

MANOR PLACE

40,803 SF COMMERCIAL SPACE
FOR LEASE: \$10.25 SF | FOR SALE: \$4.8M



6016 Leavenworth Rd,
Kansas City, KS 66104



Interior includes: 49 individual residential units, office, commercial kitchen, laundry room, & spacious central common area.

Exterior includes: Gated outdoor courtyard patio & ample parking



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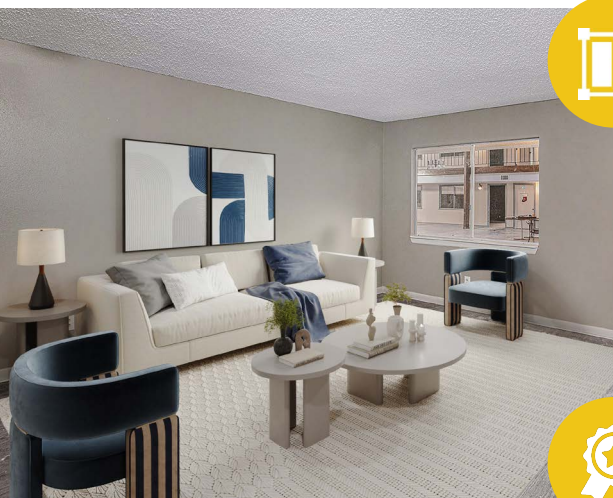
PROPERTY HIGHLIGHTS

- Ideal for Group Living, In-Patient Medical, Assisted Living, or Supportive Housing
- 49 Individual Rehabbed Units with Individual Kitchens and Bathrooms
- Charming Spacious Central Common Area
- On-site Laundry Room
- On-site Commercial Kitchen
- On-site Office
- Ample On-Site Parking
- Separately Metered Utilities for Each Interior Unit

THE OPPORTUNITY

Uncover a prime investment opportunity heart of Kansas City at Manor Place. Featuring 49 one-bedroom units, an office, and a commercial kitchen. This expansive building offers spacious, rehabbed units each equipped with full kitchen and bath. Stainless steel appliances, LVP flooring, and updated finishes complete the package.

The property also offers an on-site laundry facility, a secured building, and all utilities metered separately, keeping owners costs low. A large ~50 spot parking lot addresses resident and employee parking needs, while the event space and outdoor courtyard provide unique amenities for community gatherings, setting this property apart from others. The large airy glass office space located on the 2nd floor that can be utilized in different ways depending on owner need. With its blend of residential and commercial space, Manor Place stands as a versatile investment opportunity!



UNIT MIX

Type	Units	Average Rent	Market Rent
1 Bed / 1 Bath	47	\$1,110	\$1,100
2 Bed / 1 Bath	2		\$1,195
Commercial Kitchen	1		
Office	1		



AMENITIES AND FEATURES

- Commercial Kitchen
- Stainless-steel Appliances
- On-site Laundry
- Ample on Site Parking Lot
- Spacious outdoor courtyard



THE VALUE ADD PLAY

So many ways to add value depending on your strategy!



WHAT WE LOVE ABOUT THE PROPERTY

There are so many way to utilize this rehabbed 40,803 sq ft building



PROPERTY CHALLENGES

This is fantastic for the right user!

