

Historic River Market Office/Retail/Warehouse Lease Opportunity



THE Tiehen Group
INC.

200 Wyandotte St.
Kansas City, MO 64105

Listing Presented by:
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Executive Summary

Property Location	200 Wyandotte St. Kansas City, MO 64105
Gross Building Area	Approx. 12,000 SF
Building Use	Office, Retail, and/or Warehouse
Office/Retail Rental Rate	\$19.00/ PSF Net Lease TI Negotiable
Warehouse Rental Rate	\$7.00/ PSF Triple Net Lease



Location Highlights

- Located in the heart on the [River Market](#)
- **One block** from the new [Streetcar](#)
- **2,000** Residential units within a ¼ mile radius

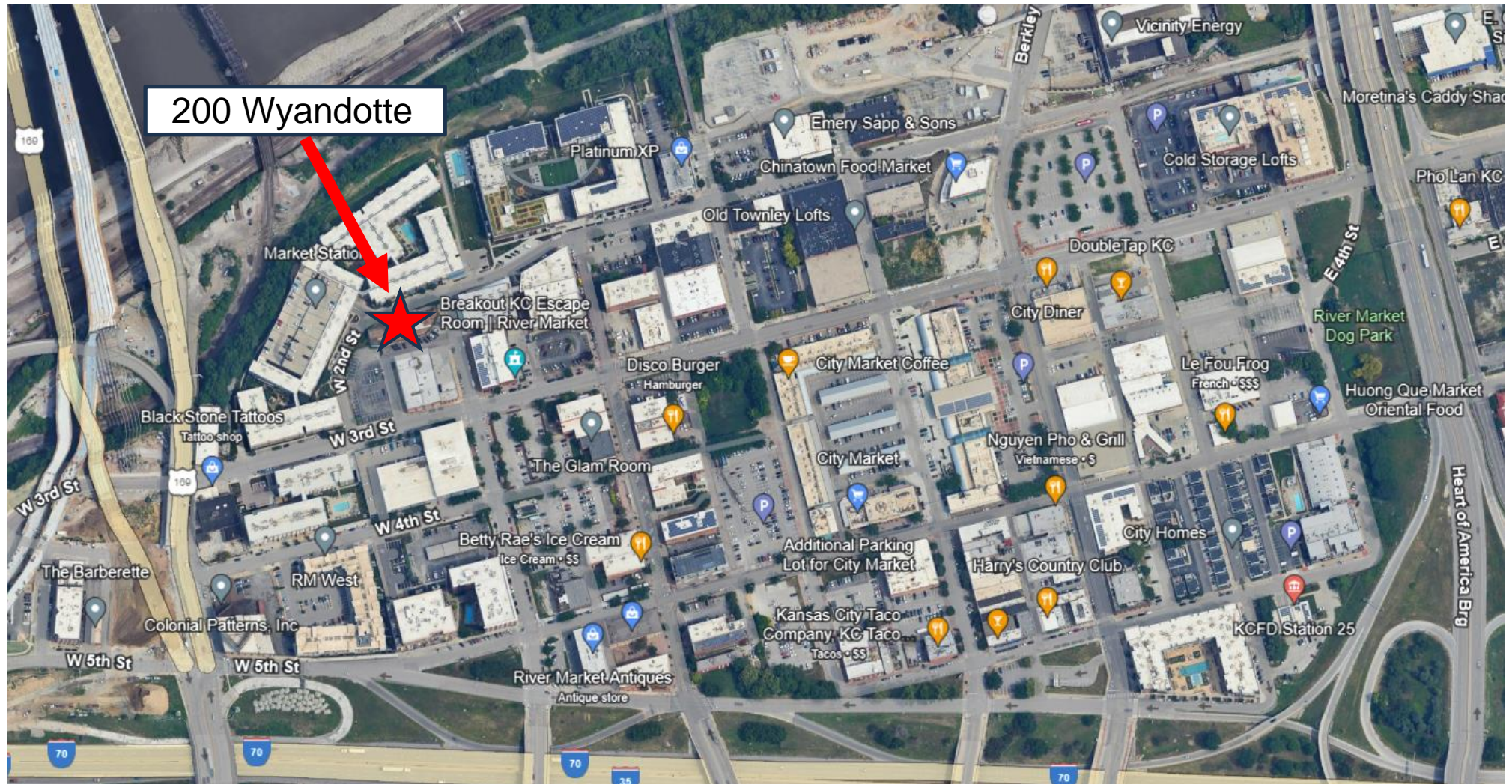
Property Highlights

- 15 ft Ceilings
- 10 ft High Dock Door
- 3 Restrooms with Showers
- 400 AMP Power

