

FOR LEASE



BEACON HILL STREET LEVEL RETAIL

2321 TROOST AVE, KANSAS CITY, MO 64108

ZACHERY FOWLE

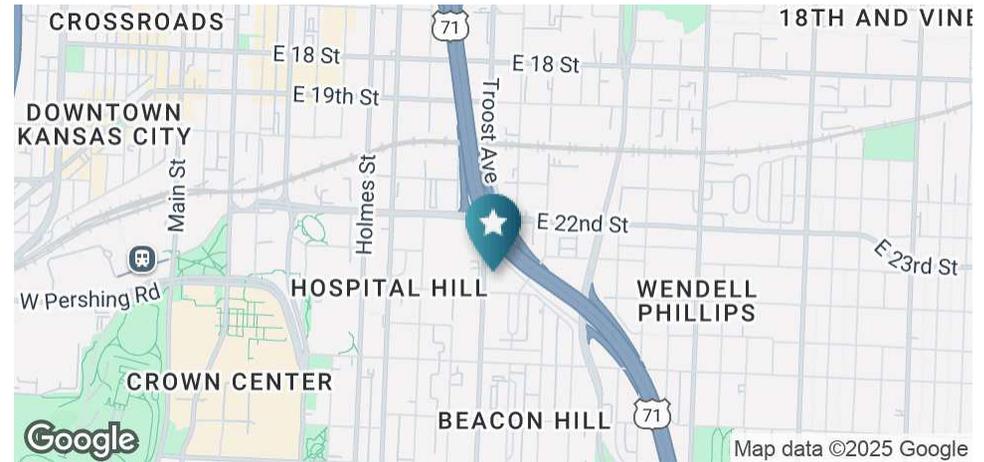
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OFFERING SUMMARY

Available SF:	1,300 SF
Lease Rate:	\$18.00 - 20.00 SF/yr (MG)
Year Built:	2019
Market:	Downtown
Submarket:	Beacon Hill
Traffic Count:	5,348

PROPERTY OVERVIEW

The newly constructed La Quinta Inn & Suites of Beacon Hill is a well-positioned Upper Midscale hotel in the heart of Kansas City looking to bring more amenities to its guests. With consistently high occupancy from the hotel and close proximity to a wide variety of Kansas City attractions, this retail space presents an enticing opportunity for retailers to take advantage of great street visibility and steady foot traffic from hotel guests. This street-level retail space has its own private entrance, offering natural light from large glass windows, high ceilings, great street visibility, ample parking, and views of downtown KC.

PROPERTY HIGHLIGHTS

- Located in a high occupancy Upper Midscale Hotel
- Street-level retail bay with Ample parking available
- Excellent visibility with large glass windows
- Ready for buildout
- Close Proximity to Highway 71, Crossroads Arts District, 18th & Vine Jazz District, Power & Light Entertainment

