

Renovated Historic Building Midtown Kansas City



114 Linwood



LOCATION

114 LINWOOD BLVD

LEASE RATE

\$20 PSF NNN

SIZE

2500 +/- SF AVAILABLE

PARKING

20 PARKING SPACES

TRAFFIC COUNTS

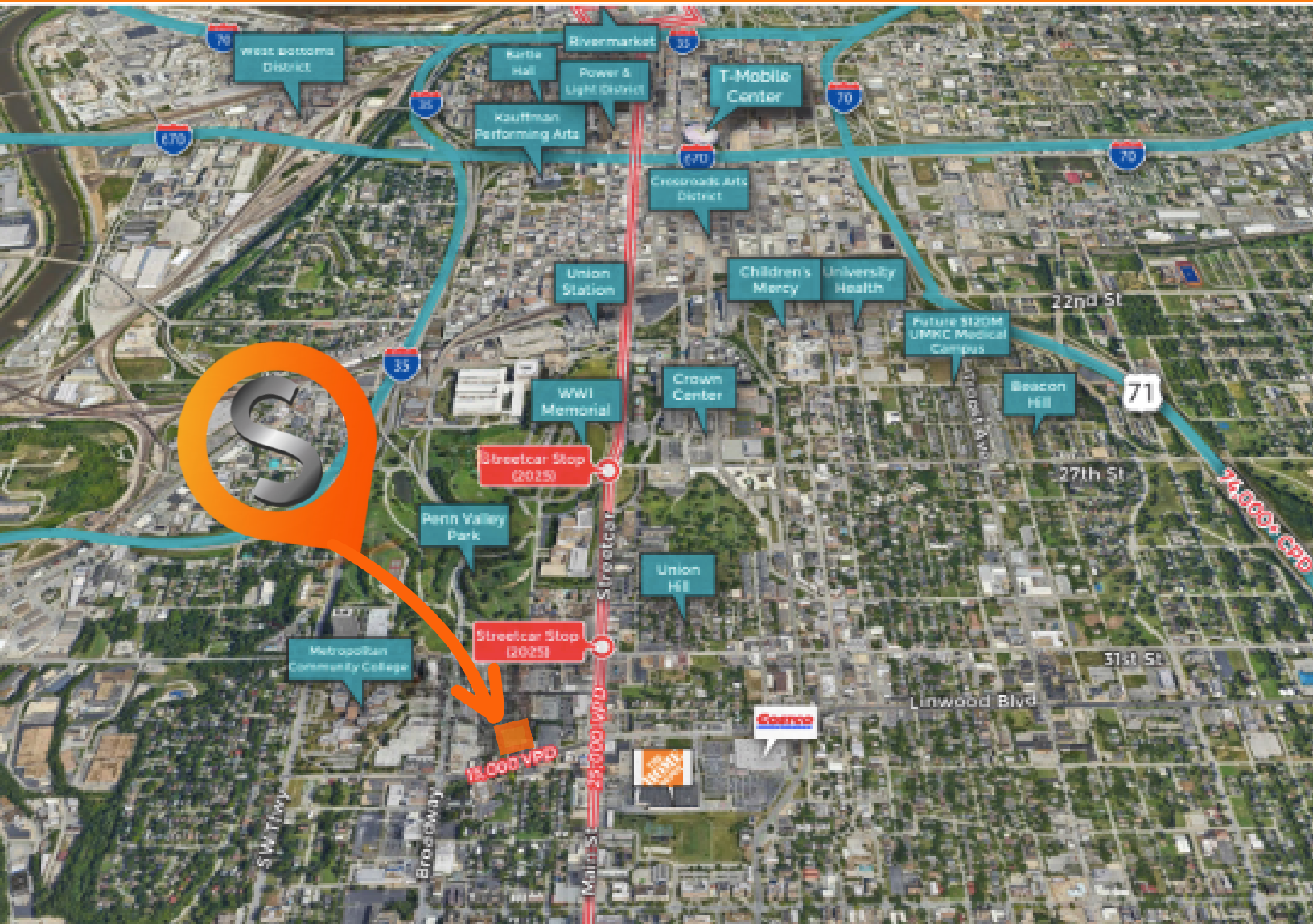
6,794 (VOLUME PER DAY)

- Retail spaces on the main level.
- Work/ Live options
- Great visibility in the fun, walkable, vibrant Midtown.
- Neighbors like Billies Grocery, Drexel Hall, MCCC, and Uptown Theatre
- Just steps away from the 2025 streetcar stops.
- Under Construction Now. Available 2024/2025

