

FOR LEASE



CLEMSON

LADD SCHOOL

3640 BENTON BLVD, KANSAS CITY, MO 64128

ZACHERY FOWLE

BROKERAGE ASSOCIATE

816.621.2130

zachery@clemonsrealestate.com

CLEMSON REAL ESTATE 1 E. ARMOUR BLVD, SUITE 100 816.621.2130 CLEMONSLIFE.COM

AUDREY NAVARRO

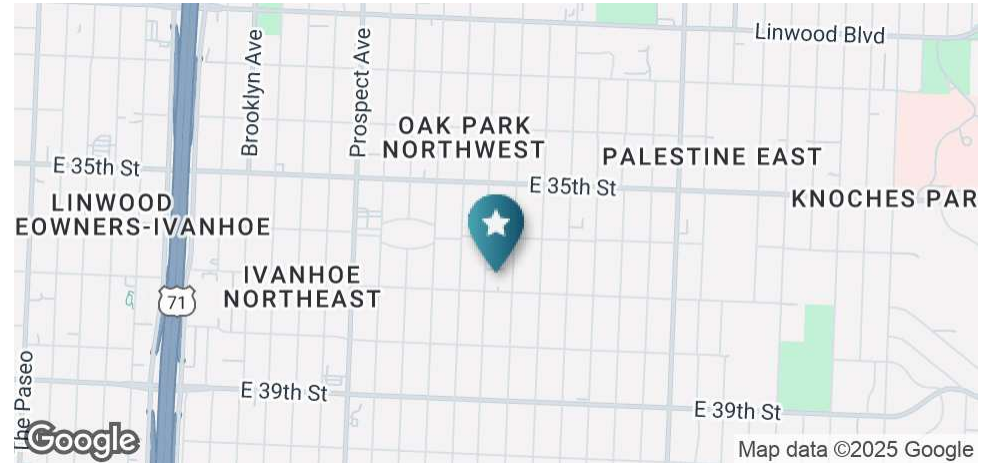
MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com

LADD SCHOOL

3640 BENTON BLVD, KANSAS CITY, MO 64128



OFFERING SUMMARY

Available SF: 808 - 3,114 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lease Terms: 3 to 5-year preferred

Tl: Negotiable

Signage: Available

Renovated: 2026

PROPERTY OVERVIEW

Be part of the bold transformation of the historic Ladd School at 3640 Benton Blvd- where legacy meets innovation in the heart of Kansas City's East Side. This redevelopment is breathing new life into a century-old school building, reimagined as a vibrant, mixed-use destination to empower the community and foster growth. This is more than a leasing opportunity- it's a chance to join a movement reshaping Kansas City's East Side with intention, equity, and vision. With a focus on community impact and thoughtful revitalization, Ladd School offers unique opportunities in a one-of-a-kind setting. Whether you're a small business, nonprofit, or creative venture, this project presents the perfect opportunity to be a cornerstone in the next chapter of Benton Blvd.

PROPERTY HIGHLIGHTS

- Modern Infrastructure meets Historic Charm
- Retail, Office, Wellness, and Restaurant Space Available
- Built-In Foot Traffic - 60+ on-site apartments
- Mission-Driven Development - Community focused

