

FREESTANDING BUILDING FOR SALE

0.82 ACRES IN KANSAS CITY



3330 TROOST

3330 TROOST AVE, KANSAS CITY, MO 64109



CATALYSTPROPERTYGROUP.COM | 913-914-7010

PROPERTY HIGHLIGHTS

WHY YOU SHOULD CONSIDER...

- Located in growing North Hyde Park Neighborhood
- Median List Prices Rise Significantly by +68% year over year
- High Visibility and Great Access
- Area experiencing Rapid Revitalization
- Property is .82 Acres
- Perfect for Bank, Car Wash, Dispensary, Automotive or Redevelopment Opportunities



DEMOGRAPHICS

TOTAL POPULATION

1 Mile: 21,129
3 Mile: 130,571
5 Mile: 262,455



DAYTIME POPULATION

1 Mile: 10,865
3 Mile: 135,303
5 Mile: 197,930



AVG HH INCOME

1 Mile: \$ 86,080
3 Mile: \$ 89,597
5 Mile: \$ 96,931



NEIGHBORING TENANTS



SITE AERIAL

