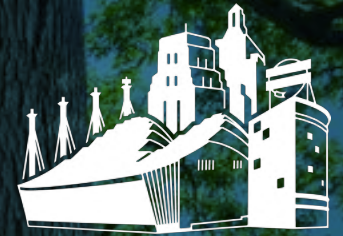


FOR SALE

SOUTHMORELAND ON THE PLAZA

116 E 46TH ST, KANSAS CITY, MO 64112



CLEMONS



ZACHERY FOWLE

BROKERAGE ASSOCIATE

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AUDREY NAVARRO

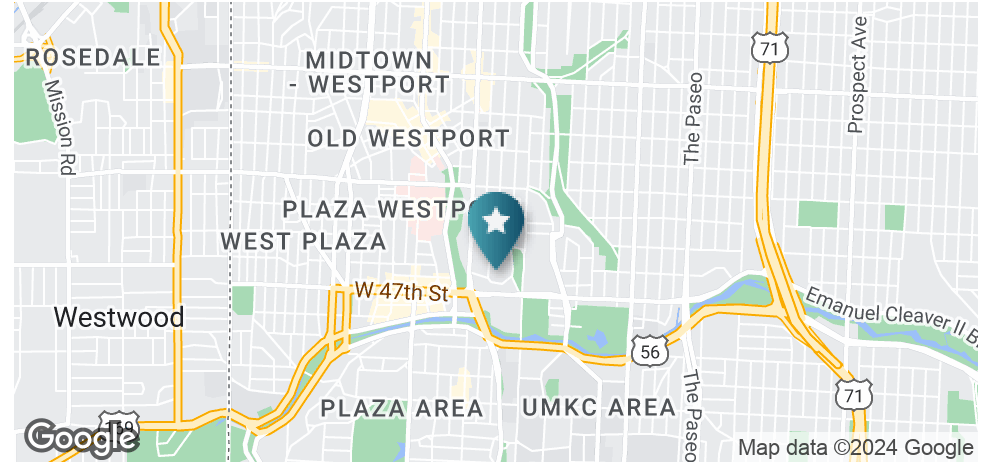
MANAGING PARTNER

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OFFERING SUMMARY

Sale Price:	\$3,500,000
Room Count:	14 (+Managers Apartment)
Year Built/Renovated:	1910/2020
ADR (12 Mo):	\$165.18
Price / Room:	\$250,000.00
Zoning:	R -1.5
Market:	Kansas City
Submarket:	Country Club Plaza

PROPERTY OVERVIEW

Southmoreland, a unique 14 room boutique hotel, offers self-service in a historic mansion near KC's top attractions. Ideal for business travelers, getaways, or corporate retreats, guests have the option of renting individual suites or booking the whole house for large get togethers. Renovated in 2020, Southmoreland has experienced steady growth as Kansas City's hotel industry has started to return to pre-pandemic levels and presents a compelling investment opportunity. Kansas City's leisure travel has been driven by its sizable events drawing people nationwide and conventions benefitting midweek business travelers.

PROPERTY HIGHLIGHTS

- Steps Away From 45th & Main Streetcar Stop (2025)
- Kansas City's Most Desirable Submarket
- High Occupancy Arts District
- Rooms Featuring Jetted Bathtubs, Fireplaces, & Private Balconies
- Commercial Kitchen

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KU
Medical
Center

Westport

Downtown

Country
Club Plaza

Main St Street
Car Extension

Southmoreland's
ON THE PLAZA

Nelson
Atkins
Museum of
Art

South
Plaza

CPKC Stadium (7.5 mi)
Hy-Vee Arena (4.7 mi)
KC Convention Center (4.3 mi)
T-Mobile Center (4.2 mi)
Kauffman Center (4 mi)
Union Station (3.3 mi)

UMKC
Campus



THE NATION'S ORIGINAL LIVE-WORK-PLAY DESTINATION

This century-old district continues its reign as Kansas City's premier shopping and dining destination.