FOR LEASE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

ZACHERY FOWLE
BROKERAGE ASSOCIATE
zachery@clemonsrealestate.com
816.621.2130

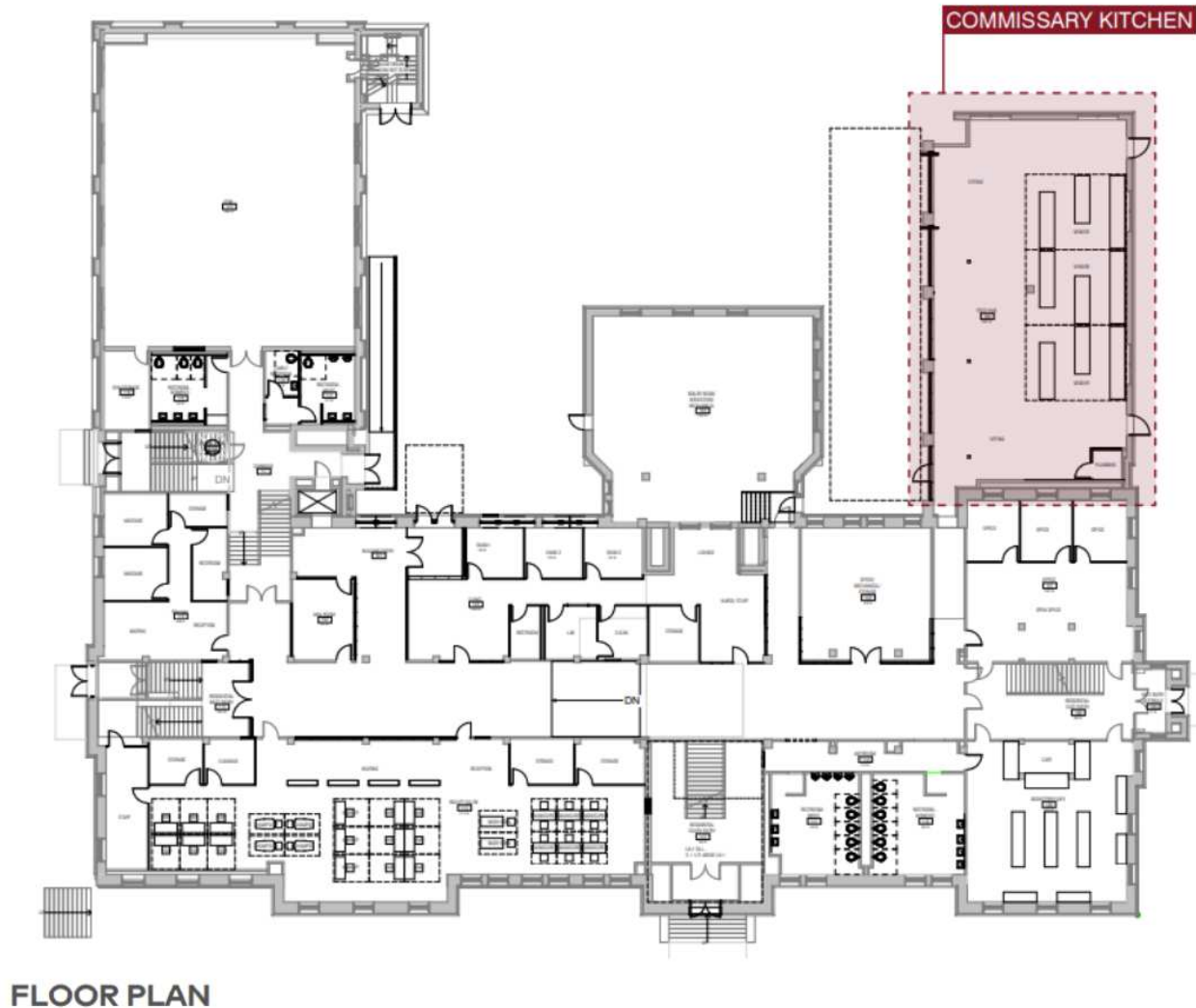
AUDREY NAVARRO
MANAGING BROKER
audrey@clemonsrealestate.com
816.621.2130