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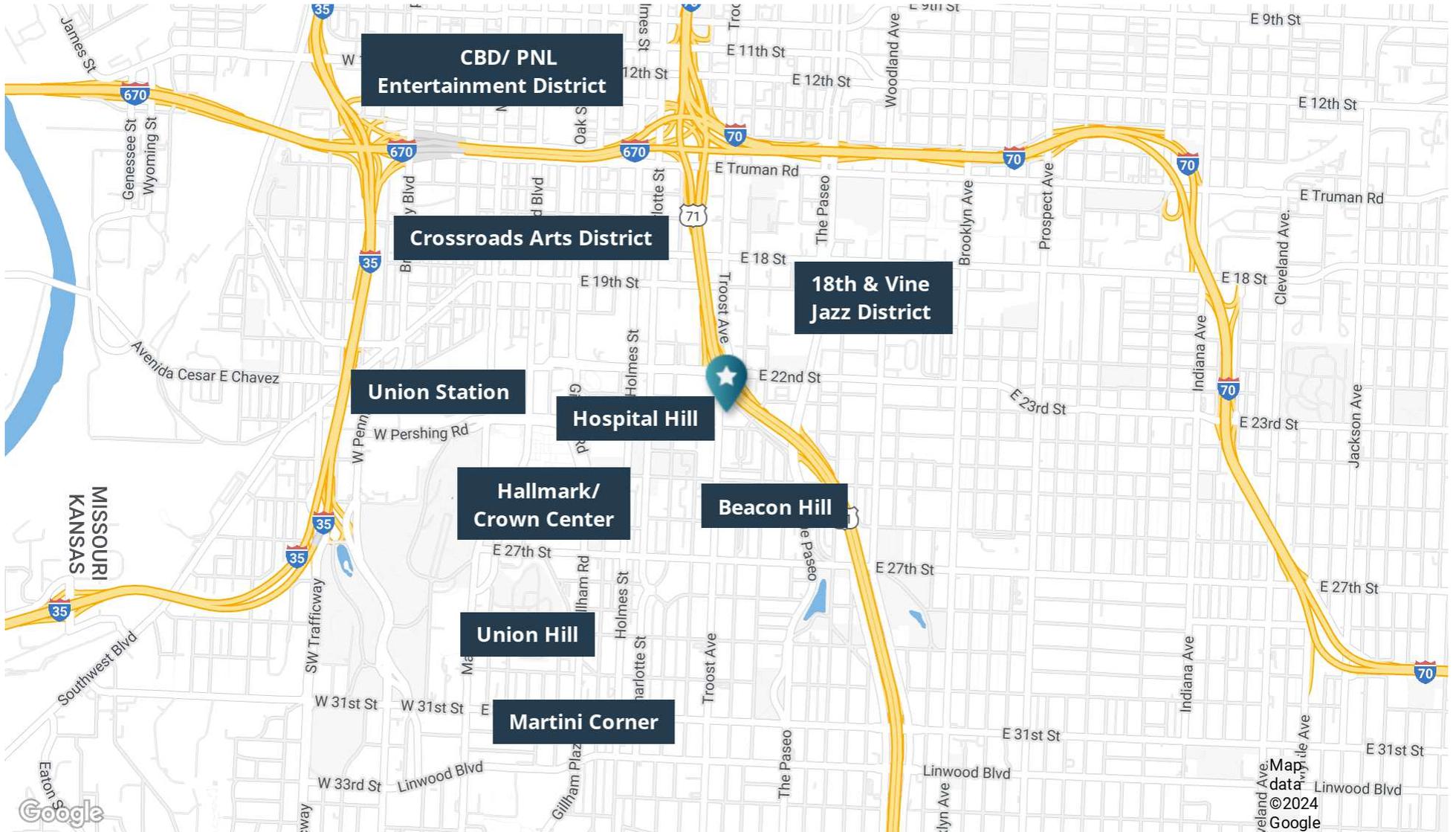
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HOSPITAL HILL

Hospital Hill's name reflects not only the geography on which the buildings rest, but also a history of public hospitals on the same site. Hospital Hill grew alongside the University of Missouri--Kansas City School of Medicine. Truman Medical Center-Hospital Hill and Children's Mercy Hospital, along with the University of Missouri -- Kansas City schools of medicine, pharmacy, nursing, and dentistry, are located on Hospital Hill and are often referred to as the Health Sciences District. Close to Downtown, the Crossroads Art District, and 18th and Vine with convenient access to Kansas City public transportation.



