



NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri



CALL FOR PRICING | 1,500 SF TO 5,000 SF SPACES

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|-----------|-----------|-----------|
| Estimated Population | 14,604 | 96,088 | 245,726 |
| Avg. Household Income | \$137,104 | \$150,391 | \$119,875 |

- Prime retail and restaurant spaces available
- New mixed-use development with 281 apartments
- Located in the Waldo District
- Strong demographics with close proximity to the Plaza and Brookside
- Projected Q3 2026 opening



CLICK HERE TO VIEW THE
BLOCK & COMPANY WEBSITE

For More Information Contact:

Exclusive Agents

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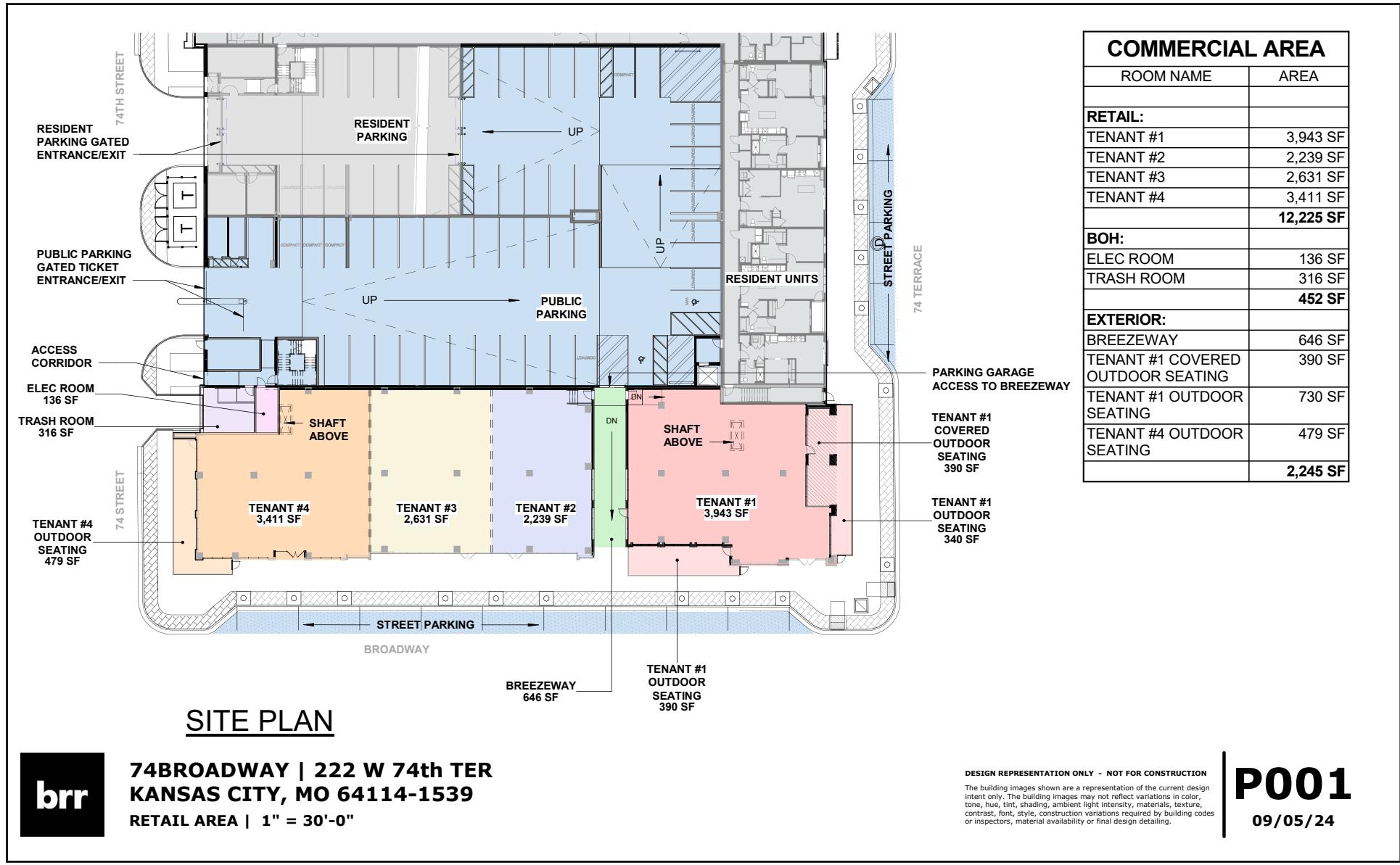
DAVID M. BLOCK | 816.412.7400 | dblock@blockandco.com