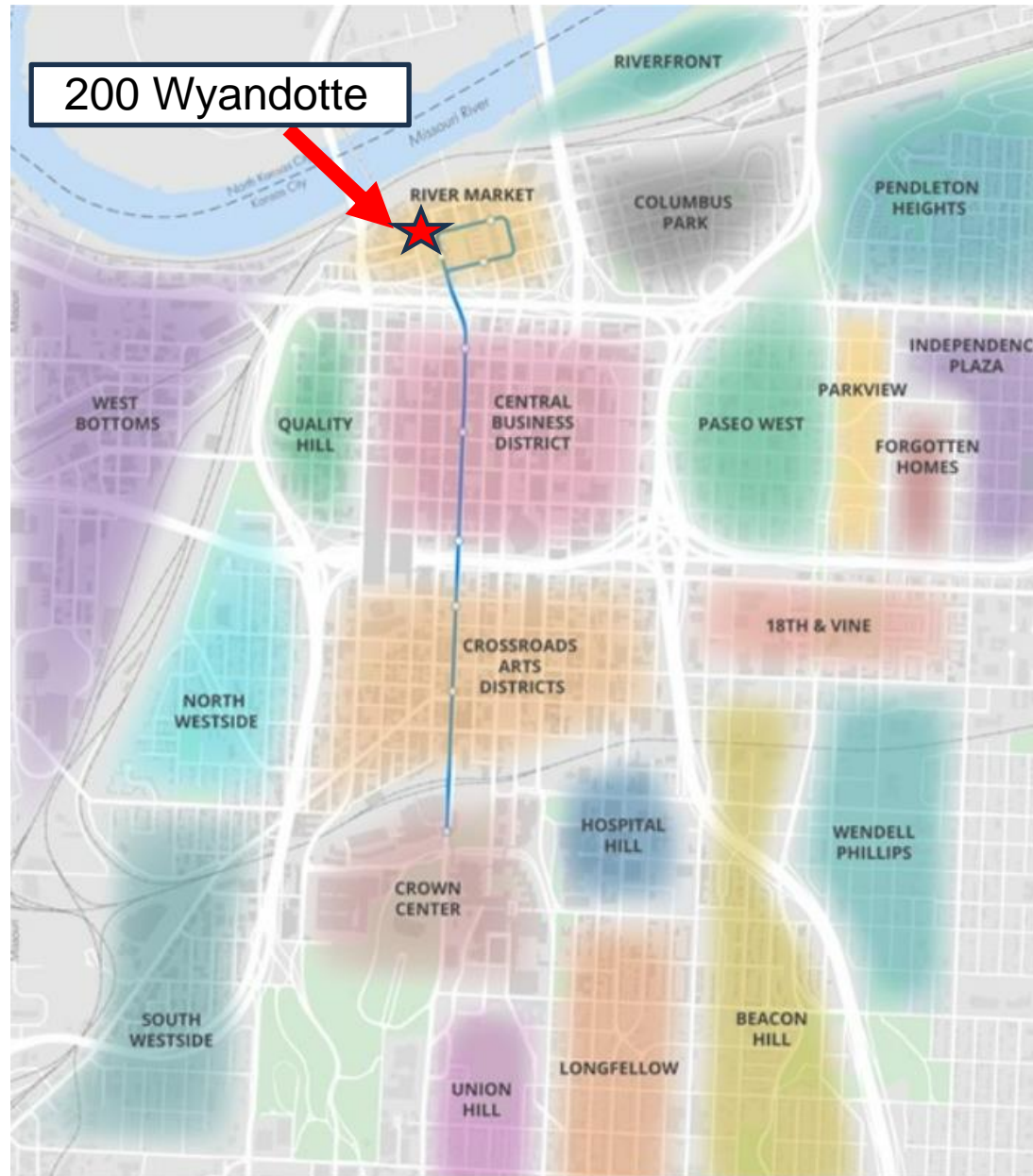
Aerial View



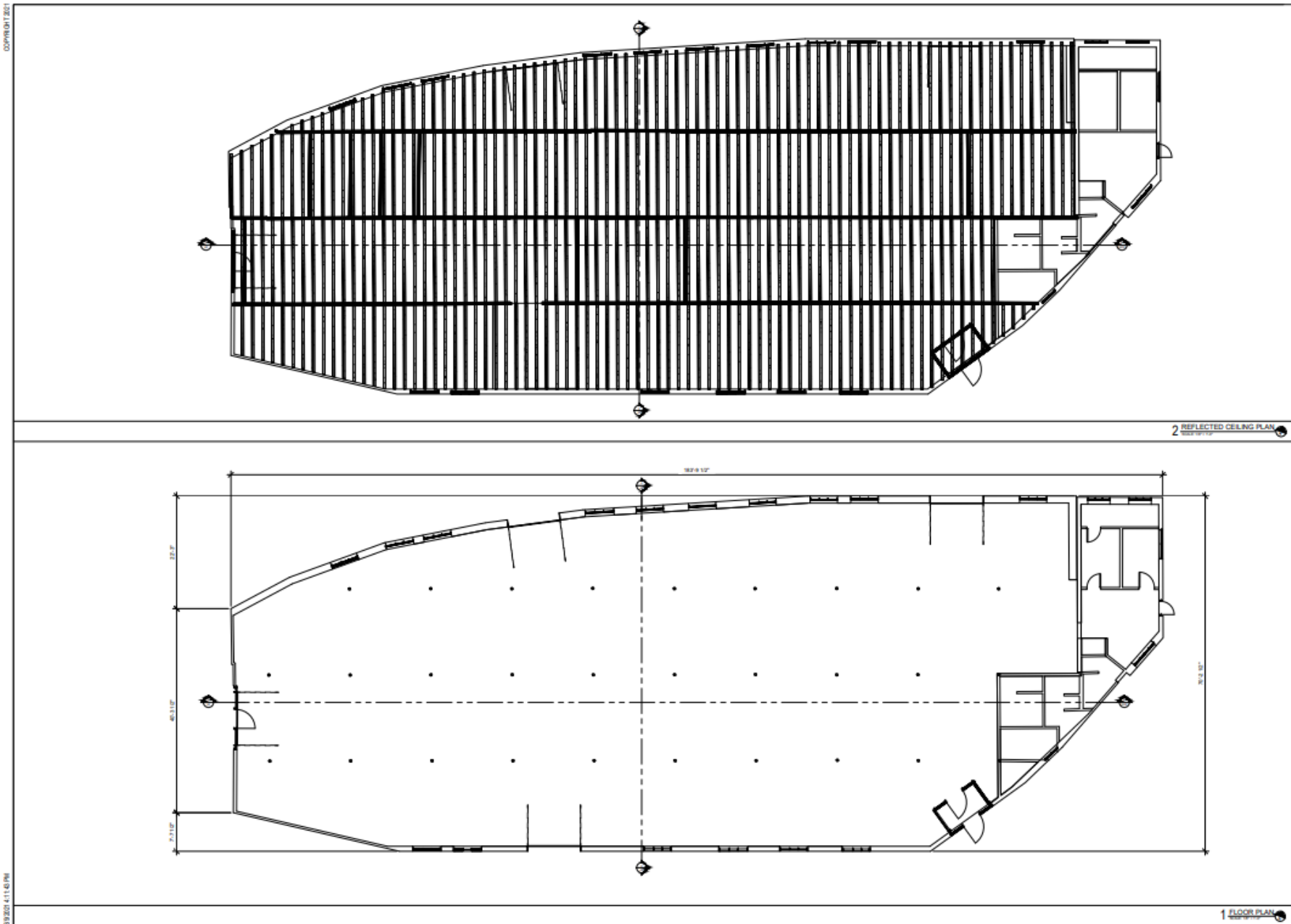
Historic River Market in Kansas City



Kansas City Missouri



Current Floor Plan



ARCHITECTS

200 WYANDOTTE

REVISIONS	
NUMBER	DESCRIPTION

AS-BUILT

DATE: 6/9/2021

