

SHERRYDALE PLAZA OFFICE SPACE

201 NE 91ST STREET, KANSAS CITY, MO 64155

OFFICE BUILDING
FOR LEASE



PROPERTY DESCRIPTION

Situated near the busy intersection of N. Oak Trafficway and MO-152, this suite places a business at the gateway of a thriving commercial corridor. With a mix of established national retailers and local professional services as neighbors, businesses benefit from consistent daily foot traffic and ease of access for both clients and employees.

Ideal Use Cases:

Medical/Wellness: Physical therapy, dental, or specialty clinics.

Professional Services: Legal, accounting, insurance, or real estate firms.

Creative/Tech: Marketing agencies or software development hubs.

PROPERTY HIGHLIGHTS

- 2,930 SF (+/-) of adaptable workspace
- Walking distance to a variety of dining and retail
- Located minutes from major highways (MO-152 and US-169)
- Quick transit to Downtown Kansas City, Liberty, and KCI Airport

OFFERING SUMMARY

Available SF:

2,930 SF (+/-)

Andrew Danner

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Ben Nelson, CCIM

Senior Associate
816.868.8473
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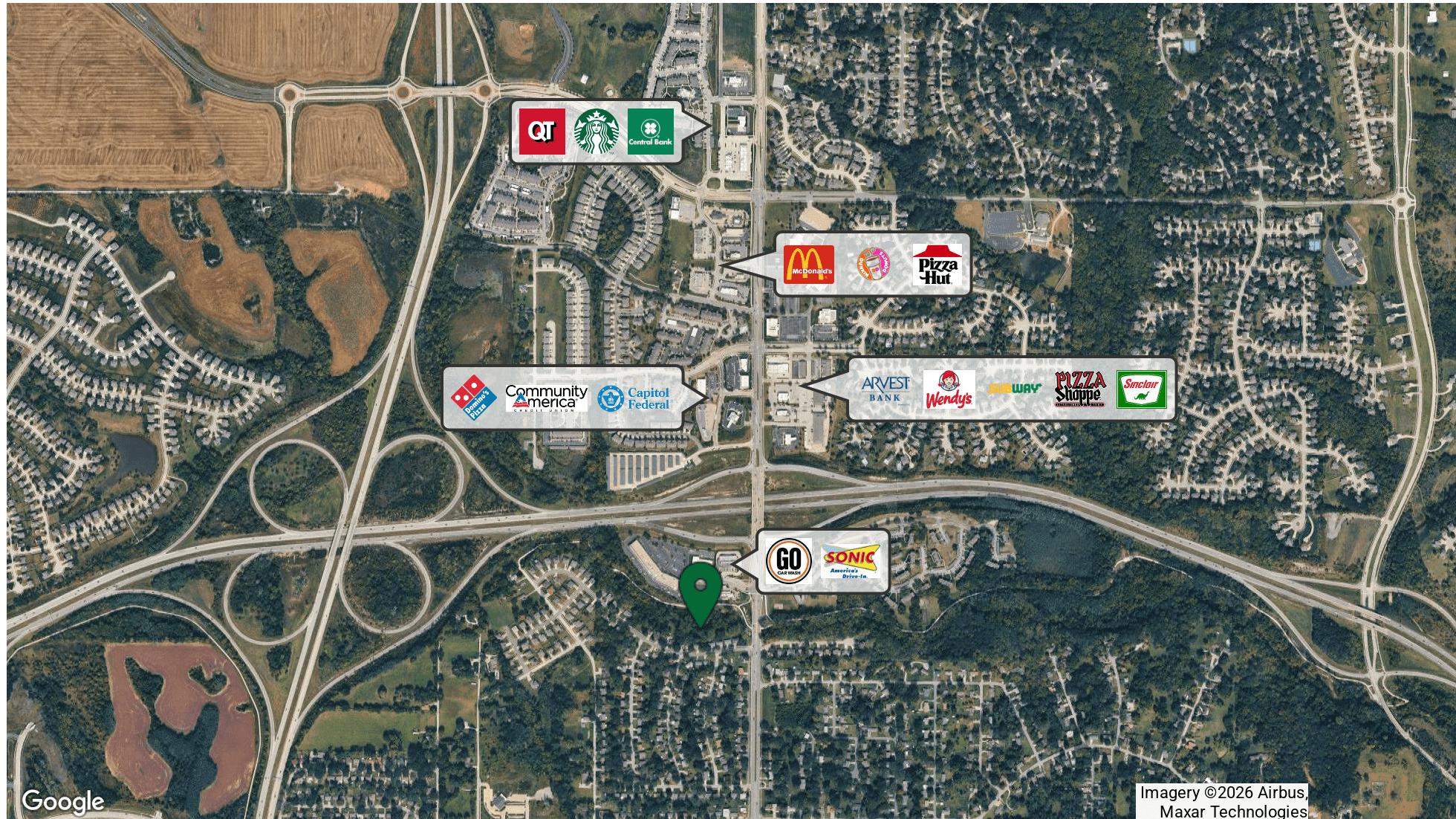
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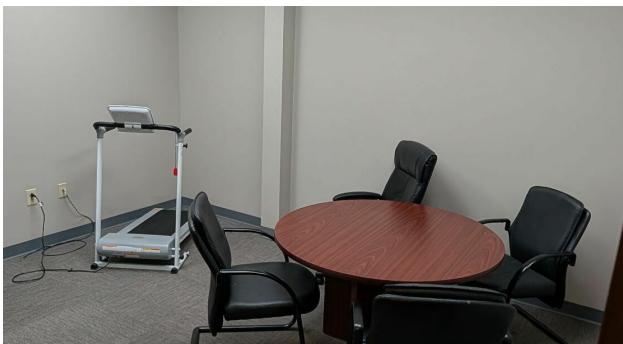
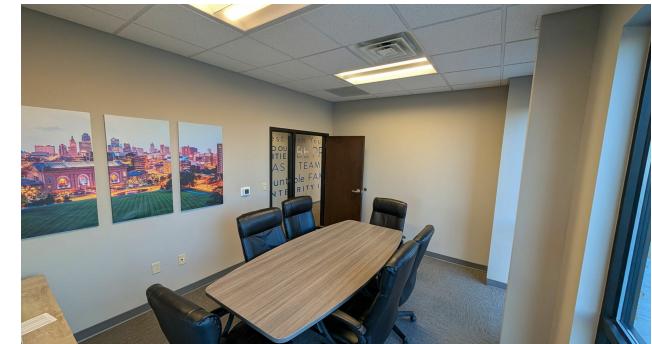
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FLOORPLAN