RENDERINGS

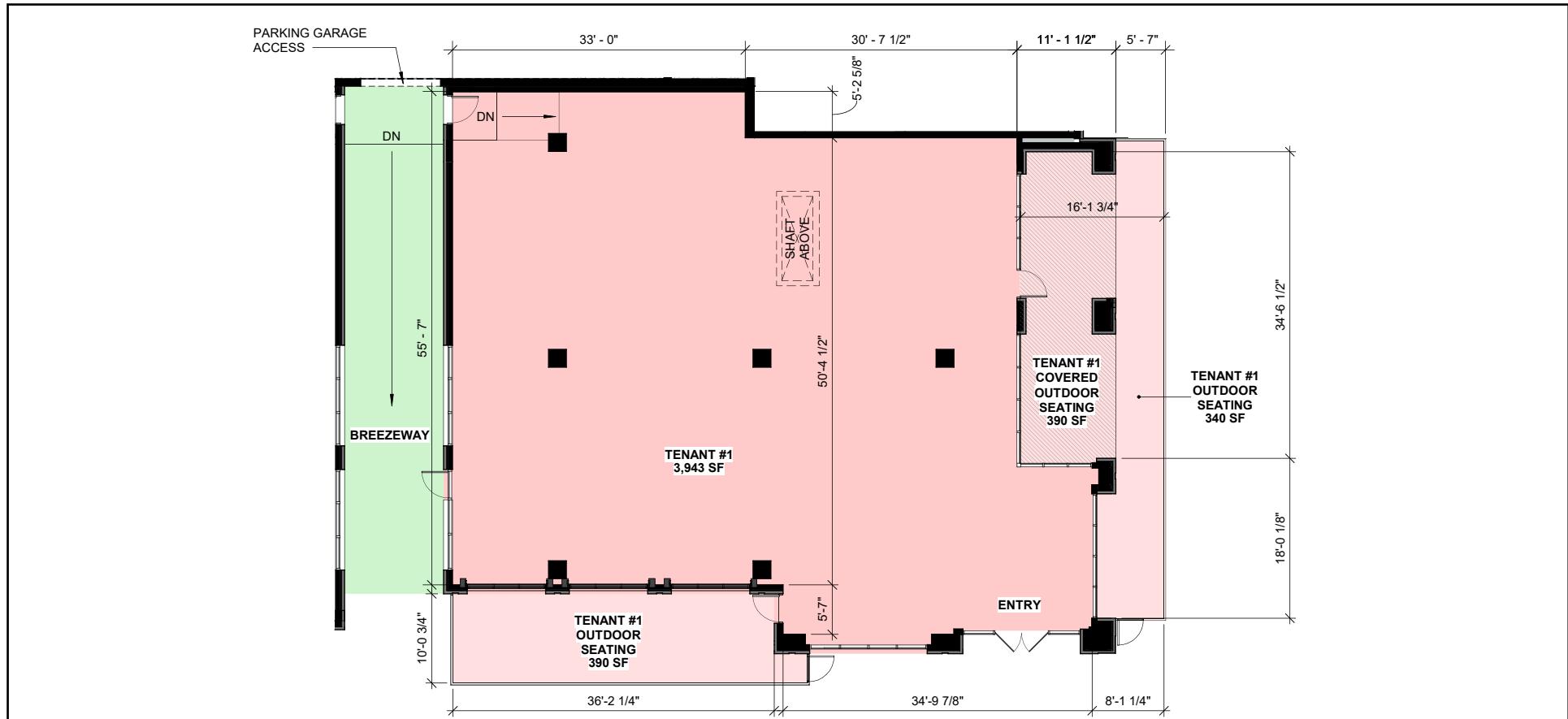
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SITE PLAN



FLOOR PLAN



TENANT #1 - PLAN

**74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539**

TENANT #1 | 3/32" = 1'-0"

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font, style, construction variations required by building codes or inspectors, material availability or final design detailing.