Chelsea Gonzales
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Select Sites LLC

Sheryl Vickers, CCIM
816.916.8400
Select Sites LLC Owner/Broker

Aerial View



Demographics

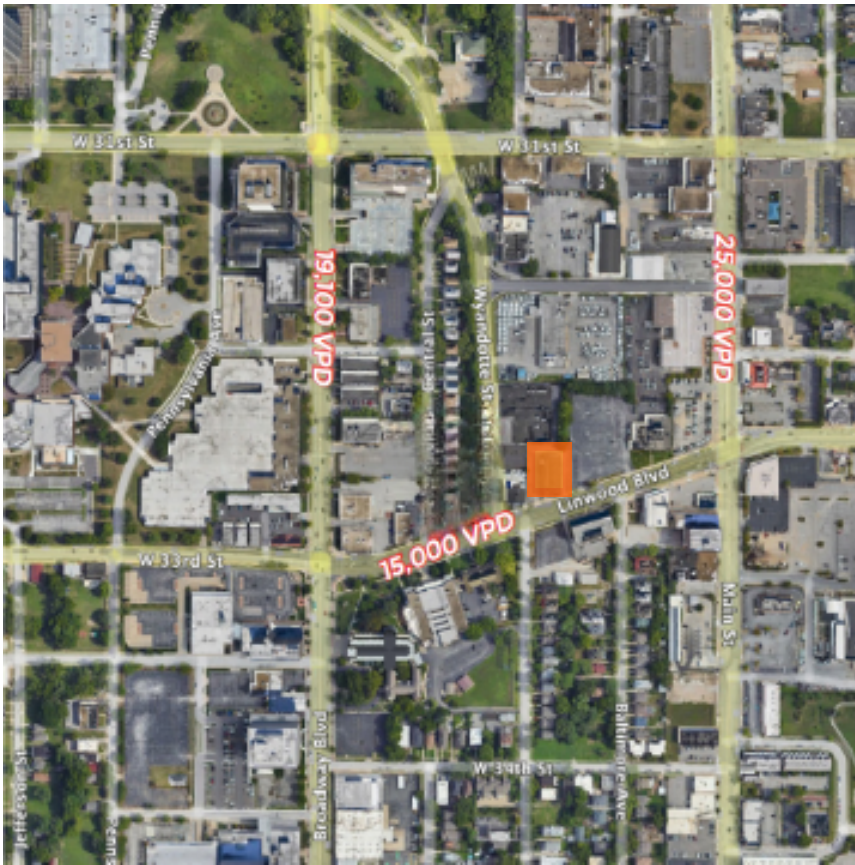
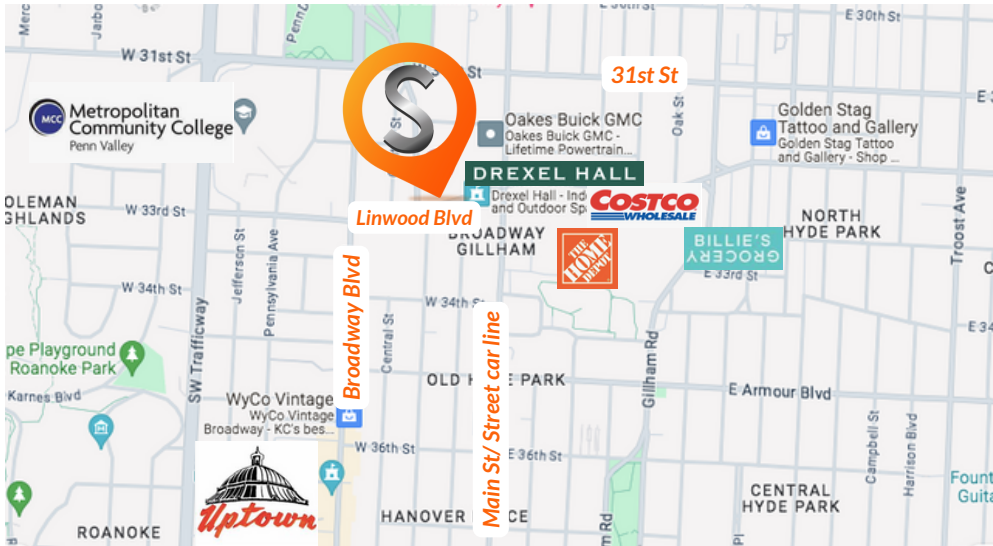
	2mile	5mile	10mile
AVERAGE HH INCOME	\$71,091	\$70,711	\$75,054
Population	57,619	265,747	748,738
Businesses	9,541	18,866	39,483