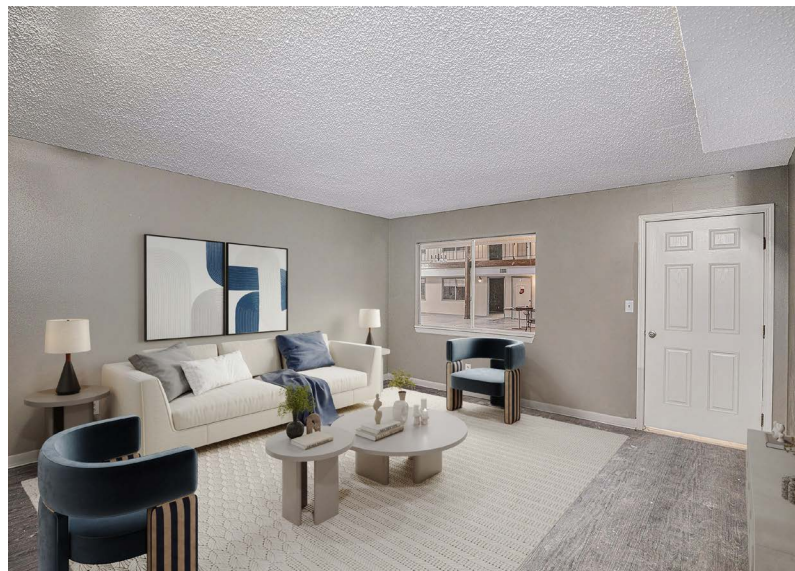
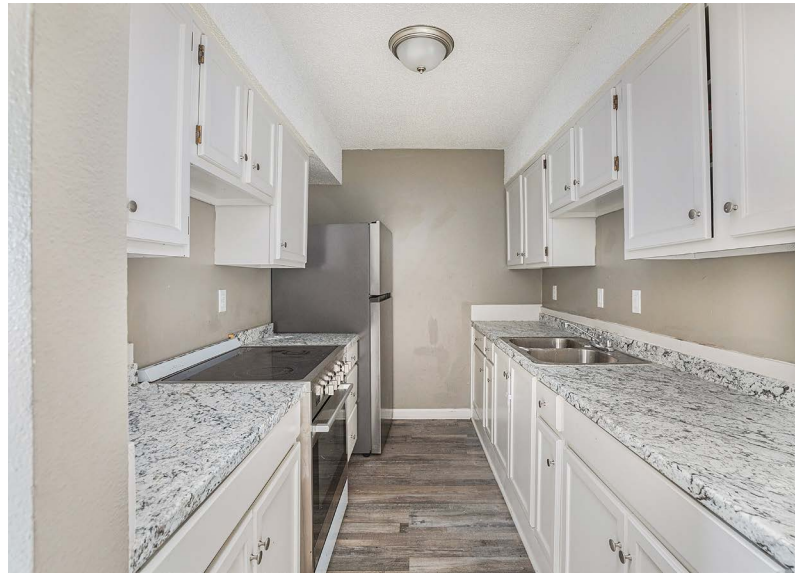
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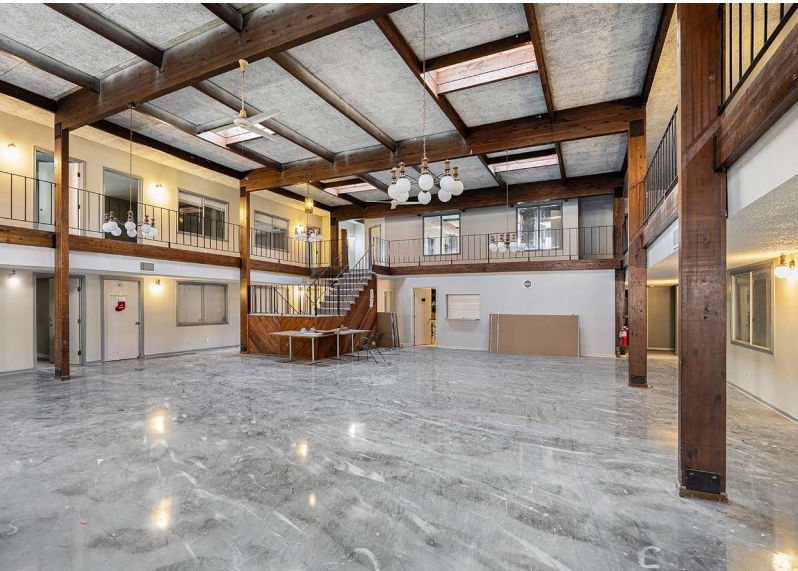
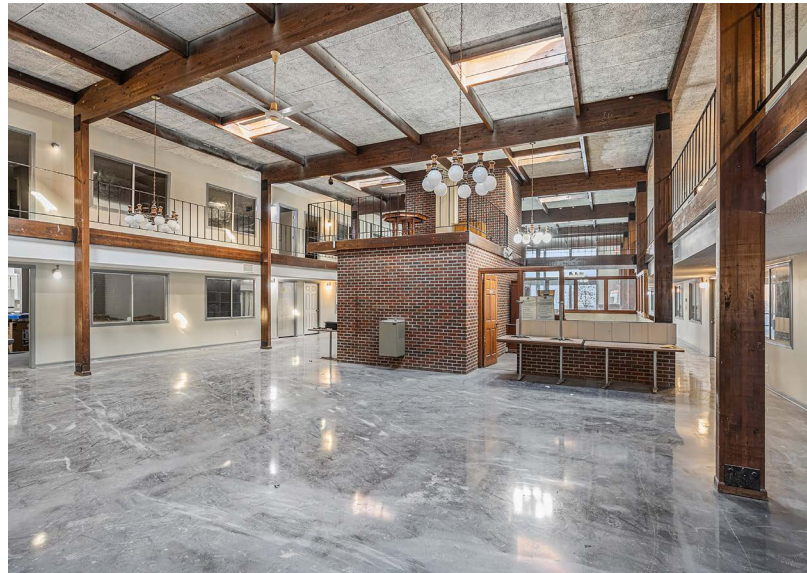
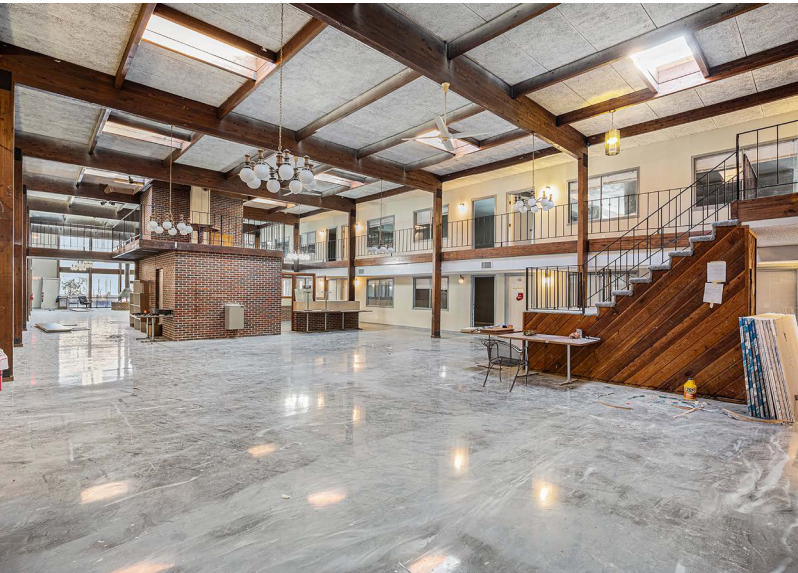
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RETAIL MAP