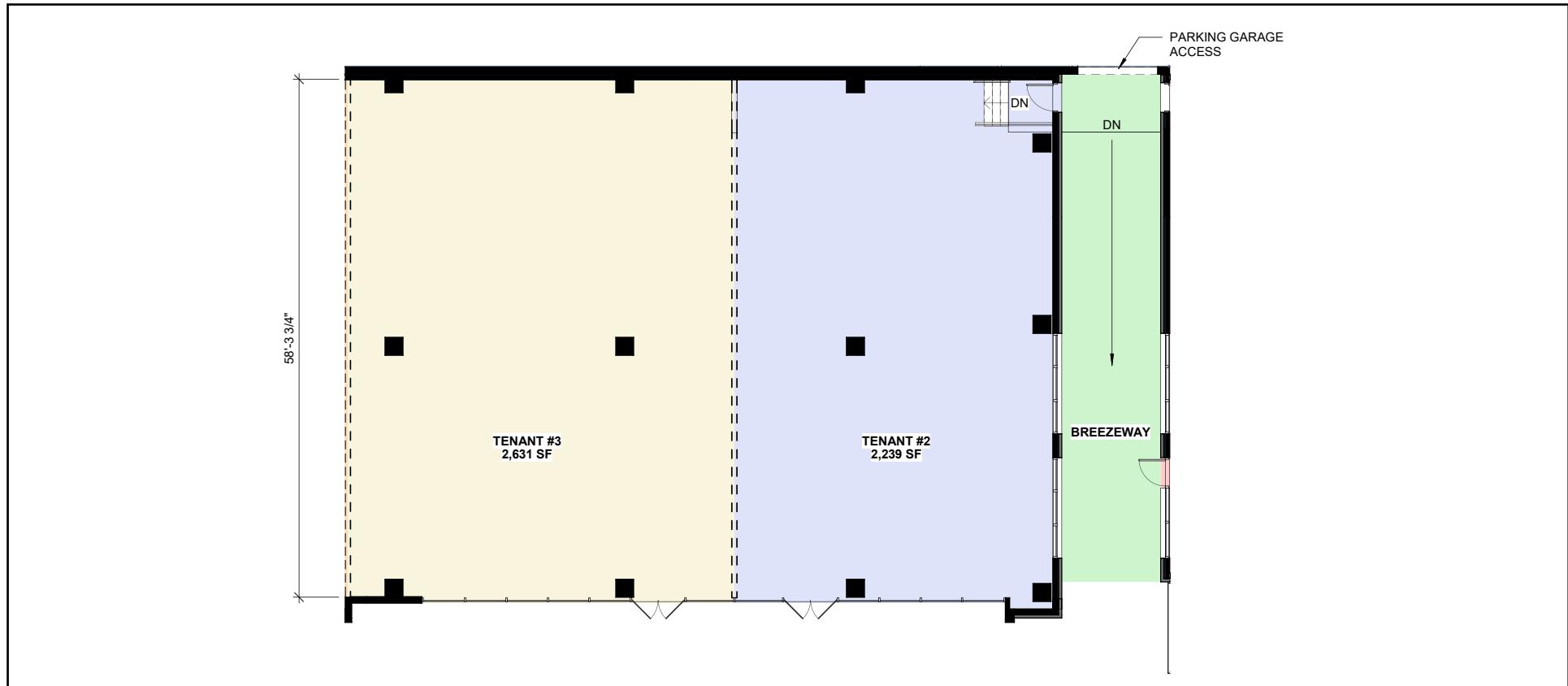
P002
09/05/24



NEW WALDO OBERON MIXED USE DEVELOPMENT

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FLOOR PLAN



brr
74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539
TENANT #2 & #3 | 3/32" = 1'-0"

