

**SHAWVER**  
**GROUP**  
COMMERCIAL REAL ESTATE

**FOR  
SALE**

**UNION HILL CREATIVE RETAIL/FLEX OPPORTUNITY**

301 E 31st Street, Kansas City, MO 64108



ShawverGroup.com  
816.213.9578

**Monica Enloe**  
monica@shawvergroup.com  
**913.961.5314**

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

## PROPERTY HIGHLIGHTS

# UNION HILL CREATIVE RETAIL/FLEX OPPORTUNITY

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### LOCATION

301 E. 31st Street  
Kansas City, MO 64108

### AVAILABLE

±10,000 SF commercial building on 0.28 AC, plus adjacent parking lot

### SALE PRICE

\$1,850,000

### AREA BUSINESSES



The Russell



Cliff's Taphouse



UNION  
ON THE HILL



shawarmar  
MIDDLE EASTERN GRILL



### PROPERTY HIGHLIGHTS

- ±10,000 SF of high-quality flex space, ideal for retail, office and/or small scale production
- Thoughtfully designed interiors featuring creative, modern finishes
- Easily divisible into 2,500 SF bays for multi-tenant flexibility
- Fully renovated in 2018, including all major building systems
- Beautifully designed, functional kitchen space
- New roof installed in 2024
- Solar panels mitigate utility expenses
- Dedicated on-site parking lot
- Three blocks from the Union Hill street car stop

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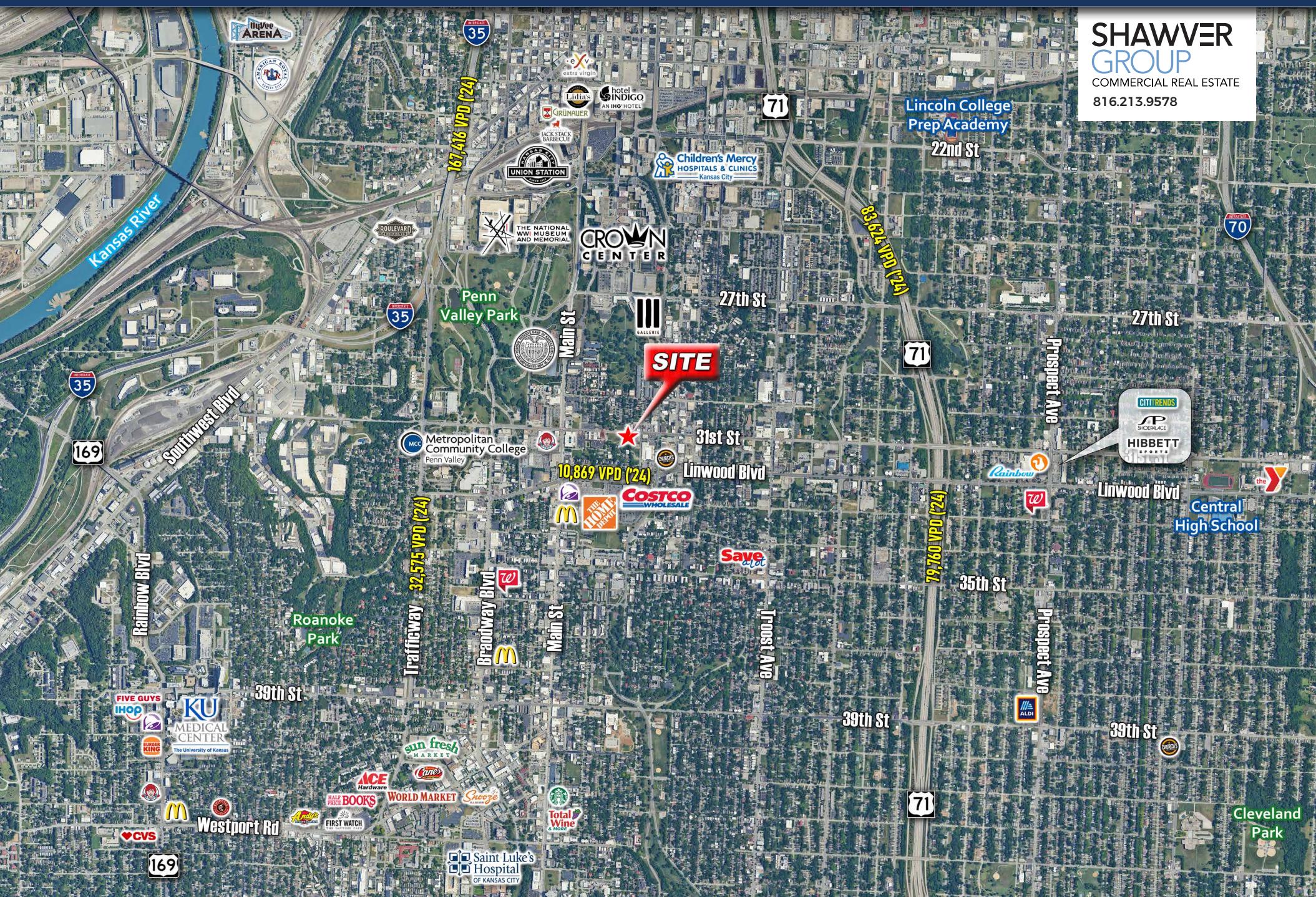
WIDE  
AERIAL