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Top Employers

Top Employers	# of Employees
T-Mobile	6,300
Shawnee Mission School District	3,974
Blue Valley School District	3,313
Black & Veatch Engineering Consultants	2,649
Johnson County Community College	2,377
OptumRx	2,000
Waddell & Reed Financial	1,350
Overland Park Regional Medical Center	1,200
City of Overland Park	1,142
Empower Retirement	1,000

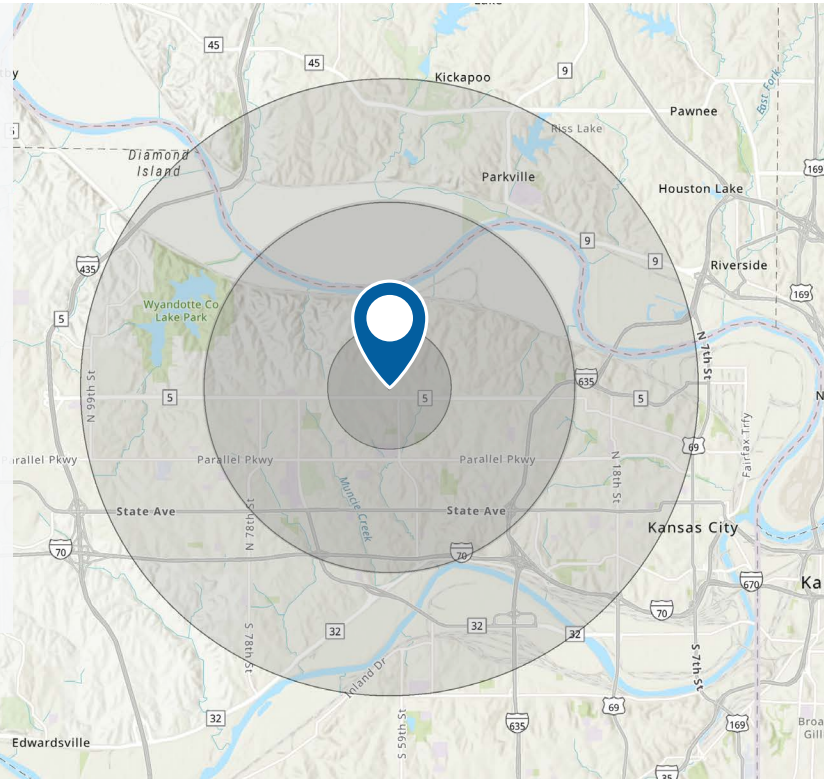


DEMOGRAPHICS

6016 Leavenworth Rd, Kansas City, KS 66104

2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,002	39,589	101,109
Households	2,277	14,432	36,271
Families	1,394	8,964	23,772
Avg Household Size	2.58	2.72	2.76
Owner Occupied Housing Units	1,462	8,576	22,754
Renter Occupied Housing Units	815	5,856	13,517
Median Age	37.2	35.3	35.3
Median Household Income	\$56,927	\$55,802	\$61,152
Average Household Income	\$70,648	\$73,826	\$89,482