PROJECT NO: 2105

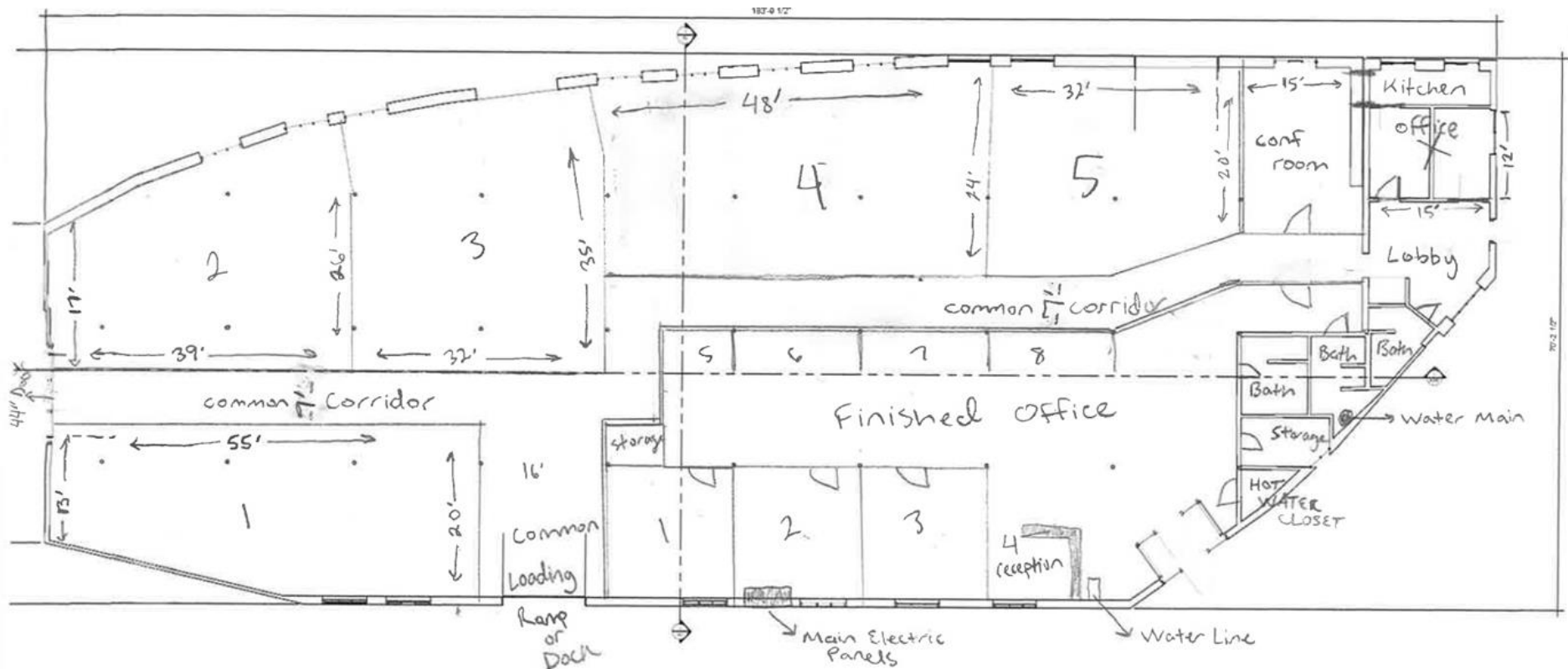
FLOOR PLAN & RCP

A1

Our Vision

200 Wyandotte St presents a blank canvas waiting to be designed by its next user(s). A nearly 12,000 SF building located in the heart of the River Market, one of the most affluent parts in KC. The space can be **subdivided** and there is a **TI allowance available** depending on lease type.

Here is an example of a 2,400 SF office and divided storage concept. This is to give you an idea of what is available. We are open to hearing all ideas you may have.