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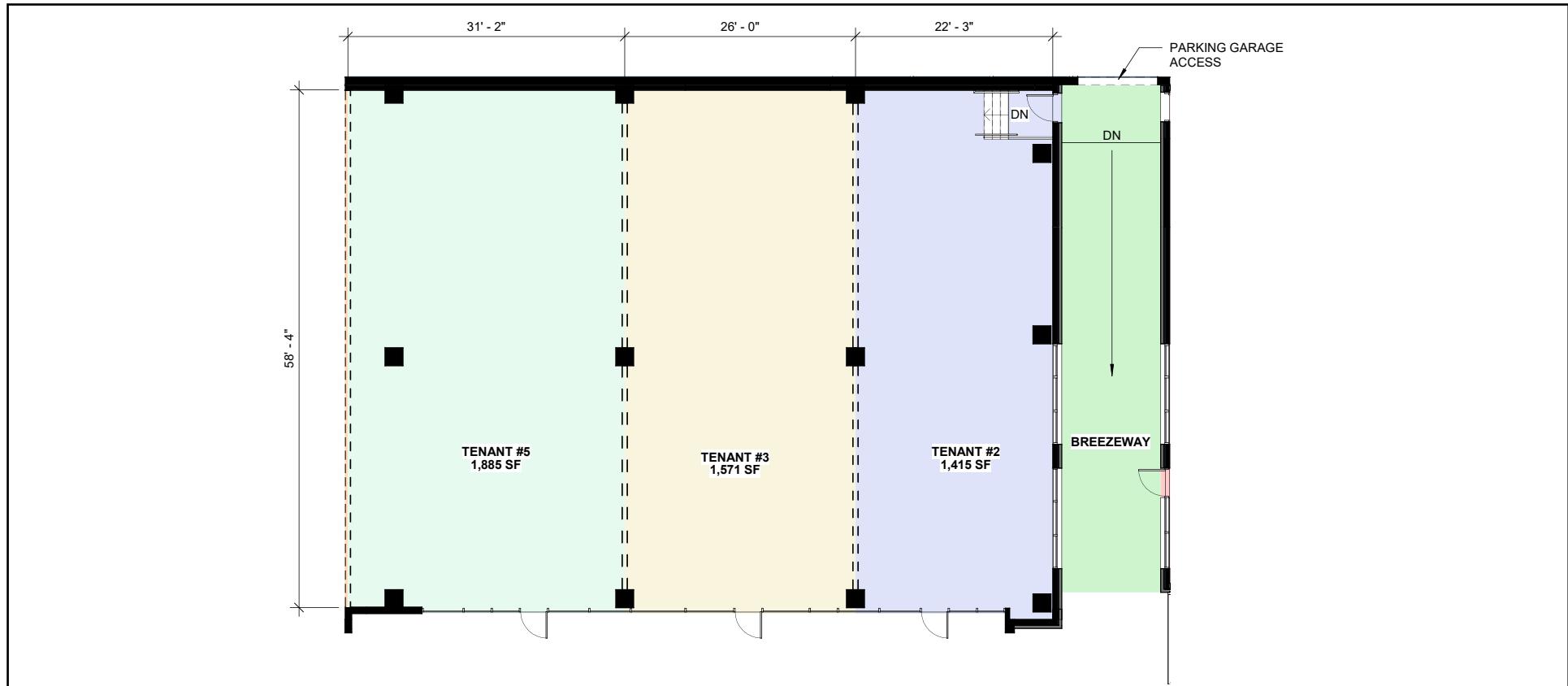
P003
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NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri