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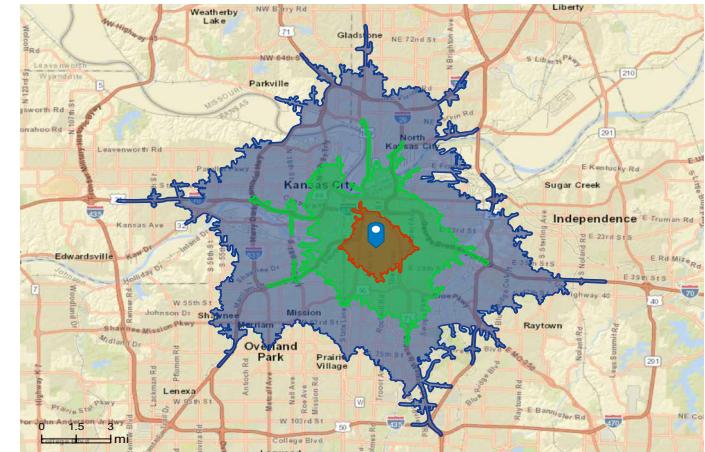
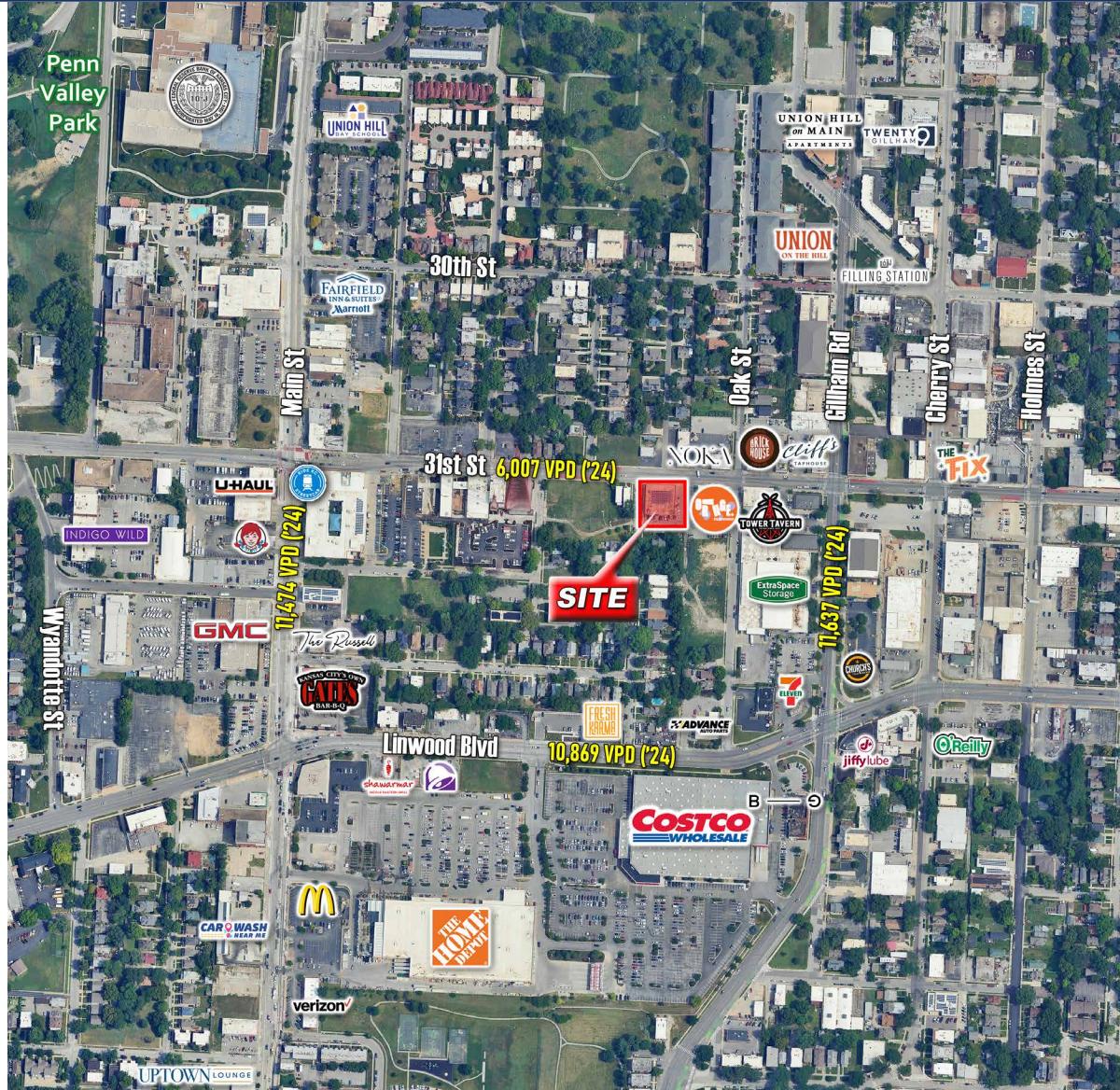
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# SITE AERIAL & DEMOS

