

RESTAURANT SPACE
FOR LEASE

1850 W. 39TH
STREET

KANSAS CITY, MO 64111

PEAK
Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com



KIMBERLY TRANBARGER

Vice President

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PROPERTY FEATURES

- 3,730 SF Former Panera for Lease
- Entrance with Vestibule at the corner of 39th Street and State Line Road in Kansas City, MO
- Full Kitchen build out with grease-trap, walk-in cooler and freezer, and Baxter hood
- Excellent Location: Across from the University of Kansas Medical Center
- Below the West 39th Street Apartments with 72 units
- Join the 39th Street Restaurant Scene with Room 39, Friends Sushi, Pizza Tascio, Gilhouly's, the Jigger, and two new restaurants: KC Mushroom Culture and Fresh Mediterranean Company
- Large Blade Signage Available
- 6 Dedicated Garage Parking Spaces
- Fixtures, furniture, and equipment are not included.



| POPULATION | |
|------------|---------|
| 1-MILE | 16,422 |
| 3-MILE | 104,472 |
| 5-MILE | 280,246 |



| DAYTIME POPULATION | |
|--------------------|---------|
| 1-MILE | 16,105 |
| 3-MILE | 128,844 |
| 5-MILE | 272,028 |



| AVERAGE HOUSEHOLD INCOME | |
|--------------------------|-----------|
| 1-MILE | \$97,254 |
| 3-MILE | \$111,012 |
| 5-MILE | \$102,272 |

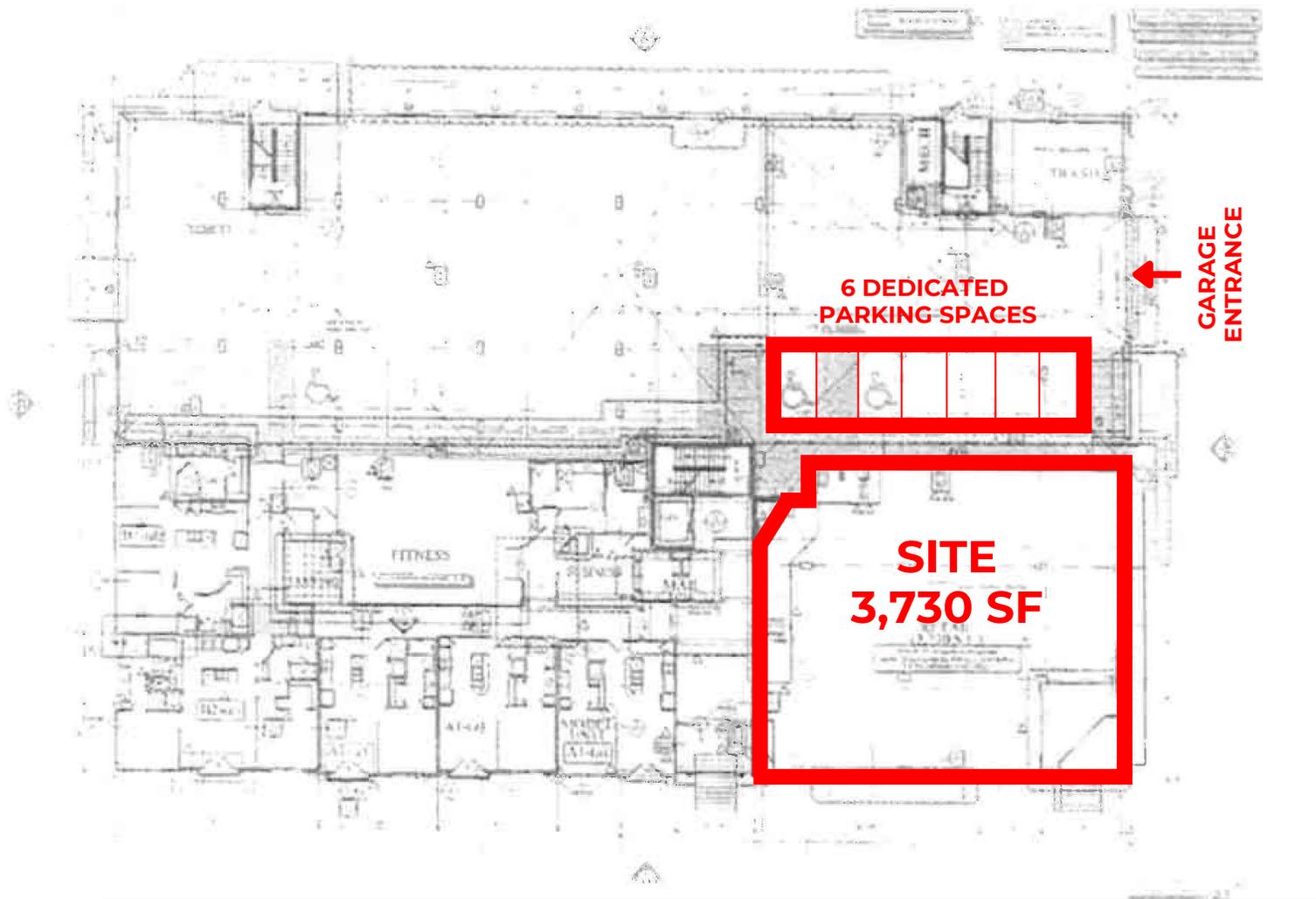
AERIAL & AMENITIES



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SITE PLAN



STATE LINE ROAD

W. 39TH STREET



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