FLOOR PLAN



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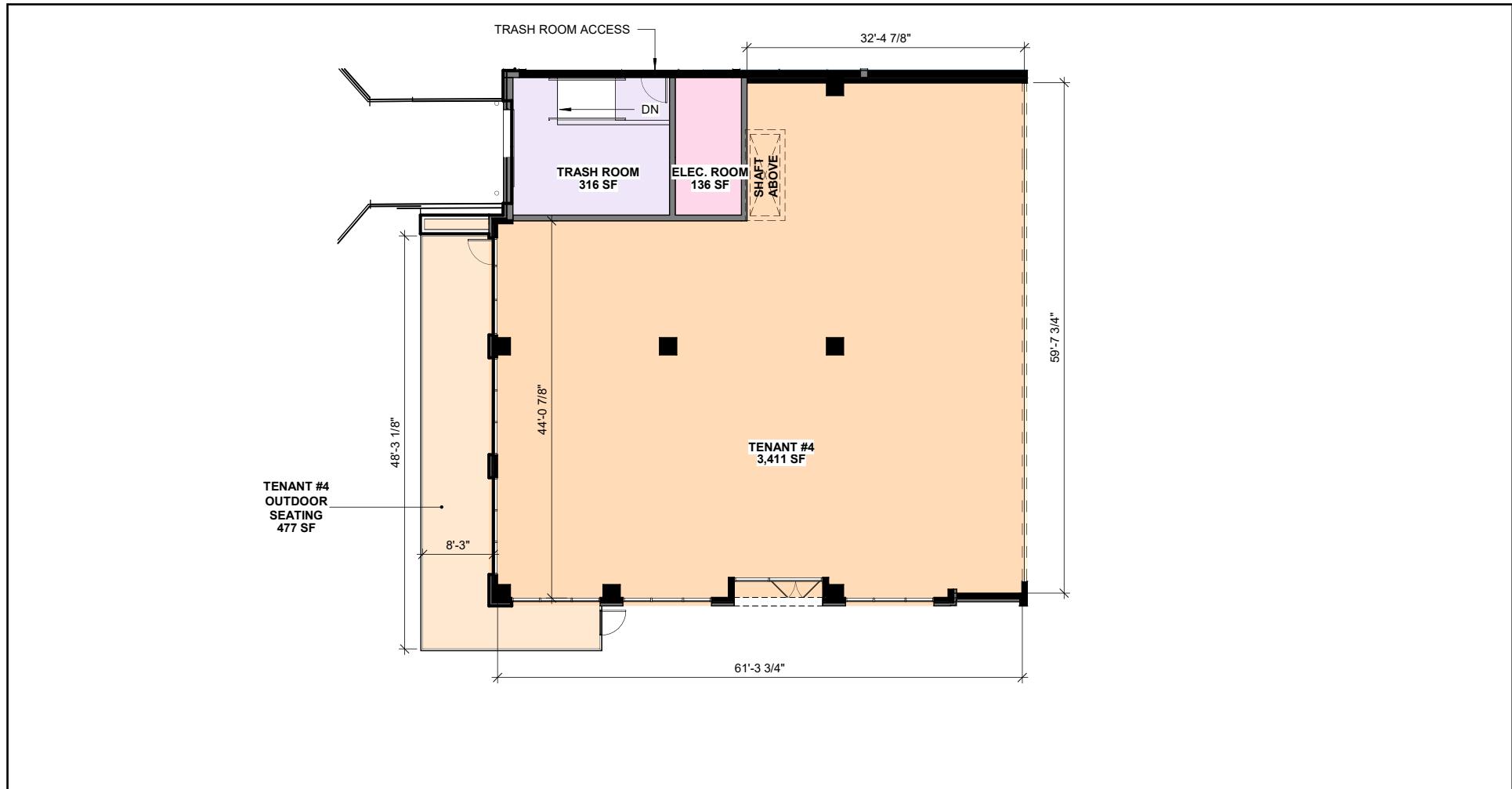
**74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539**
TENANT #2 & #3 | 3/32" = 1'-0"

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P003
06/13/25

FLOOR PLAN



74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539
TENANT #4 | 3/32" = 1'-0"

