



# 1714 HOLMES ST

1714 Holmes St, Kansas City, MO 64108

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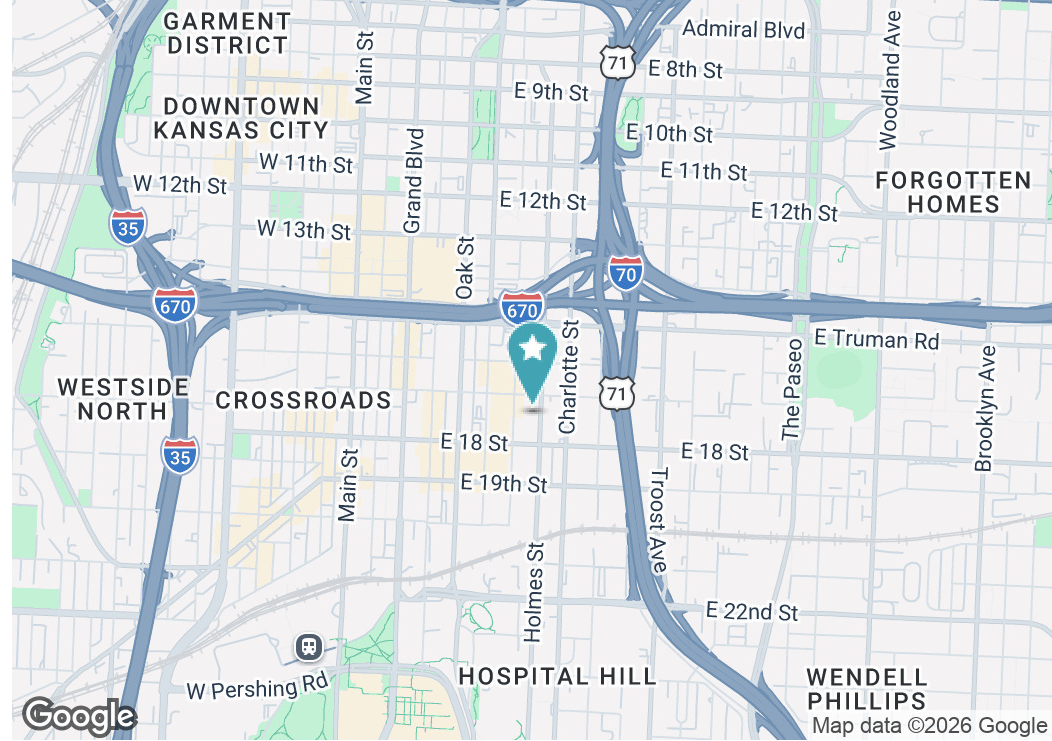
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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

1714 Holmes Street offers a unique owner-user opportunity in the heart of the Crossroads Arts District, just steps from Brewer’s Block and the energy of First Fridays. The ground floor, formerly an art gallery, features open, flexible space ideal for retail, office, or creative use, while the second floor includes a former studio with a small apartment—perfect for a live/work setup or private office. This character-rich building allows for a wide range of configurations to fit diverse business needs. The next owner may also have the opportunity to qualify for PIEA tax abatement, subject to approved use.

## Offering Summary

Sale Price:	\$1,400,000
Lease Rate:	\$16/SF/YR
Lease Type:	MG (Modified Gross)
Building Size:	7,200

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	173	960	8,853
Total Population	318	2,608	16,145
Average HH Income	\$103,187	\$81,059	\$86,246



# PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

Perfectly positioned on the east side of the crossroads art district, this location offers unparalleled access to a thriving cultural and culinary scene. Just steps away from Brewers Alley, close proximity to US HWY 71, right between the CBD and Crown Center.

The Crossroads is a dynamic neighborhood where art, culture, and urban living seamlessly intertwine. Its walkability and thriving community have attracted numerous new residents and businesses creating a vibrant and sought-after environment.

This prime location offers unparalleled opportunities for a diverse range of businesses. Whether you envision a creative office space, an art gallery, an event space, or a retail experience, the Crossroads provides the ideal setting to flourish.

## PROPERTY HIGHLIGHTS

- Crossroads Arts District
- Retail, Gallery, Event Space, Tasting Room, or Creative Office
- High Ceilings
- Ample Natural Light
- Surrounded by non-metered street parking
- Open Layout



# ADDITIONAL PHOTOS





## CROSSROADS

The Crossroads Arts District is one of Kansas City's most dynamic urban neighborhoods—where creativity, culture, and commerce converge. Located between Downtown and Crown Center, the Crossroads has transformed from a former warehouse district into a thriving hub for art galleries, restaurants, boutique offices, and tech startups.