70+ 20+ 50%
Retail Shops Restaurants Locally Owned



ALDO
Anthropologie
Apple
Athleta
Banana Republic
Bank of America
Barnes & Noble
BLU HWY
Brio Italian Grille
Brow Threading

Buca di Beppo
Cafe Europa
Capital Grille
Capital One Café
Cheesecake Factory
Chipotle
Classic Cup Café
Cold Stone Creamery
Cooper's Hawk Winery
Country Club Bank

CVS
Diebel's Sportsmens Gallery
Eddie V's
eggtc
Express
Fogo de Chão
Forever XXI
Gram & Dun
H&M
Hallmark Gold Crown

J.Crew
Jack Stack Barbecue
Kona Grill
Lucky Brand
lululemon
Madewell
McCormick & Schmick's
Minsky's Pizza
Mission Taco Joint
Moosejaw

Nike
North Face
Ocean Prime
Old Navy
Osteria Il Centro
P.F. Chang's
The Peanut
Prime Sushi
Rally House
Seasons 52

Spin Pizza
Sunglass Hut
The Mixx
Third Street Social
Tiffany & Co.
TIVOL
Tommy Bahama
Urban Outfitters
Vineyard Vines
West Elm

[Interactive Map](#)

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INDUSTRY OPPORTUNITIES

Kansas City is a city that caters to a diverse range of travelers, from midweek business visitors to weekend leisure seekers. Despite the slower occupancy recovery, the city's hotel industry has maintained a steady increase in occupancy to 2019 levels in February of 2024. This is mainly due to the increased demand from the group segment, particularly those traveling for conferences and conventions, which has helped the industry reach the benchmarks set in 2019.

While Southmoreland has experienced steady growth over the past few years, the existing operational team is strong willed in facilities management and guest experience. This allows potential for a new owner/operator to leverage the existing support and propel revenues through a new approach to sales and marketing.



LOCATION DESCRIPTION

Hidden away in an ideal location, walkable to surrounding amenities and entertainment districts including, but not limited to the Country Club Plaza, Westport Entertainment District, the Nelson Atkins Art Museum, Kansas City Art Institute, The Kemper Museum, and much more. The addition of the Streetcar in 2025 will also provide a new level of convenience for groups and individuals traveling for events in other parts of the city such as Crown Center, the Kansas City Convention Center, the T-MOBILE Center, the Crossroads Arts District, the Central Business District, and the River Market.