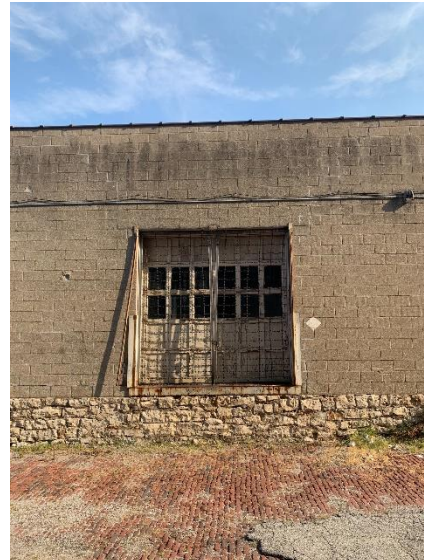


Parking

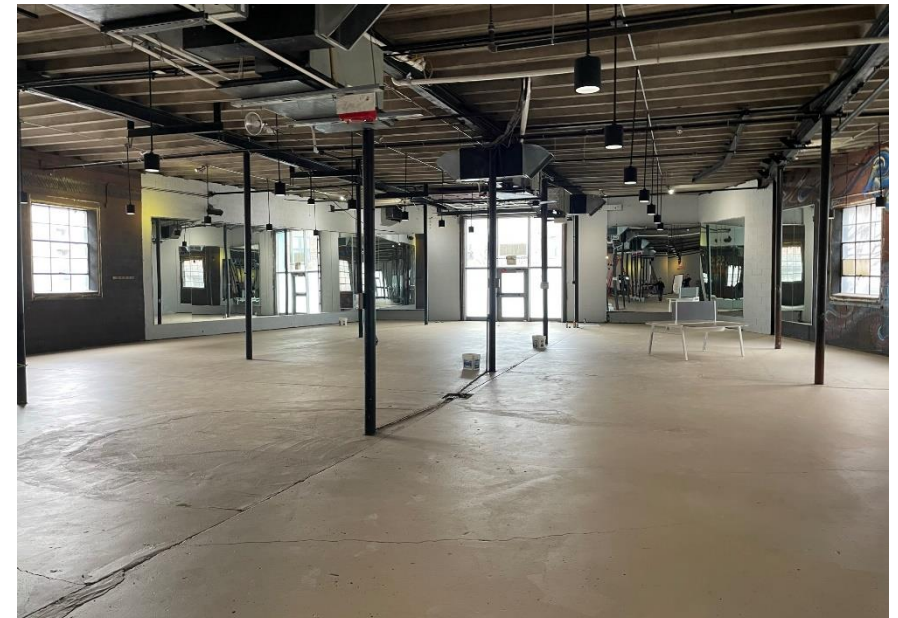
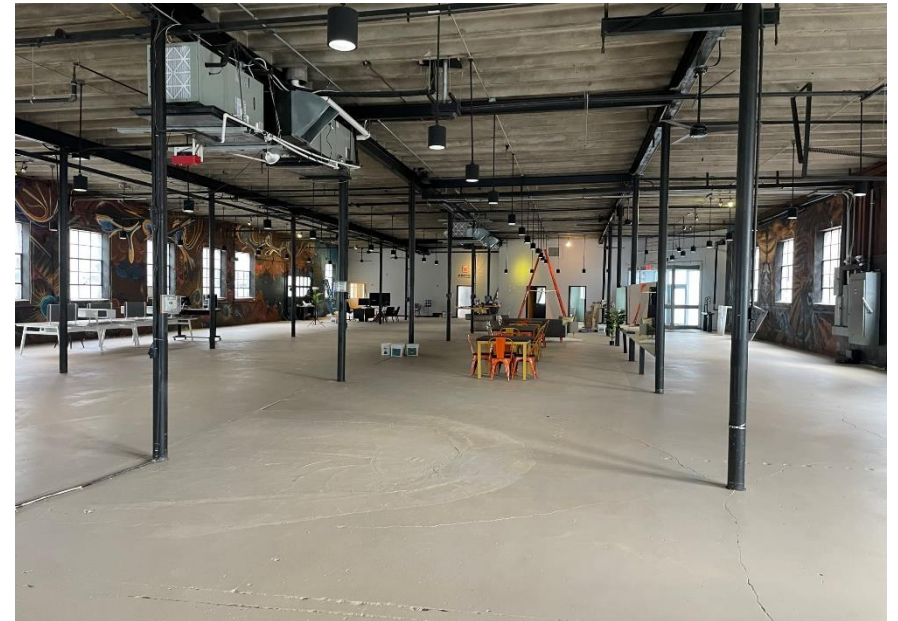
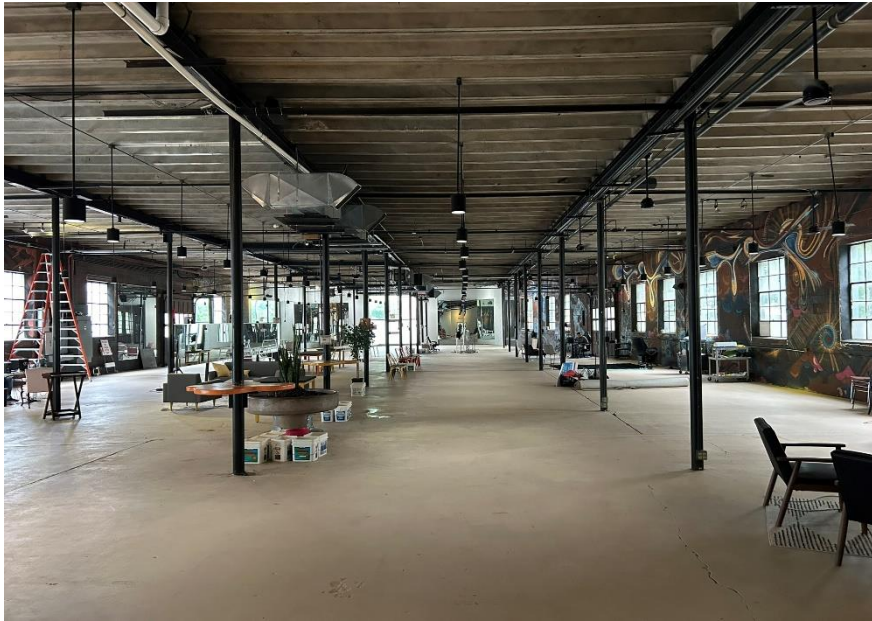