LADD SCHOOL

3640 BENTON BLVD, KANSAS CITY, MO 64128



CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 CLEMONSLIFE.COM



FOR LEASE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

ZACHERY FOWLE
BROKERAGE ASSOCIATE
zachery@clemonsrealestate.com
816.621.2130

AUDREY NAVARRO
MANAGING BROKER
audrey@clemonsrealestate.com
816.621.2130

LADD SCHOOL

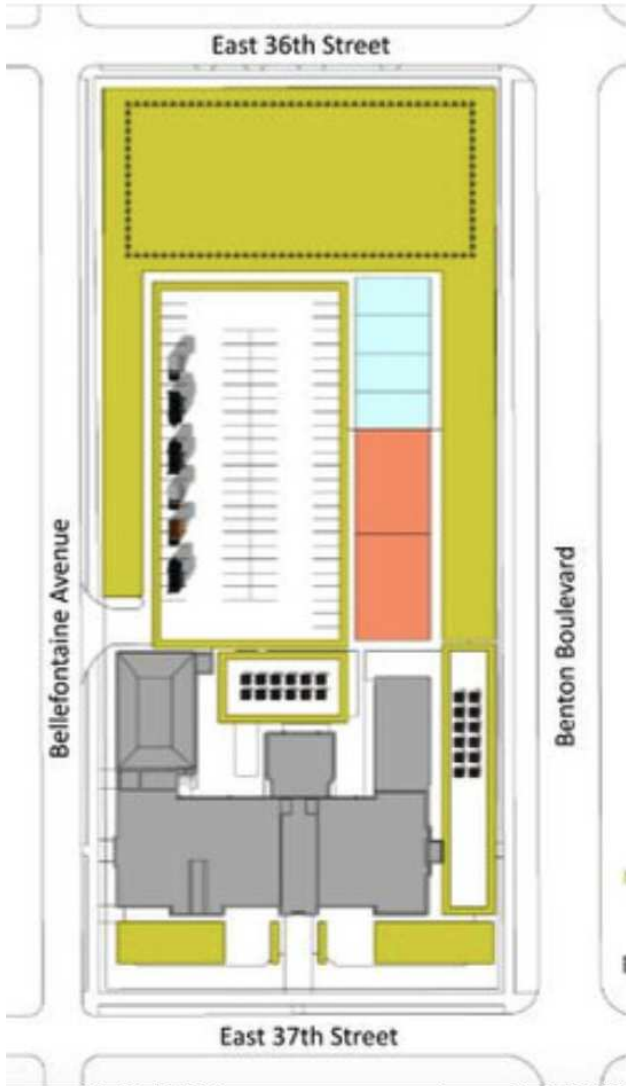
3640 BENTON BLVD, KANSAS CITY, MO 64128



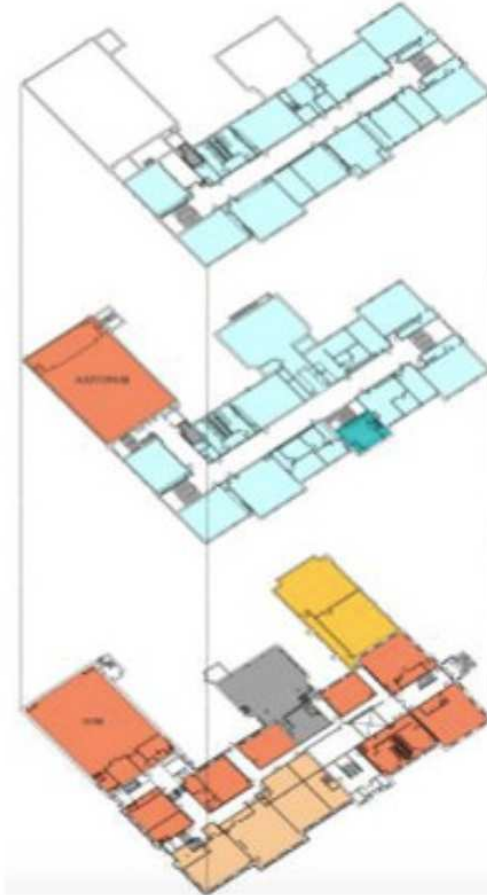
CLEMONSLIFE.COM

816.621.2130

CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100



Ladd School Redevelopment



FOR LEASE

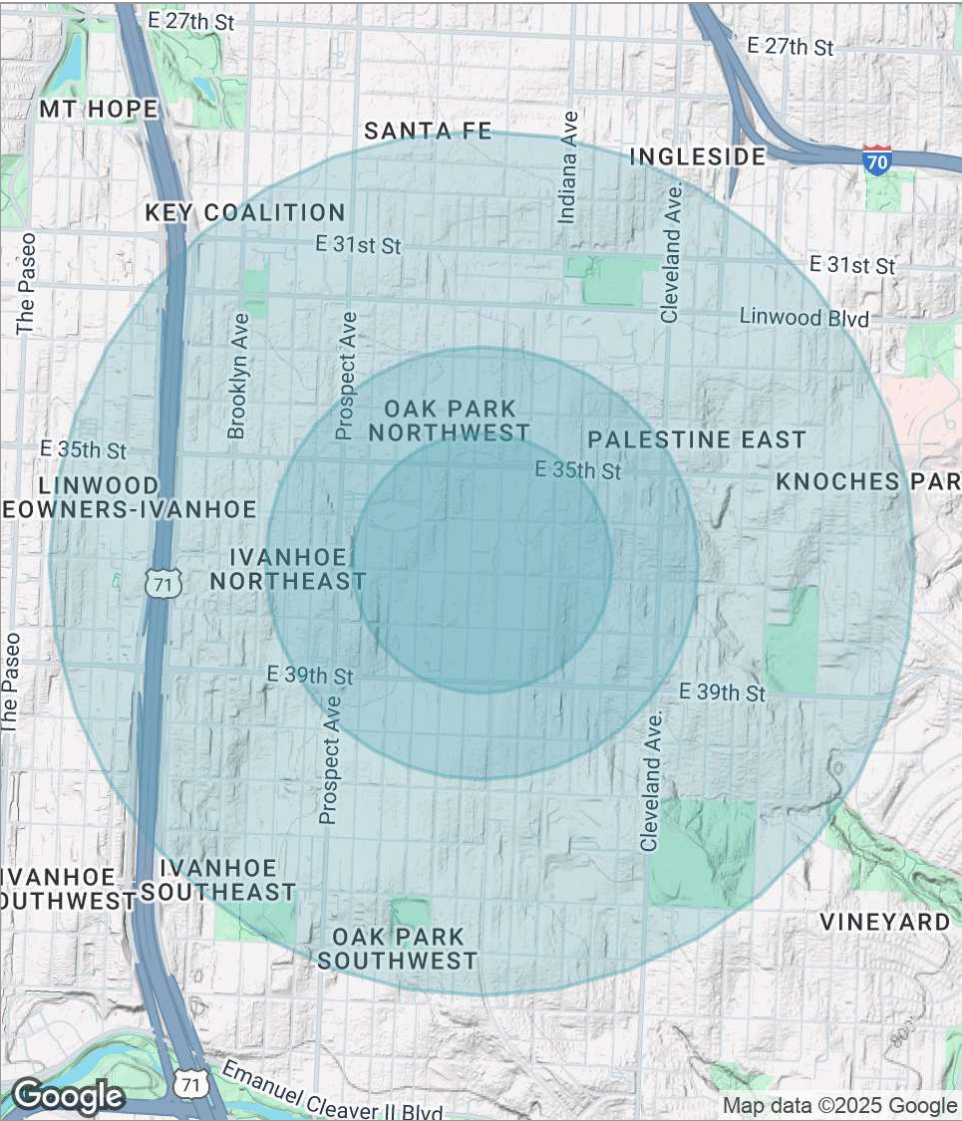
Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

ZACHERY FOWLE
BROKERAGE ASSOCIATE
zachery@clemonsrealestate.com
816.621.2130

AUDREY NAVARRO
MANAGING BROKER
audrey@clemonsrealestate.com
816.621.2130

LADD SCHOOL

3640 BENTON BLVD, KANSAS CITY, MO 64128



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	1,224	4,393	14,167
Median age	37	38	39
Median age (Male)	36	37	38
Median age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	474	1,754	5,942
# of persons per HH	2.6	2.5	2.4
Average HH income	\$48,703	\$51,465	\$53,930
Average house value	\$73,408	\$79,962	\$106,921

* Demographic data derived from 2020 ACS - US Census

FOR LEASE

Information subject to verification and no liability for errors or omission is assumed. Price subject to change.

ZACHERY FOWLE
BROKERAGE ASSOCIATE
zachery@clemonsrealestate.com
816.621.2130

AUDREY NAVARRO
MANAGING BROKER
audrey@clemonsrealestate.com
816.621.2130