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STREETCAR EXPANSION

CONNECTING DOWNTOWN KC TO THE COUNTRY CLUB PLAZA/UMKC

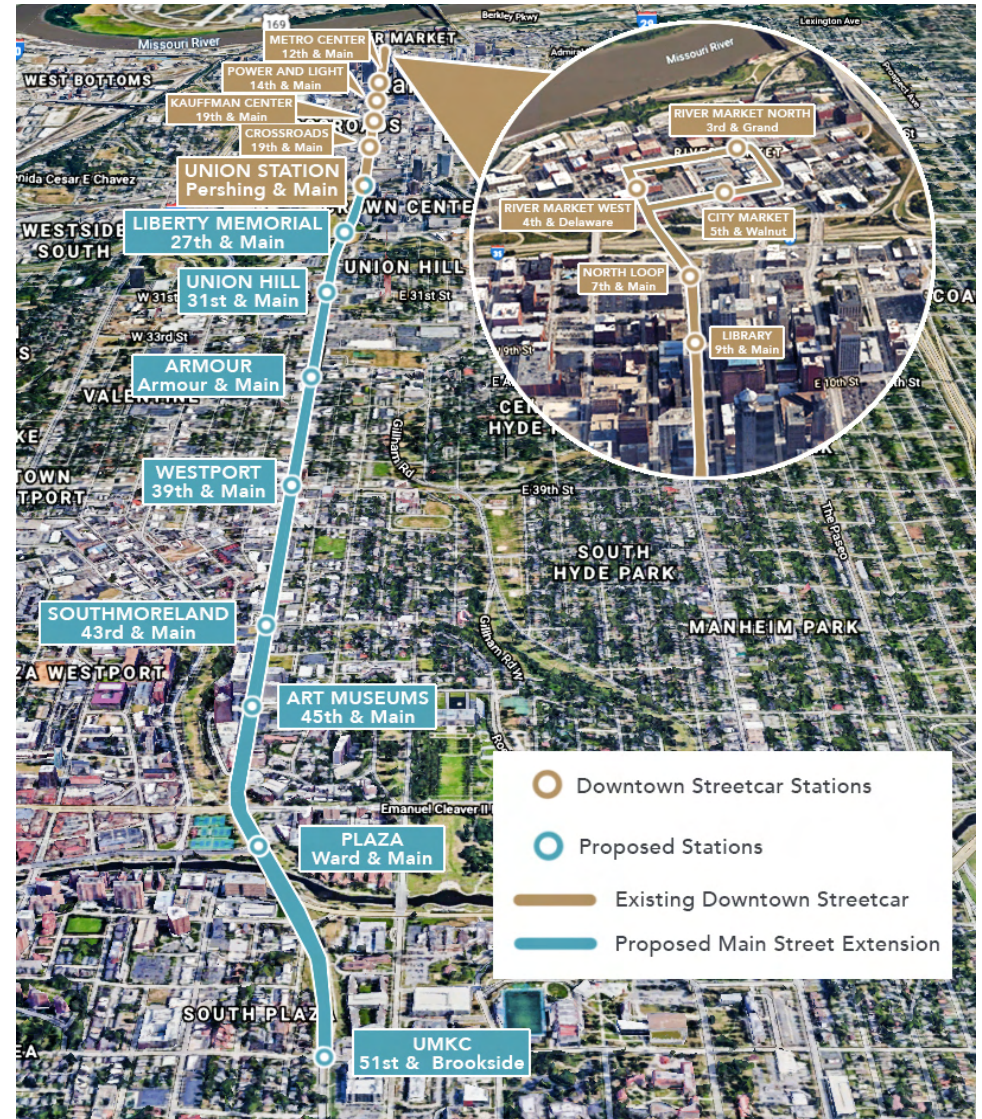


FUTURE STREETCAR EXTENSION

The Main Street extension for the Kansas City Streetcar is a valuable investment that will have a great impact on properties and businesses down the Main Street corridor. After the Downtown line was approved in 2012, more than \$4 billion of investment was brought into that market. Since approval of the extension in 2018, a total of \$413M in investment to date with more announced weekly along Main have taken place.

OPENING EARLY 2025!

The 3.6-mile extension on Main Street, adding 8 stops, will connect Downtown to Midtown, Westport, the Art Museum District, the Country Club Plaza, and UMKC. It is projected that there will be on average 12,000 rider daily trips.