brr

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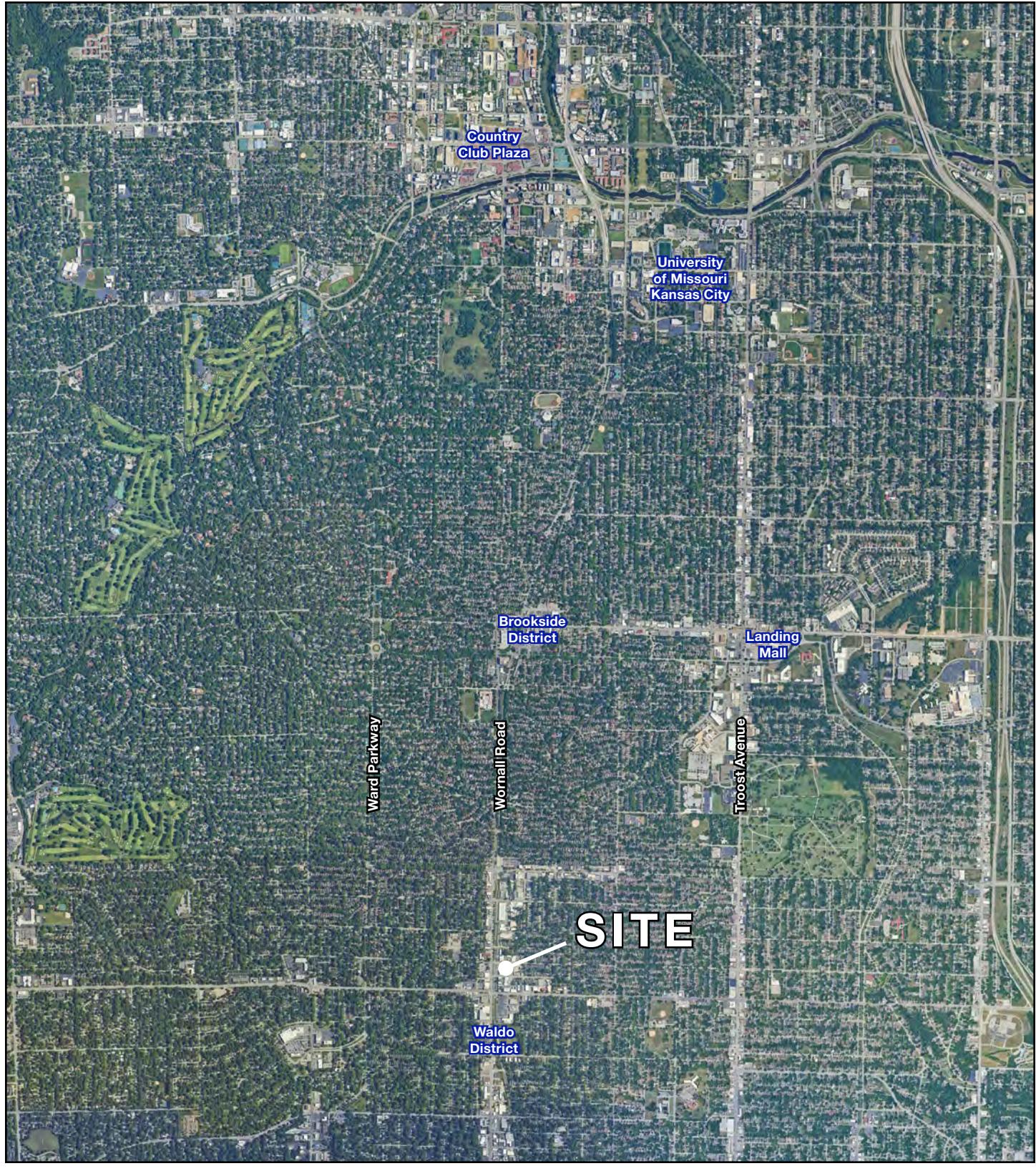
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NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri

