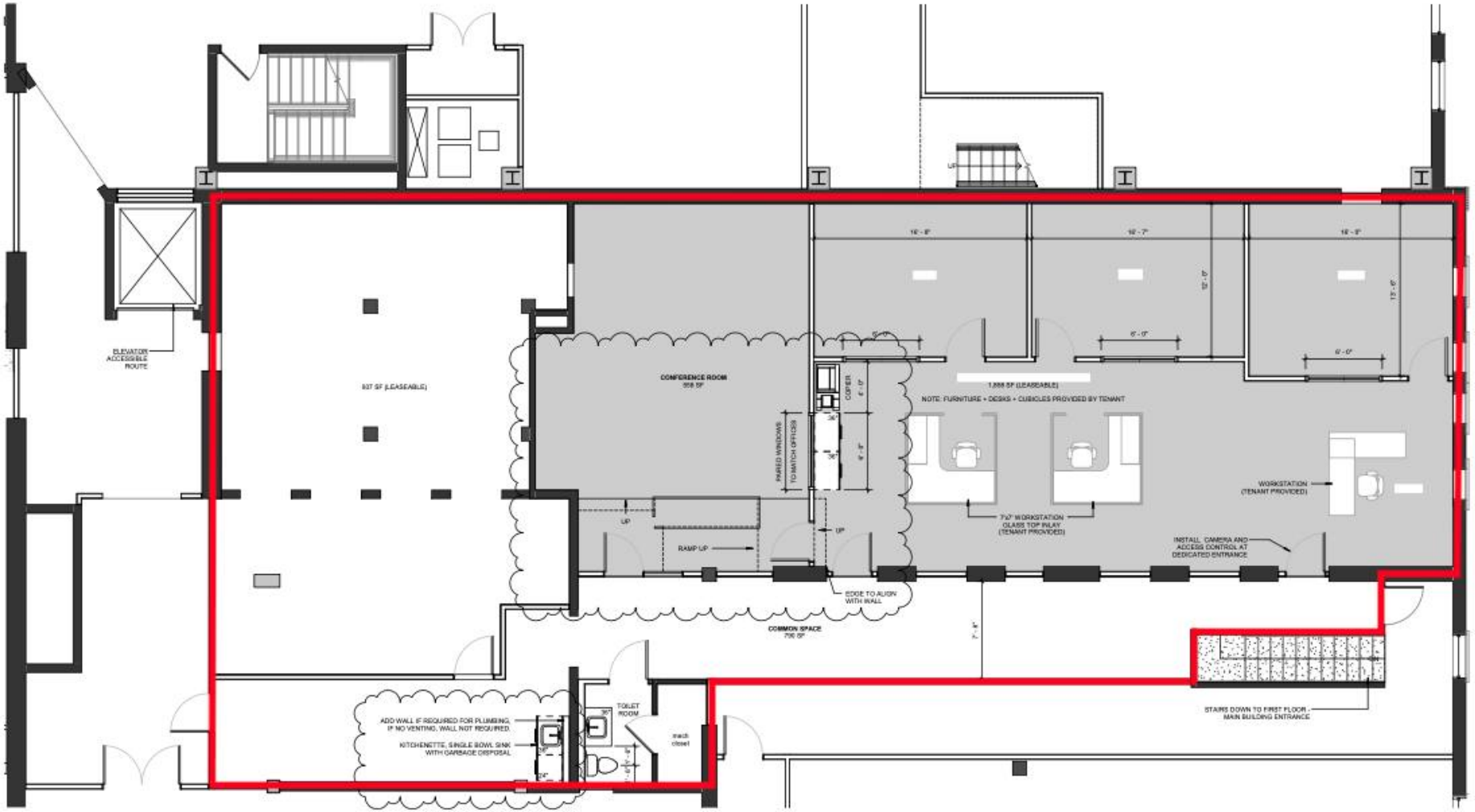

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SUITE H (708 SF)