Hospital Hill Key Demographics



56,336
Population



121,494
Daytime Population



25%
Bachelor Degree
or Higher



\$156,448
Median Home
Value

Kansas City Key Demographics



2.2 Million
Population



474,110
Daytime Population



37.5%
Bachelor Degree
or Higher



\$240,254
Median Home
Value

HOSPITAL HILL



MAJOR CORPORATIONS IN THE AREA



**BlueCross
BlueShield**



Commerce Bank
Member FDIC



TRUMAN MEDICAL CENTERS



**Children's Mercy
HOSPITALS & CLINICS**
— Kansas City —

Photos courtesy of Children's Mercy/TMC/Bill Cobb

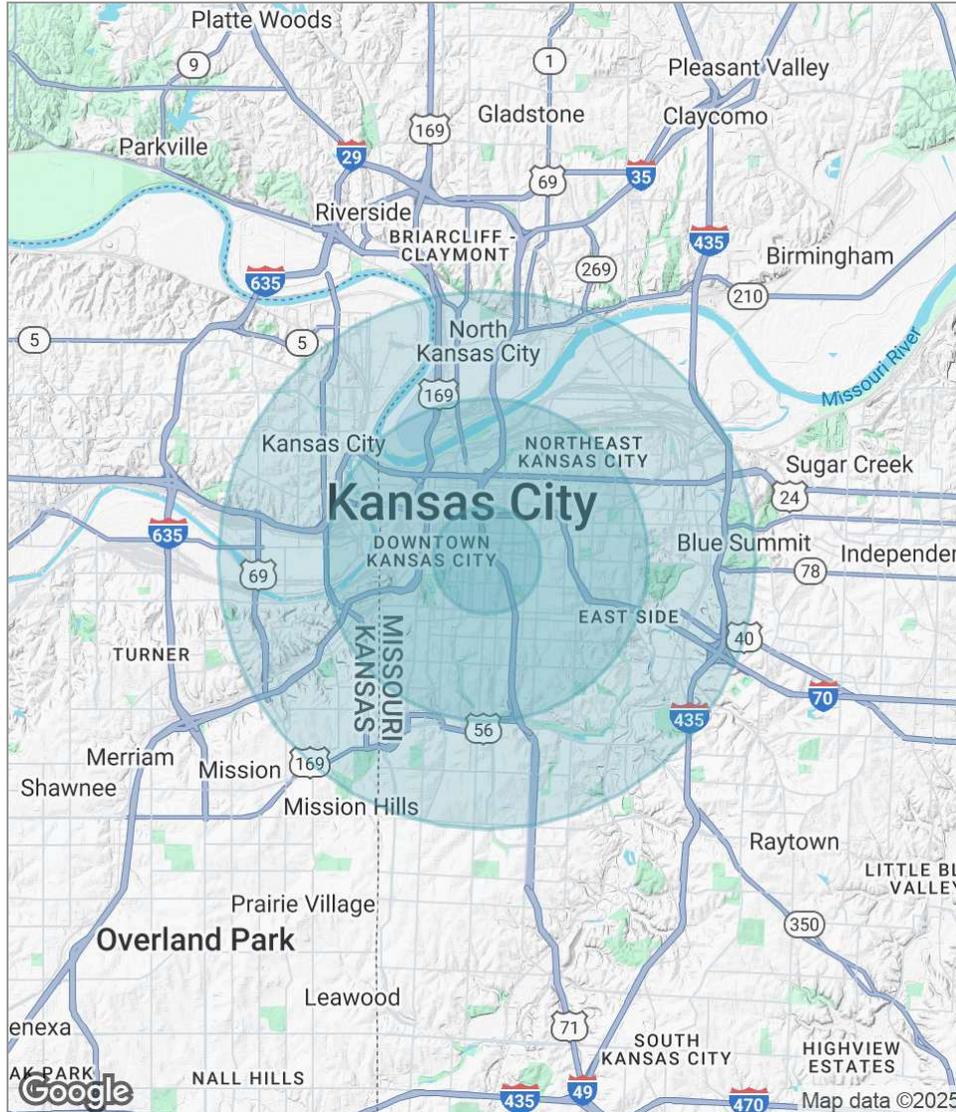


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,149	92,169	204,439
Median age	35.5	34.1	34.5
Median age (Male)	35.1	33.8	33.8
Median age (Female)	35.7	35.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,011	53,399	110,665
# of persons per HH	1.6	1.7	1.8
Average HH income	\$63,781	\$49,007	\$53,878
Average house value	\$300,334	\$176,758	\$182,600

* Demographic data derived from 2020 ACS - US Census

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