

FOR SALE: 4163 Broadway & 4046 Central Kansas City, MO 64111



PROPERTY HIGHLIGHTS

- 5,997 SF Freestanding Single Tenant Net Leased Asset
- Minimal Landlord Responsibilities
- Infill Flagship Location in Coveted South Westport / North Country Club Plaza Trade Area
- Trophy Asset Including Rare Dedicated Parking Lot
- Lease With Circa Lighting - Parent Company Visual Comfort & Co. S&P "B" Credit Rating with \$750 Million in Annual Revenue as of EOY 2024
- One Block From Kansas City's New Streetcar Extension
- Built In Rent Escalations Throughout 8 Years of Remaining Initial Term
- **Asking Price: \$3,425,000 / 6.58% Cap Rate**

PROPERTY PHOTOS



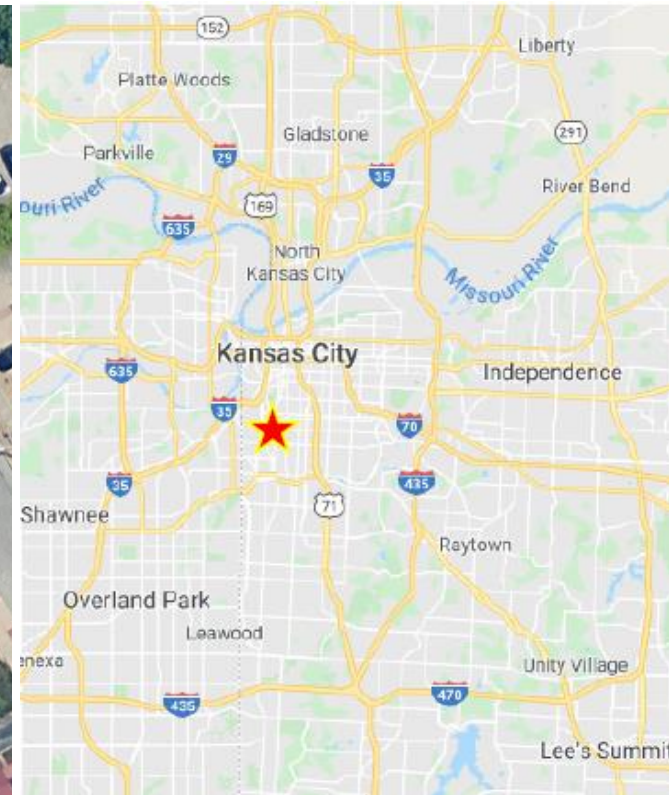
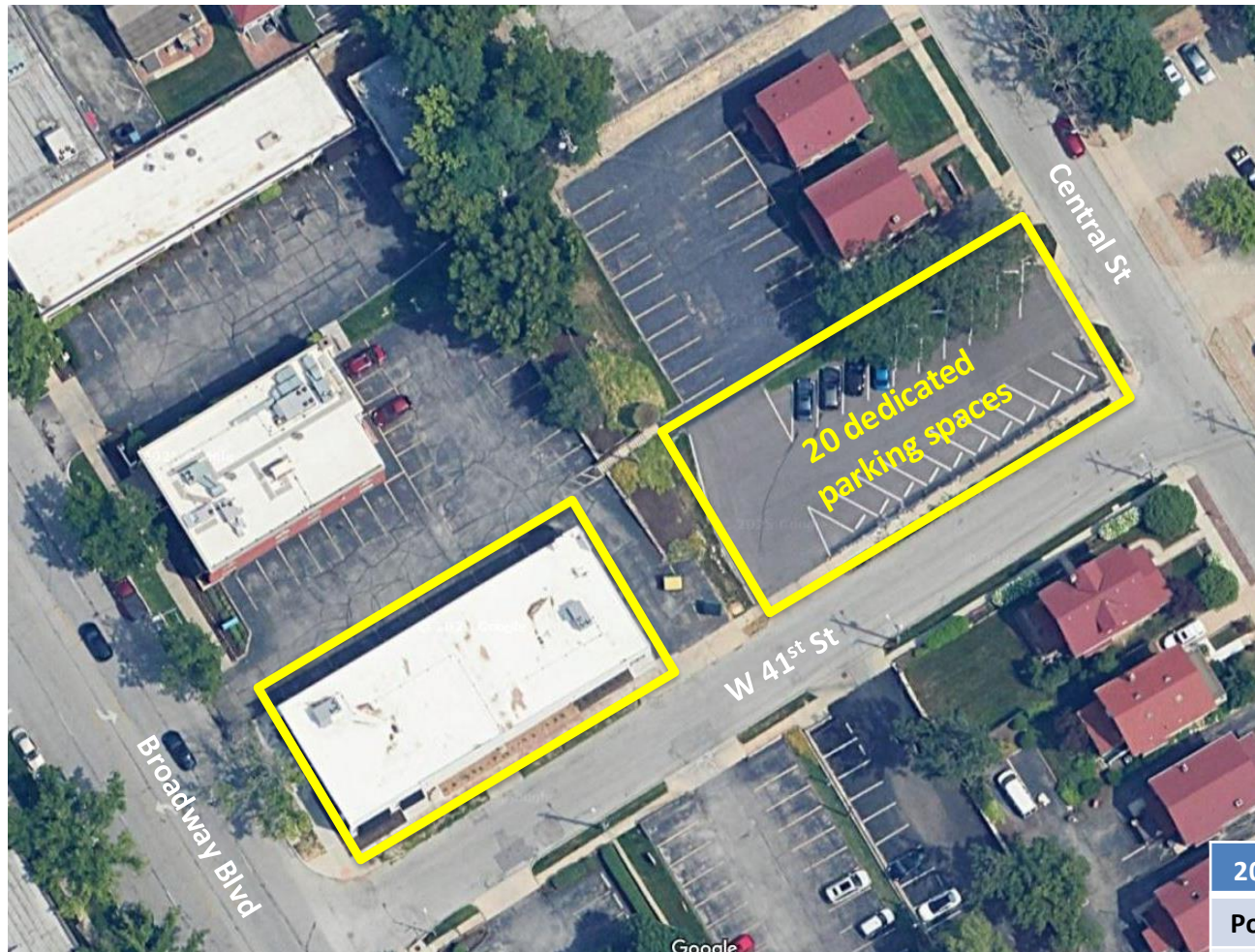
SURROUNDING AREA PHOTOS



SUBMARKET AERIAL



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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	25,960	117,105	275,314
Households	15,851	57,255	124,608
Average HH Income	\$95,448	\$100,860	\$94,438

PROPERTY INFORMATION

4163 Broadway:

- 5,997 RSF Building on 6,250 SF lot.
- Fully renovated down to the studs in 2022 with all new MEP, new HVAC, new roof, and new interior build out.
- Jackson County MO Parcel # 30-230-23-08-00-0-00-000
- Construction type - steel frame with masonry and concrete encasement.

4046 Central:

- 9,056 SF Lot with 20 exclusive parking spaces.
- Mill, overlay, and striping done in 2022.
- Jackson County MO Parcel # 30-230-23-10-00-0-00-000