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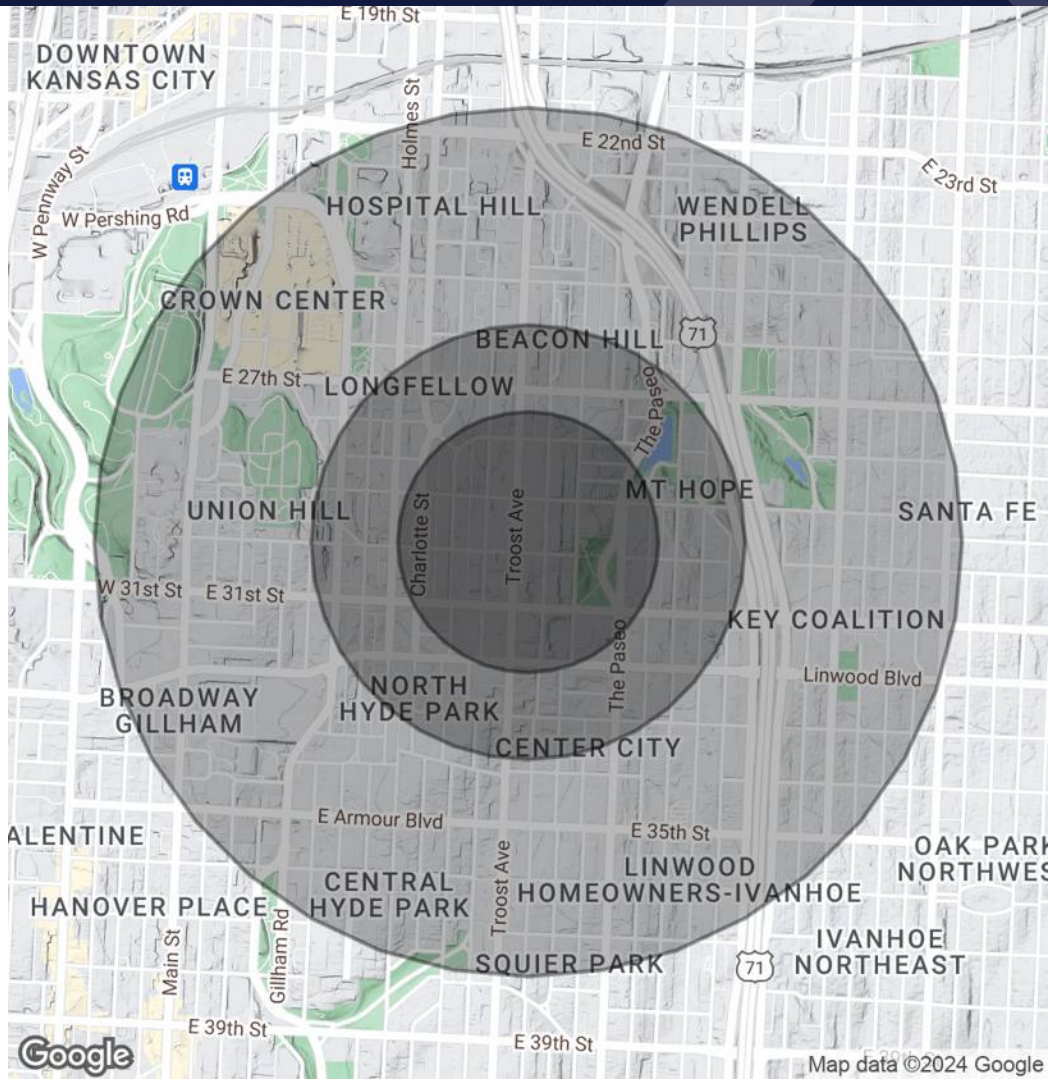
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,528	4,739	15,248
Average Age	37	38	38
Average Age (Male)	36	37	38
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	2,408	7,860
# of Persons per HH	2	2	1.9
Average HH Income	$84,506	$81,150	$79,370
Average House Value	$361,294	$355,330	$346,881

Demographics data derived from AlphaMap



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