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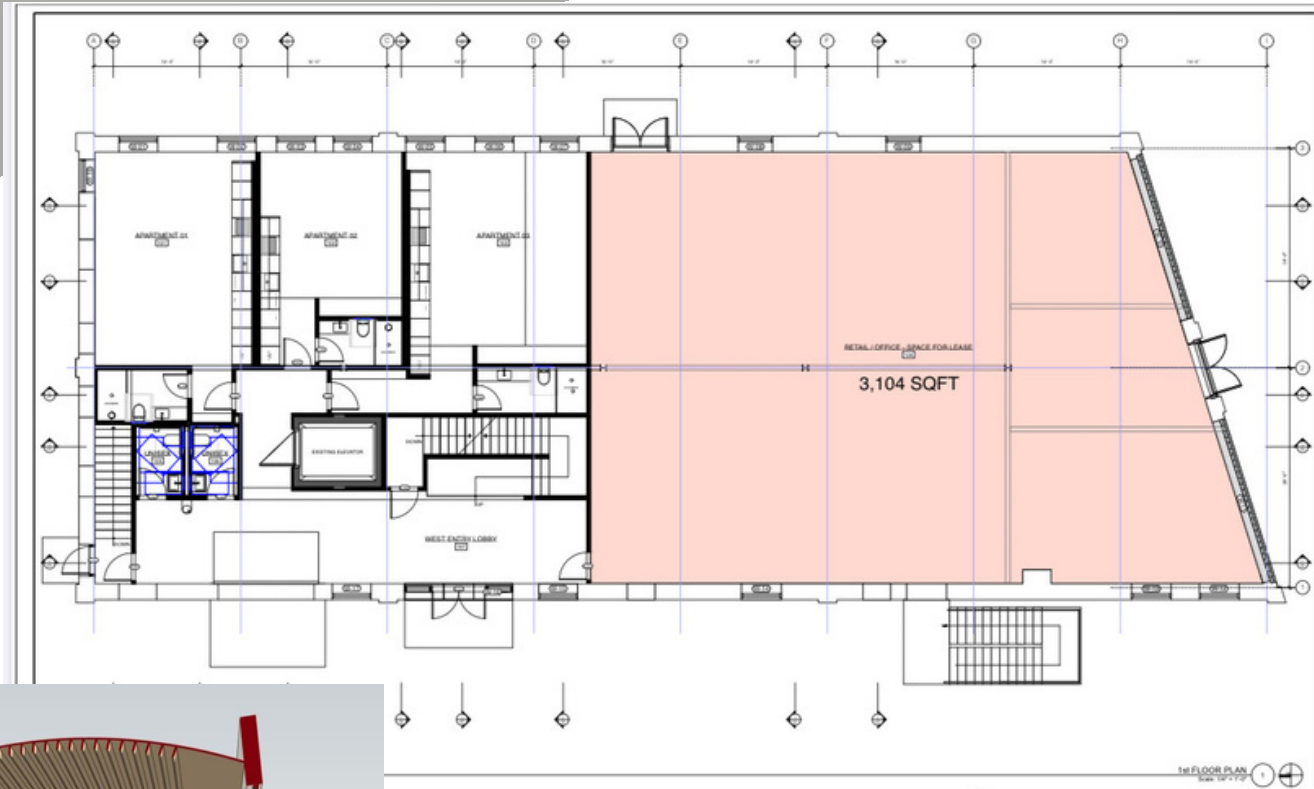
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Photos & Renderings



1st FLOOR PLAN
Scale: 1/8" = 1'-0"