Known for its walkability, vibrant nightlife, and iconic First Fridays, the neighborhood attracts residents, visitors, and professionals seeking a live-work-play environment. With ongoing development, strong demand for mixed-use space, and proximity to the Streetcar line and major transit corridors, the Crossroads continues to be one of the city's most desirable destinations for investment and innovation.

### CROSSROADS DEMOGRAPHICS



### KANSAS CITY DEMOGRAPHICS



### MAJOR CORPORATIONS IN THE AREA



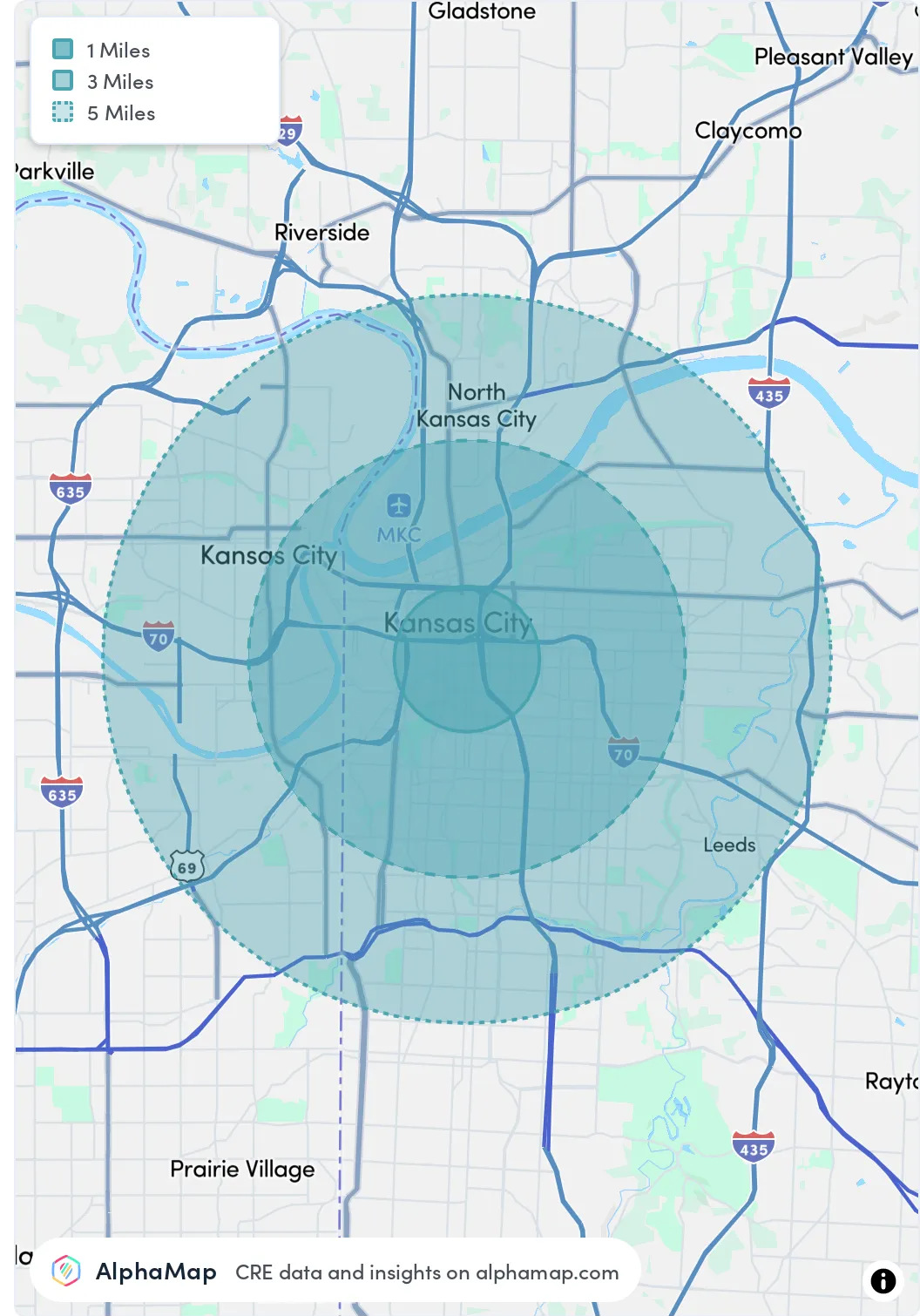


# AREA ANALYTICS

Population	1 Mile	3 Miles	5 Miles
Total Population	16,145	98,994	230,341
Average Age	37	37	37
Average Age (Male)	37	37	37
Average Age (Female)	37	37	37

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	8,853	46,751	100,368
Persons per HH	1.8	2.1	2.3
Average HH Income	\$86,246	\$69,572	\$71,669
Average House Value	\$311,565	\$260,430	\$245,497
Per Capita Income	\$47,914	\$33,129	\$31,160

Map and demographics data derived from AlphaMap



AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)



# CLEMONS

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