12-14 off-street
parking spots

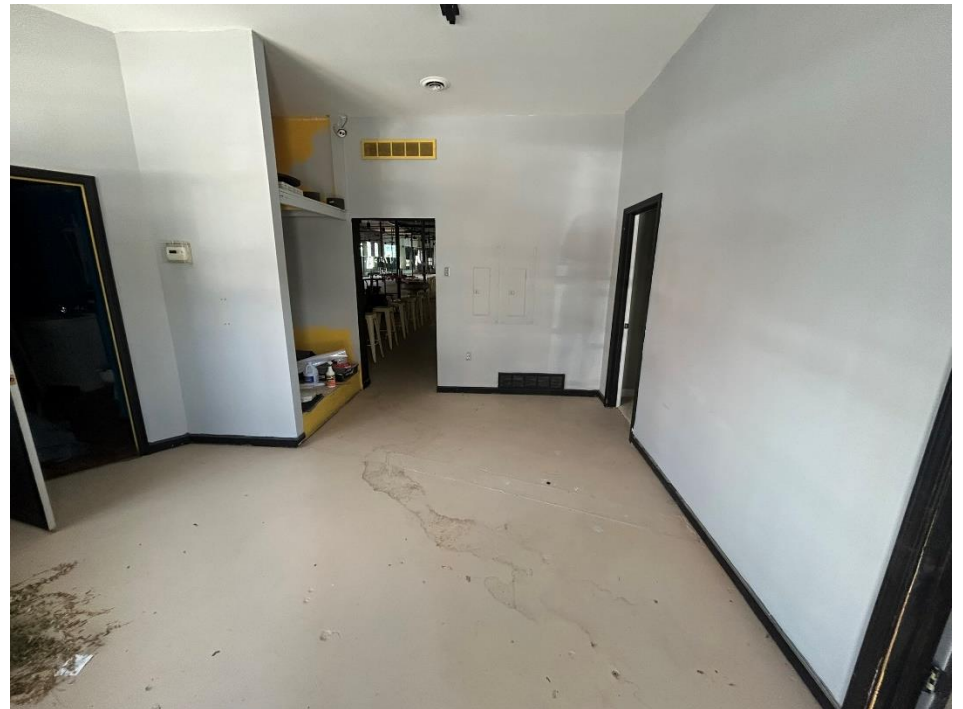
Exterior Photos



Interior Photos



Interior Photos



Kansas City Streetcar



Running from the River Market on the north end to Union Station and Crown Center on the south, KC Streetcar connects all the downtown neighborhoods with 16 platform stops and 2 miles of track. Shop local produce, couture, antiques and KC memorabilia; drop the commute between work and home; enjoy the culture of art galleries, events, concerts and plays; satisfy your hunger/thirst/cravings with a variety of culinary offerings ... it's all part of a normal day in downtown Kansas City!