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### DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	32,882	149,025	394,787
Households	18,212	72,076	171,885
AVG HH Income	\$90,038	\$83,723	\$89,710
Median Age	33.6	33.9	35.2

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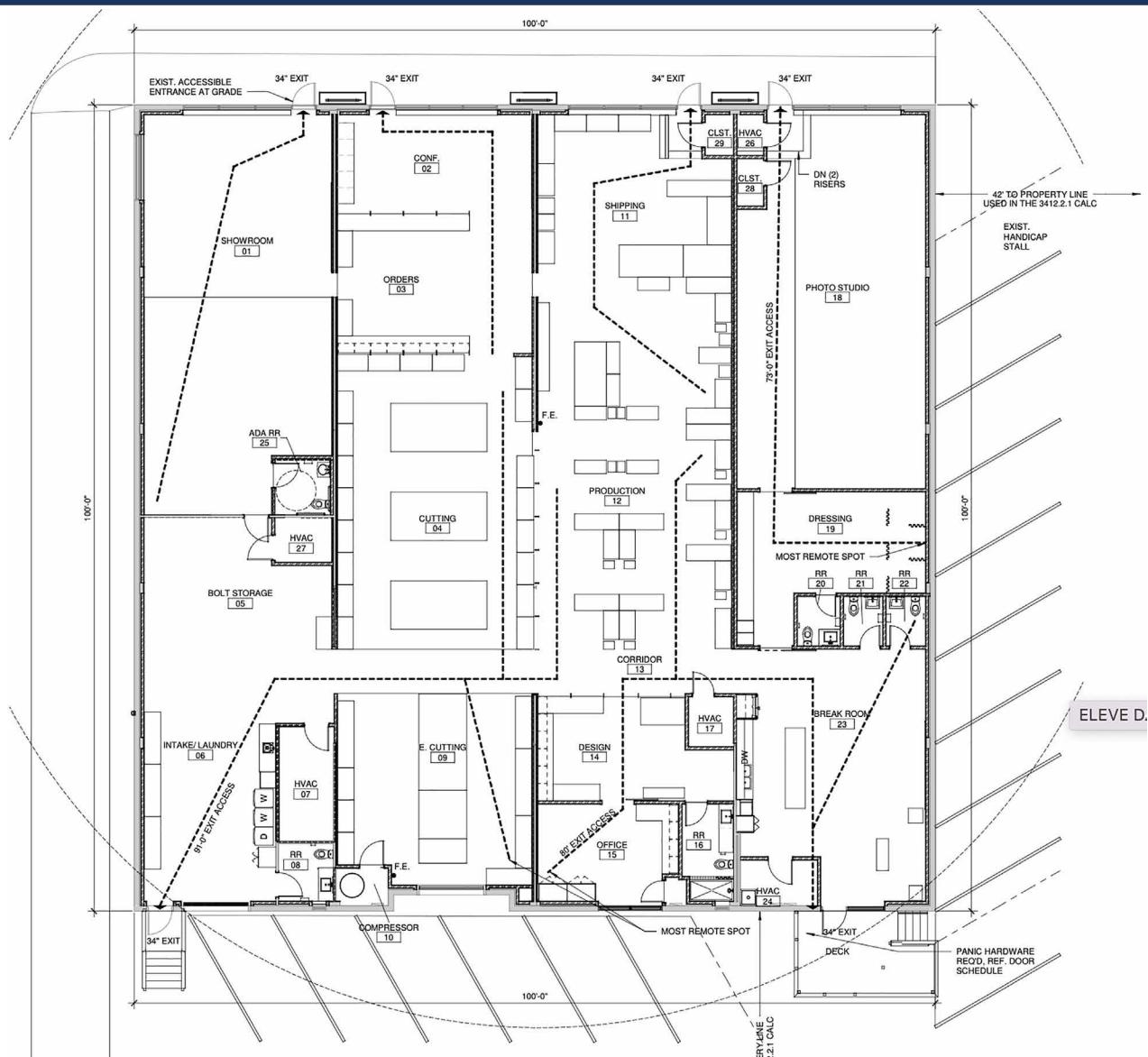
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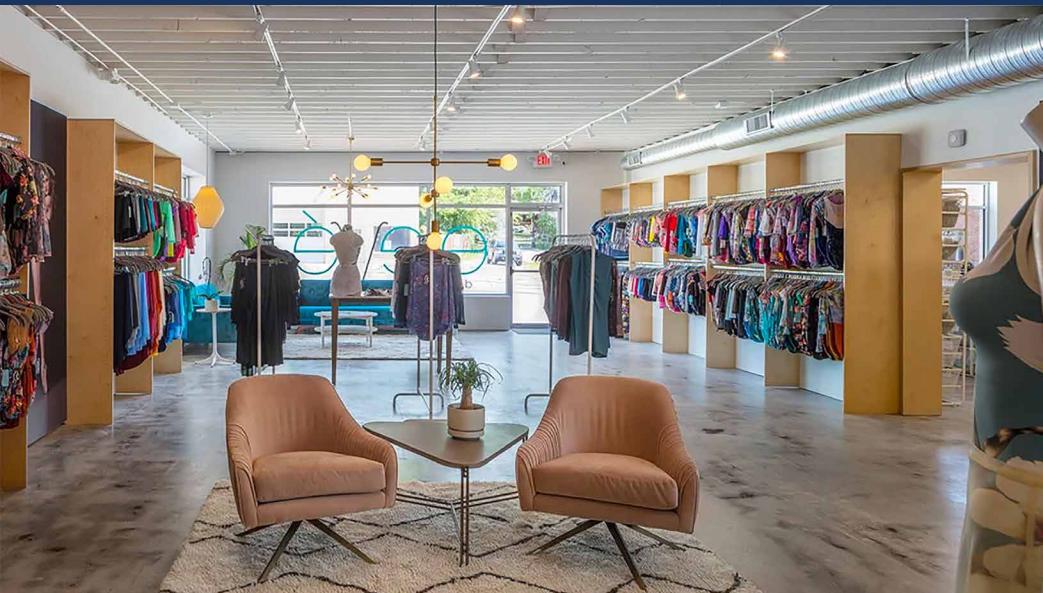
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## INTERIOR PHOTOS