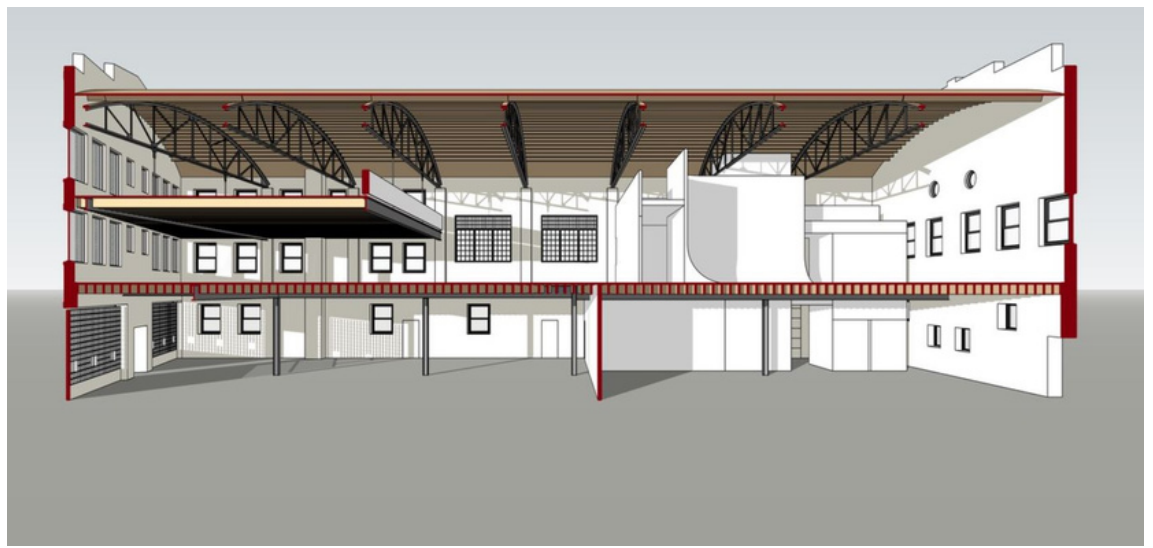
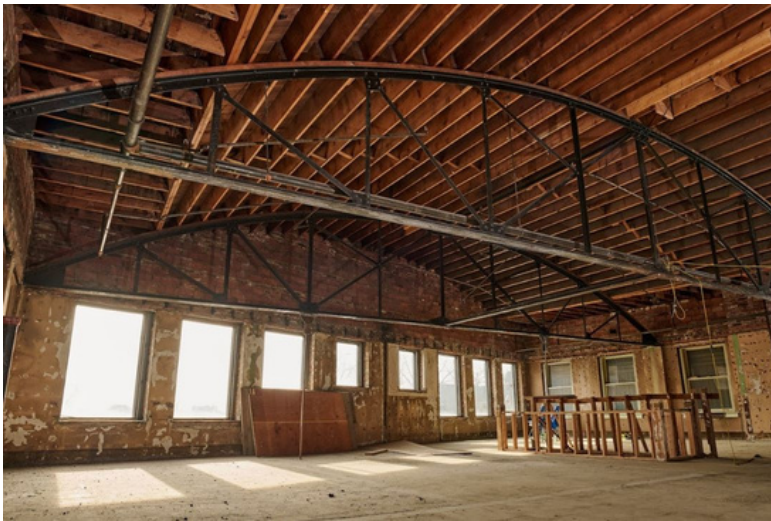
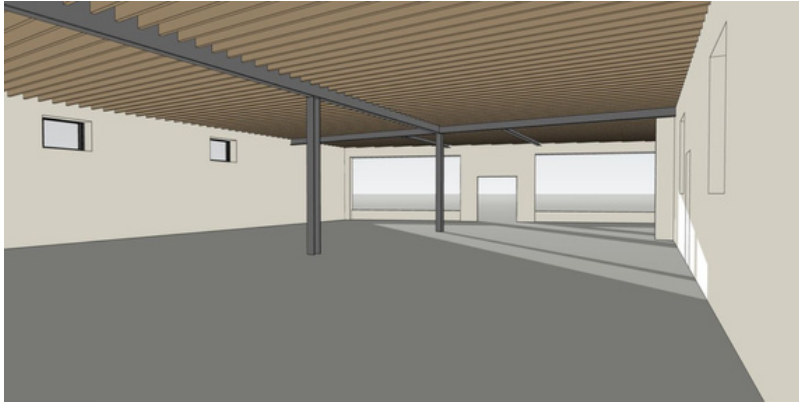
<p>OWNER: MWA BUILDING</p> <p>ARCHITECT: SPA WORKS</p> <p>DATE: 10/15/19</p>	<p>GENERAL CONTRACTOR: MWA BUILDING</p> <p>MECHANICAL CONTRACTOR: SPA WORKS</p> <p>ELECTRICAL CONTRACTOR: SPA WORKS</p> <p>PLUMBING CONTRACTOR: SPA WORKS</p>	<p>CONSULTANTS:</p> <p>STRUCTURAL: SPA WORKS</p> <p>MECHANICAL: SPA WORKS</p> <p>ELECTRICAL: SPA WORKS</p> <p>PLUMBING: SPA WORKS</p>	<p>NOTES:</p> <p>1. SEE ALL NOTES ON ALL SHEETS.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.</p>		<p>MWA BUILDING 100 WEST PINE STREET - CHICAGO, IL 60601 LAUREN & PAUL PRATER - OWNERS</p>	<p>DATE: 10/15/19</p> <p>A1.01</p>
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Demographic & Traffic information