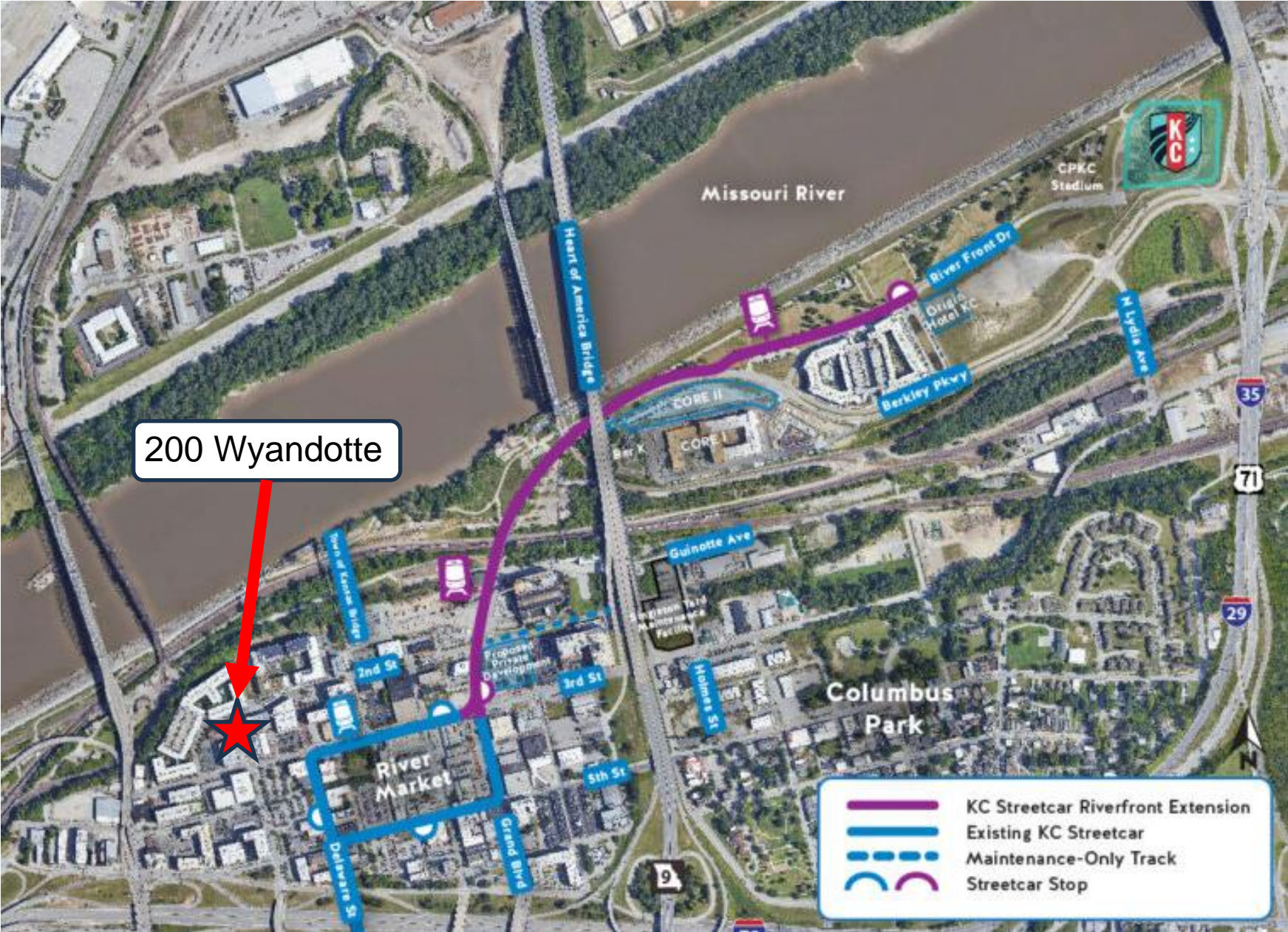
RideKC Streetcar Info Links

Home Page: <https://kcstreetcar.org/>

Explore the Route: <https://kcstreetcar.org/route/>


Riverfront Extension: <https://kcstreetcar.org/about-streetcar/streetcar-riverfront-extension/>

KC Streetcar – River Market




Demographics

Demographic Summary Report

200 Wyandotte St, Kansas City, MO 64105				
				
Radius	1 Mile	2 Mile	5 Mile	
Population				
2028 Projection	13,369	29,595	232,489	
2023 Estimate	12,504	28,448	227,412	
2010 Census	8,292	23,250	205,142	
Growth 2023 - 2028	6.92%	4.03%	2.23%	
Growth 2010 - 2023	50.80%	22.36%	10.86%	
2023 Population by Hispanic Origin	1,123	4,578	65,514	
2023 Population	12,504	28,448	227,412	
White	8,202 65.60%	16,009 56.27%	131,542 57.84%	
Black	2,921 23.36%	9,517 33.45%	73,761 32.43%	
Am. Indian & Alaskan	86 0.69%	246 0.86%	2,702 1.19%	
Asian	784 6.27%	1,506 5.29%	10,866 4.78%	
Hawaiian & Pacific Island	33 0.26%	72 0.25%	633 0.28%	
Other	478 3.82%	1,098 3.86%	7,909 3.48%	
U.S. Armed Forces	21	23	116	
Households				
2028 Projection	7,990	15,184	98,445	
2023 Estimate	7,419	14,434	96,045	
2010 Census	4,612	10,898	85,497	
Growth 2023 - 2028	7.70%	5.20%	2.50%	
Growth 2010 - 2023	60.86%	32.45%	12.34%	
Owner Occupied	1,453 19.58%	3,363 23.30%	38,896 40.50%	
Renter Occupied	5,966 80.42%	11,070 76.69%	57,150 59.50%	
2023 Households by HH Income				
Income: <\$25,000	1,360 18.32%	3,776 26.16%	30,910 32.18%	
Income: \$25,000 - \$50,000	1,616 21.77%	2,970 20.58%	24,702 25.72%	
Income: \$50,000 - \$75,000	1,658 22.34%	2,700 18.71%	16,371 17.04%	
Income: \$75,000 - \$100,000	875 11.79%	1,527 10.58%	8,532 8.88%	
Income: \$100,000 - \$125,000	726 9.78%	1,314 9.10%	6,353 6.61%	
Income: \$125,000 - \$150,000	378 5.09%	745 5.16%	3,105 3.23%	
Income: \$150,000 - \$200,000	521 7.02%	817 5.66%	3,416 3.56%	
Income: \$200,000+	288 3.88%	585 4.05%	2,657 2.77%	
2023 Avg Household Income	\$76,649	\$71,262	\$58,730	
2023 Med Household Income	\$59,483	\$53,832	\$41,448	