SUITE A AREA = 2,930 SF

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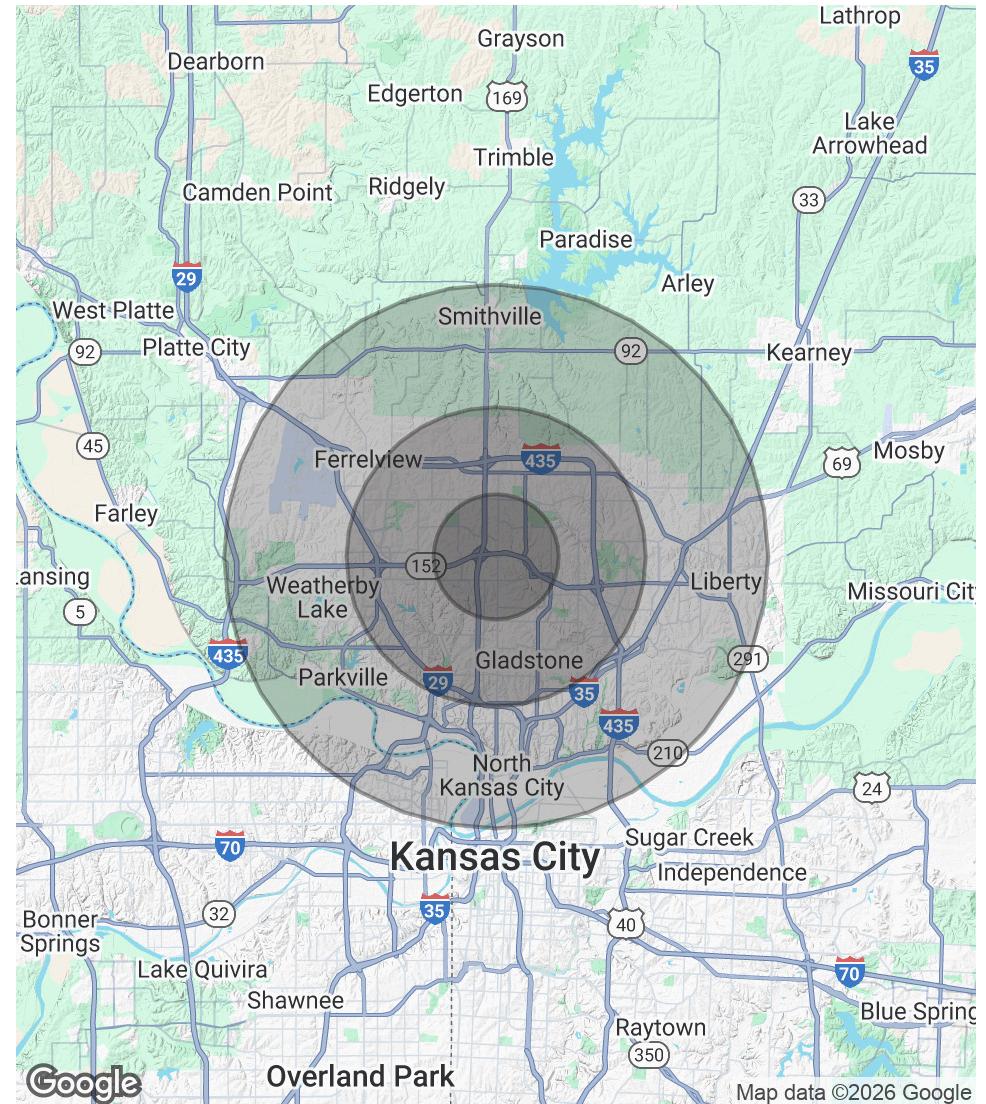
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| POPULATION | 2.3 MILES | 5.5 MILES | 10 MILES |
|----------------------|-----------|-----------|----------|
| Total Population | 36,566 | 178,629 | 324,831 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 40 | 40 | 40 |

| HOUSEHOLDS & INCOME | 2.3 MILES | 5.5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 15,059 | 72,325 | 129,055 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$104,017 | \$107,616 | \$107,946 |
| Average House Value | \$328,395 | \$332,600 | \$332,717 |

Demographics data derived from AlphaMap



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