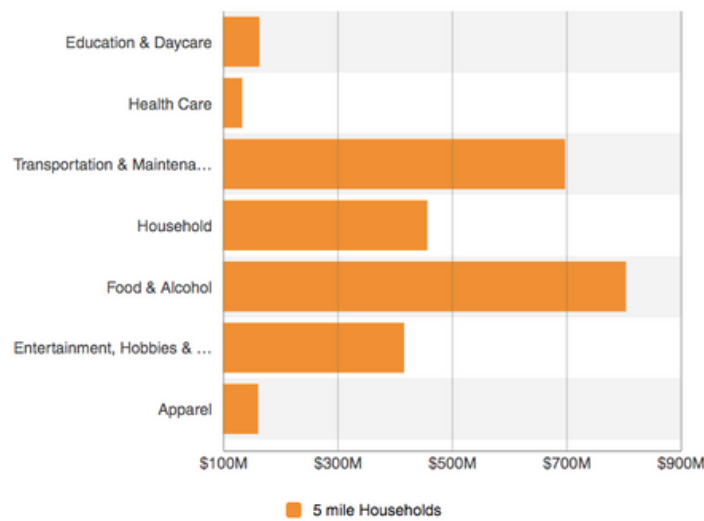
Population

	2 mile	5 mile	10 mile
2010 Population	50,026	248,672	714,292
2023 Population	57,619	265,747	748,738
2028 Population Projection	59,397	270,106	758,338
Annual Growth 2010-2023	1.2%	0.5%	0.4%
Annual Growth 2023-2028	0.6%	0.3%	0.3%
Median Age	37.9	36.5	38.1
Bachelor's Degree or Higher	42%	30%	30%
U.S. Armed Forces	29	166	497

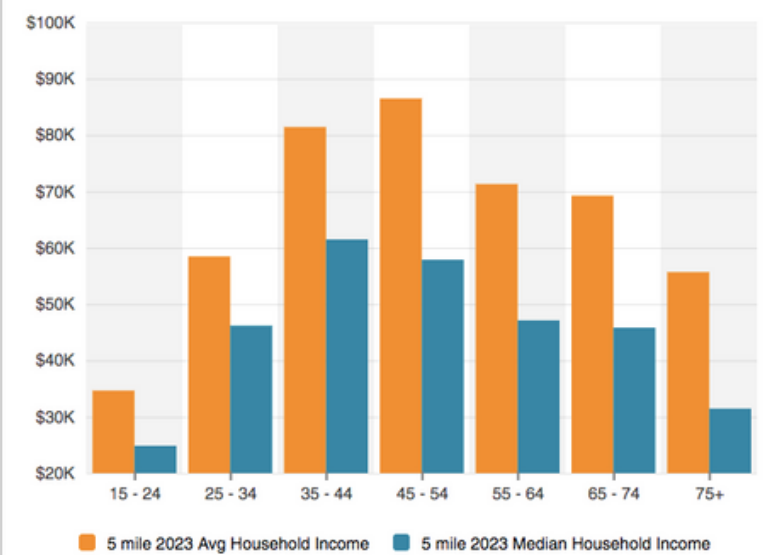
Households

	2 mile	5 mile	10 mile
2010 Households	26,006	104,778	301,084
2023 Households	29,833	112,850	316,800
2028 Household Projection	30,738	114,897	321,145
Annual Growth 2010-2023	0.5%	0.3%	0.3%
Annual Growth 2023-2028	0.6%	0.4%	0.3%
Owner Occupied Households	9,743	52,695	181,684
Renter Occupied Households	20,995	62,203	139,460
Avg Household Size	1.9	2.3	2.3
Avg Household Vehicles	1	1	2
Total Specified Consumer Spen...	\$710M	\$2.8B	\$8.6B

Consumer Spending



Household Income By Age



Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
West Linwood Boulevard	Wyandotte St W	6,794	2022	0.03 mi
W Linwood Blvd	Baltimore Ave W	14,547	2022	0.06 mi
5942	Central St NE	18,676	2015	0.12 mi
W Linwood Blvd	Central St NE	11,436	2022	0.12 mi
Main St	E 34 St S	23,249	2022	0.18 mi
Main St	E 31 Ter S	18,934	2022	0.19 mi
6008	W 32 St S	22,174	2015	0.20 mi
Broadway St	W 32 St S	19,100	2022	0.20 mi
W 31 St	Baltimore Ave W	12,321	2022	0.21 mi
W 33 St	Pennsylvania Ave W	9,652	2022	0.22 mi



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