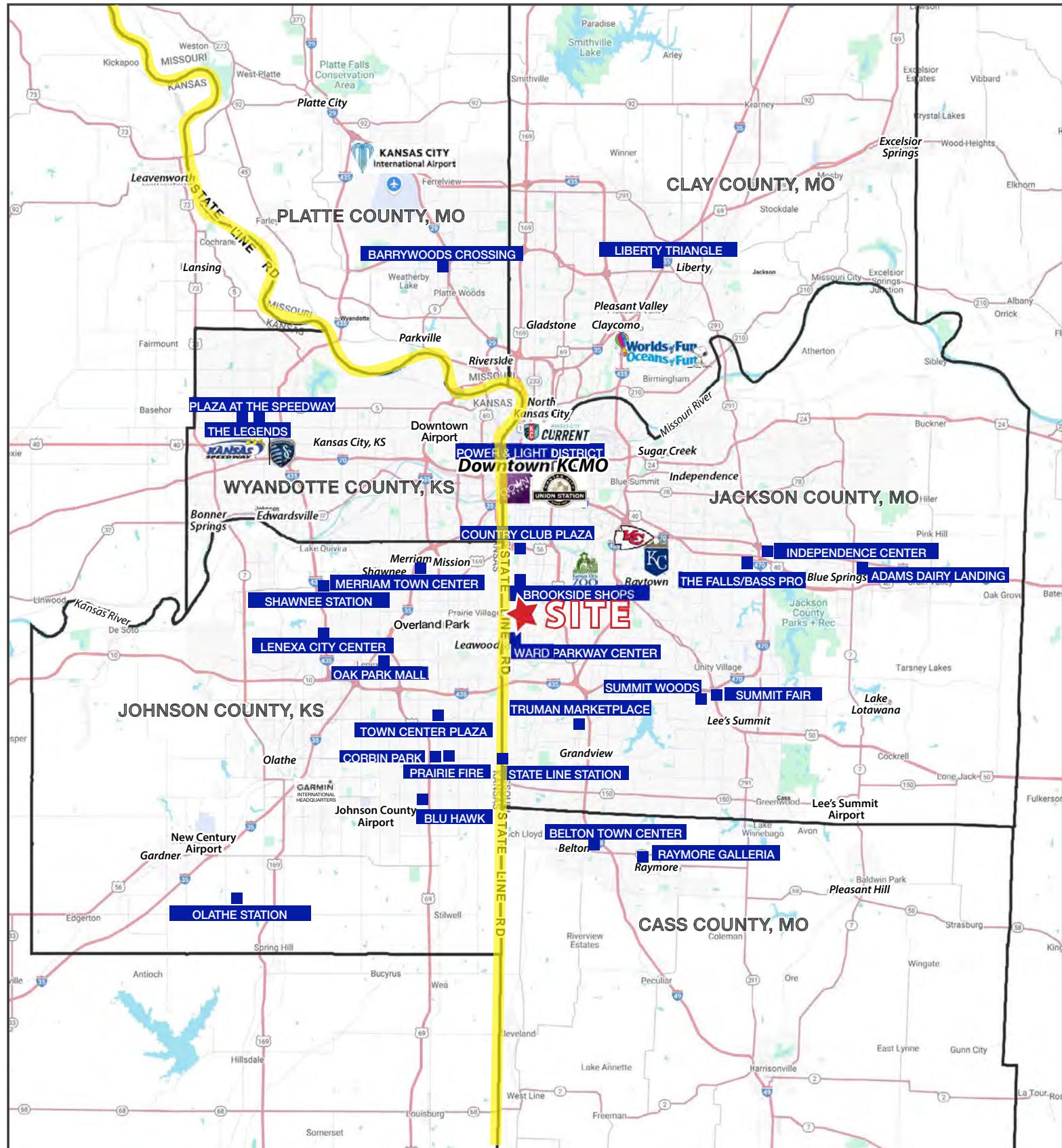
AERIAL

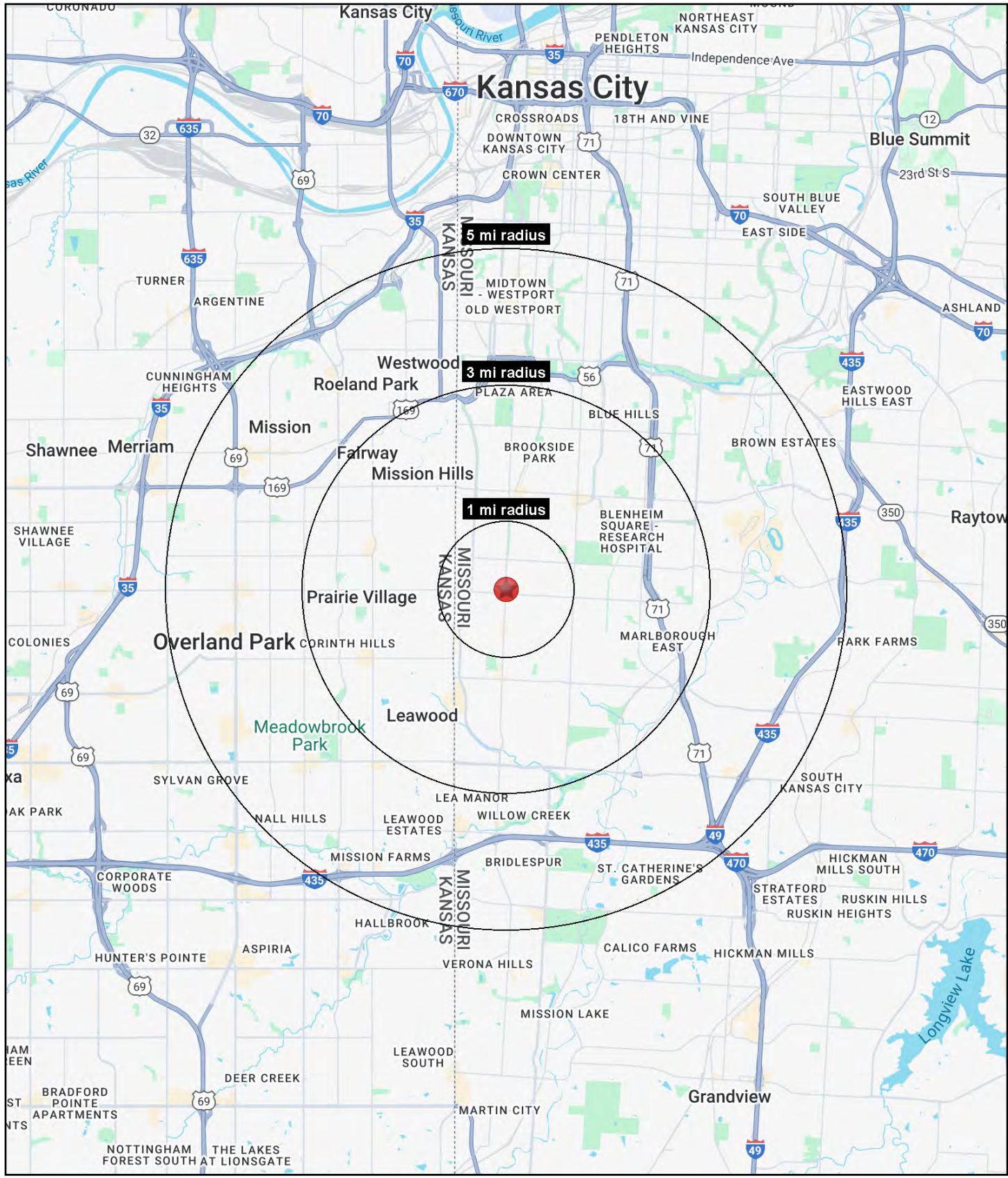


AERIAL

NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri







NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri

| 74th Terrace & Broadway Kansas City, MO 64114 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 14,604 | 96,088 | 245,726 |
| 2029 Projected Population | 14,536 | 94,884 | 245,565 |
| 2020 Census Population | 15,268 | 97,203 | 242,300 |
| 2010 Census Population | 14,811 | 94,015 | 232,880 |
| Projected Annual Growth 2024 to 2029 | - | -0.3% | - |
| Historical Annual Growth 2010 to 2024 | - | 0.2% | 0.4% |
| 2024 Median Age | 37.8 | 38.3 | 37.6 |
| Households | | | |
| 2024 Estimated Households | 7,060 | 42,027 | 116,620 |
| 2029 Projected Households | 7,017 | 41,629 | 117,037 |
| 2020 Census Households | 7,450 | 42,274 | 112,334 |
| 2010 Census Households | 7,131 | 40,954 | 107,456 |
| Projected Annual Growth 2024 to 2029 | -0.1% | -0.2% | - |
| Historical Annual Growth 2010 to 2024 | - | 0.2% | 0.6% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 84.9% | 68.7% | 67.5% |
| 2024 Estimated Black or African American | 7.2% | 23.0% | 21.4% |
| 2024 Estimated Asian or Pacific Islander | 1.5% | 1.7% | 2.4% |