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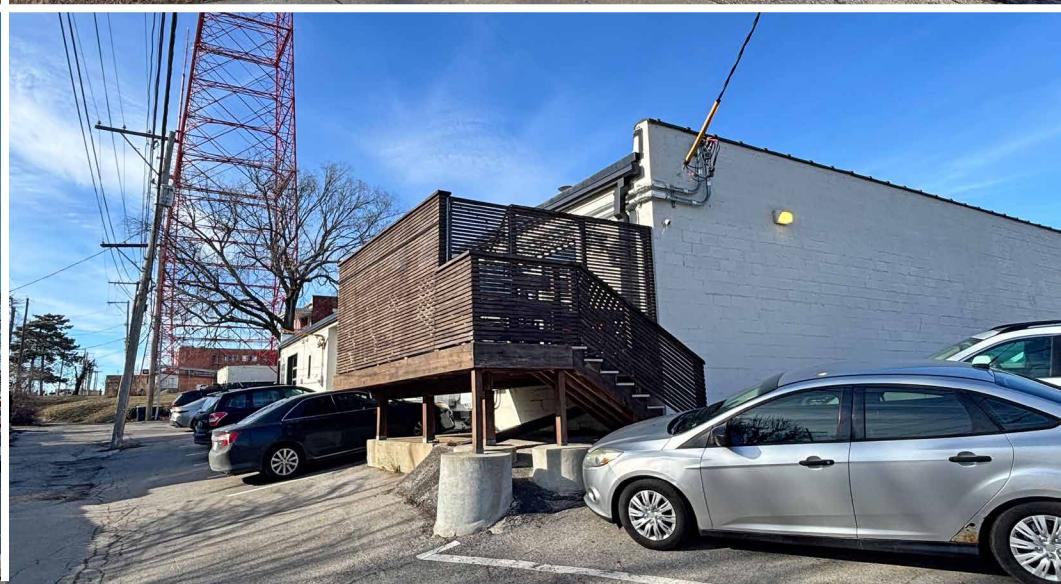
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## EXTERIOR PHOTOS

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