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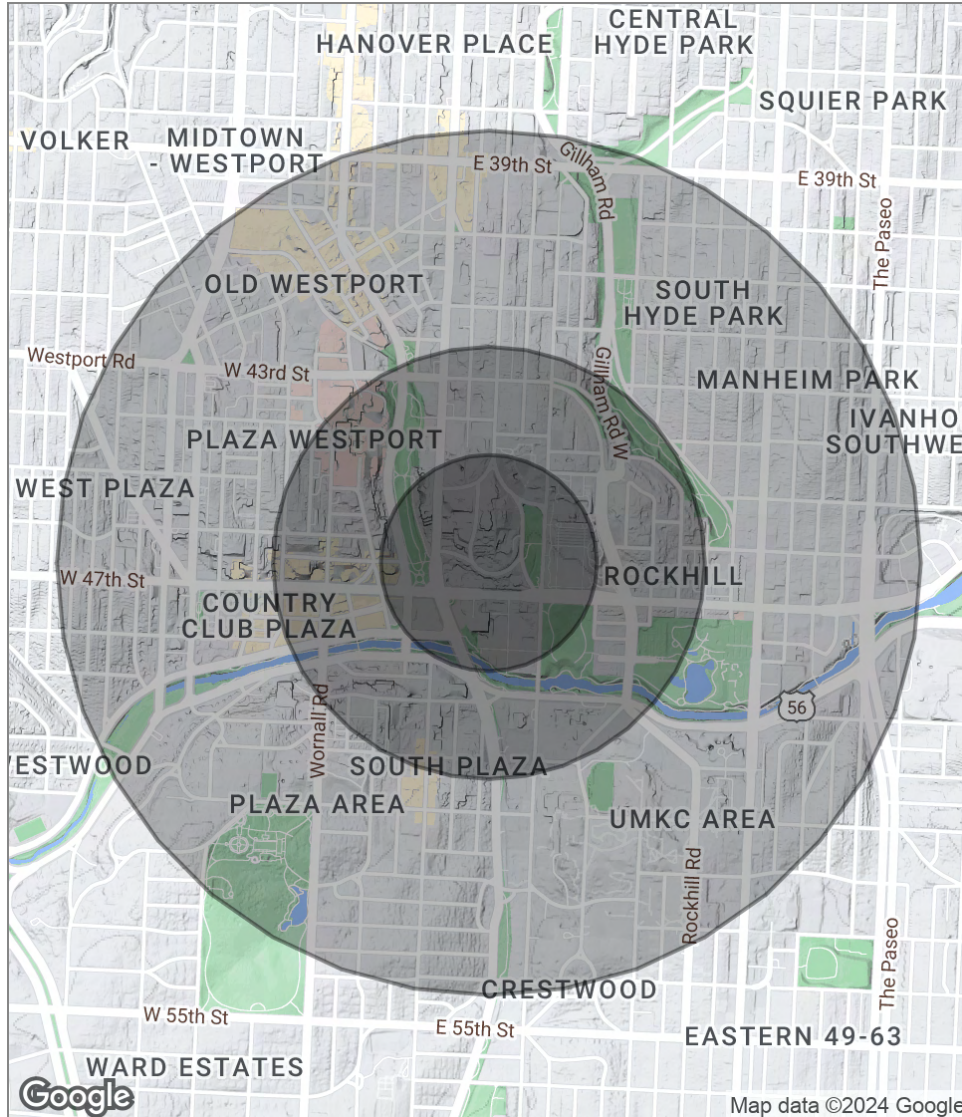
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	1,300	5,522	19,850
Median age	34.6	36.0	34.1
Median age (Male)	38.9	37.2	34.4
Median age (Female)	31.6	37.7	34.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	898	3,936	13,015
# of persons per HH	1.4	1.4	1.5
Average HH income	\$72,060	\$76,646	\$74,460
Average house value	\$144,495	\$319,430	\$257,578

* Demographic data derived from 2020 ACS - US Census

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COUNTRY CLUB PLAZA

One of the country’s oldest outdoor shopping and entertainment districts, the Country Club Plaza, is also a highly popular place to live. The architecture resembles that of Kansas City's sister city, Seville, Spain with fountains, hand-painted mosaic tiles, and custom ironwork. Hundreds of condominiums and apartments, as well as some single-family homes, are available at the perimeters of the shopping/entertainment area. The Country Club Plaza is the highest rent district in the Metro and is home to many national luxury retailers.



Country Club Plaza Key Demographics



63,690
Population



63,859
Daytime Population



34%
Bachelor Degree
or Higher



\$242,136
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

COUNTRY CLUB PLAZA



MAJOR CORPORATIONS IN THE AREA



American Century
Investments®



EWING MARION
KAUFFMAN
FOUNDATION