| 2024 Estimated American Indian or Native Alaskan | 0.2% | 0.3% | 0.3% |
| 2024 Estimated Other Races | 6.1% | 6.3% | 8.4% |
| 2024 Estimated Hispanic | 5.8% | 5.8% | 8.5% |
| Income | | | |
| 2024 Estimated Average Household Income | \$137,104 | \$150,391 | \$119,875 |
| 2024 Estimated Median Household Income | \$112,668 | \$109,540 | \$90,419 |
| 2024 Estimated Per Capita Income | \$66,302 | \$65,897 | \$57,018 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 0.6% | 1.4% | 1.7% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 1.7% | 3.3% | 3.3% |
| 2024 Estimated High School Graduate | 10.8% | 15.3% | 17.1% |
| 2024 Estimated Some College | 13.9% | 17.0% | 18.2% |
| 2024 Estimated Associates Degree Only | 4.9% | 5.5% | 6.1% |
| 2024 Estimated Bachelors Degree Only | 37.7% | 32.3% | 31.5% |
| 2024 Estimated Graduate Degree | 30.5% | 25.3% | 22.0% |
| Business | | | |
| 2024 Estimated Total Businesses | 907 | 4,277 | 11,761 |
| 2024 Estimated Total Employees | 6,094 | 40,716 | 130,942 |
| 2024 Estimated Employee Population per Business | 6.7 | 9.5 | 11.1 |
| 2024 Estimated Residential Population per Business | 16.1 | 22.5 | 20.9 |

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