Consumer Spending Report

200 Wyandotte St, Kansas City, MO 64105			
			
2023 Annual Spending (\$000s)	1 Mile	2 Mile	5 Mile
Total Specified Consumer Spending	\$173,599	\$333,550	\$2,188,513
Total Apparel	\$8,709	\$18,401	\$130,023
Women's Apparel	3,216	6,773	46,852
Men's Apparel	1,928	3,815	25,698
Girl's Apparel	618	1,394	10,206
Boy's Apparel	461	1,059	7,884
Infant Apparel	498	1,052	7,416
Footwear	1,987	4,308	31,967
Total Entertainment & Hobbies	\$26,758	\$50,603	\$320,413
Entertainment	2,186	4,550	36,847
Audio & Visual Equipment/Service	6,647	12,550	79,086
Reading Materials	469	808	4,380
Pets, Toys, & Hobbies	4,663	8,461	51,241
Personal Items	12,793	24,235	148,859
Total Food and Alcohol	\$51,499	\$98,660	\$640,857
Food At Home	24,291	49,453	353,840
Food Away From Home	22,884	41,610	244,820
Alcoholic Beverages	4,324	7,597	42,196
Total Household	\$27,758	\$52,394	\$333,865
House Maintenance & Repair	2,958	6,531	67,743
Household Equip & Furnishings	12,150	22,581	133,434
Household Operations	8,741	16,454	98,761
Housing Costs	3,909	6,828	33,927

The Tiehen Group Team

JACK MCGUIRE - INVESTMENT SALES ASSOCIATE



Jack McGuire began working with the Tiehen Group in June of 2024. Jack is a graduate of Kansas State University where he studied Economics and Professional Selling.

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JIM TIEHEN, CCIM, CPM - FOUNDER / PRESIDENT



Jim Tiehen is a commercial real estate professional and the founder of The Tiehen Group, Inc. Jim has more than 40 years of experience in the real estate profession and one of only a few people to hold both the Certified Property Manager (CPM) and Certified Commercial Investment Member (CCIM) designations.

As Founder & President of The Tiehen Group, Inc., Jim is responsible for overseeing the execution of the company's strategic plan while advising on all operational aspects of the company to assist investors and stakeholders in the acquisition, renovation, and management of residential and commercial real estate.

The Tiehen Group, Inc. was established in 1995 to assist property owners and investors in the acquisition, renovation, management and disposition of income-producing real estate. The firm has extensive experience offering unique hands-on real estate services for office buildings, retail centers, and multi-family apartment communities.

MIKE TIEHEN, GRI - CEO



An entrepreneur, property manager and real estate broker, Mike is affiliated with LeasingKC and The Tiehen Group, Inc. As CEO of The Tiehen Group, Inc, Mike oversees the commercial property management, brokerage and renovation divisions. Mike is also co-owner of LeasingKC.com, an online rental marketing company specializing in advertising residential rentals, from large-scale apartment communities to single-family homes, townhomes, condos and lofts.

In recent years, Mike has been successful overseeing over \$25 million in large-scale renovation projects as the lead project manager, brokering over \$100 million of real estate transactions and managing over 2 million sq/ft of multi-family/commercial space. Mike's background in new construction, sales and marketing, and property management gives him a diverse perspective to offer investors and clients. His Graduate of Real Estate Institute (GRI) designation and CCIM course completions are a testament to his commitment to real estate and knowledge of the industry.

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Confidentiality & Disclaimer

The enclosed property summary includes assumptions and projections, which represent a prediction of future events and assumptions which may or may not occur. Absolutely no tax or legal advice is being implied or given. These projections may not and should not be relied upon to indicate results, which might be obtained. Income collected and expenses incurred will vary depending upon the type of management employed. Therefore, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as might interest them in this purchase, and THE TIEHEN GROUP, INC., makes no warranty as to the accuracy of such information. Those interested are expected to acquaint themselves with the property, and to arrive at their own conclusions as to physical condition, number and occupancy of revenue producing units, estimates of operating costs, tax matters, and any factors bearing upon valuation of the property.

Please, do not visit the property without an appointment.

Contact Jack McGuire for a CA - jack@tiehengroup.com / 816-398-1562. We appreciate your compliance and look forward to hearing from you.

THE Tiehen Group
INC.

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