KEY FACTS

101,109
Population

35.3
Median Age

2.8
Average Household Size

\$89,482
Average Household Income

EMPLOYMENT

50%
White Collar

37%
Blue Collar

12%
Services

4.3%
Unemployment Rate

EDUCATION

17%
No High School Diploma

31%
High School Graduate

30%
Some College

23%
Bachelor's/Grad/Prof Degree

INCOME

\$61,152
Median Household Income

\$32,080
Per Capita Income

\$139,682
Median Net Worth

BUSINESS

2,516
Total Businesses

42,465
Total Employees

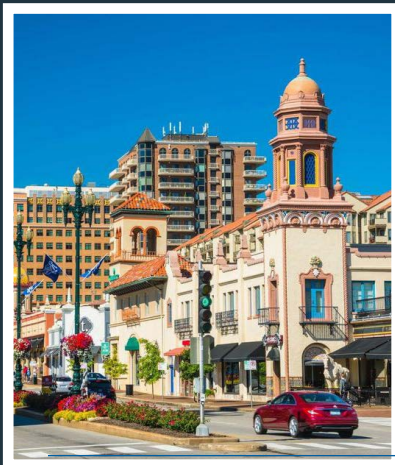
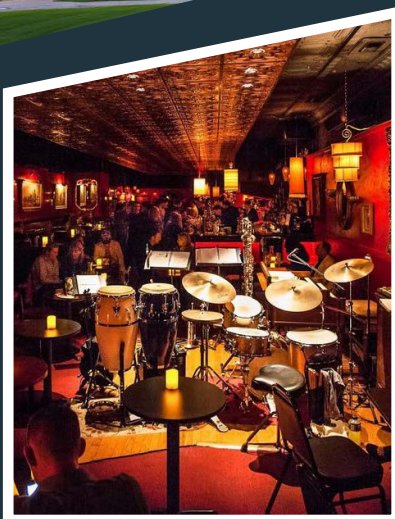
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)
The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ^a	Value	Diff	
<\$15,000	10.1%	-0.9%	
\$15,000 - \$24,999	7.5%	-0.4%	
\$25,000 - \$34,999	8.6%	+0.1%	
\$35,000 - \$49,999	12.7%	+0.2%	
\$50,000 - \$74,999	20.3%	+0.8%	
\$75,000 - \$99,999	12.5%	-1.1%	
\$100,000 - \$149,999	14.5%	-0.8%	
\$150,000 - \$199,999	6.4%	+0.1%	
\$200,000+	7.4%	+2.1%	

Bars show deviation from Wyandotte County

MARKET OVERVIEW



KANSAS CITY MSA - MISSOURI/KANSAS

Kansas City is the “Heart of America” a transportation hub in the center of the country with a small city feel and the big city attractions of art, culture, restaurants, and professional sports teams. The Kansas City metropolitan area is a bi-state metropolitan area anchored by Kansas City, Missouri. The metro area’s 14 counties straddle the border between the states of Missouri (9 counties) and Kansas (5 counties). With 8,472 square miles and a population of more than 2.3 million people, it is the second-largest metropolitan area centered in Missouri (after Greater St. Louis) and is the largest metropolitan area in Kansas. There are several suburbs with populations over 100,000 including Overland Park, Kansas City, Kansas, and Olathe on the Kansas side and Kansas City, Missouri, Independence, and Lee’s Summit on the Missouri side.

Downtown Kansas City, Missouri has experienced \$9+ billion in investment since 2001, including a new convention hotel, a state-of-the-art sports arena, a performing arts center, a new streetcar, and an eight-block restaurant and entertainment district. Unprecedented levels of investment in private and public projects have made Kansas City a major entertainment hub and employment hub.

The Kansas City economy is diverse with numerous employment opportunities and a growing population. The city serves as the headquarters location of several well-know American companies: Cerner Corporation, T-mobile (Sprint), AT&T, BNSF Railway, GEICO, Garmin, Honeywell and Hallmark. There are several large hospitals, universities, tech startups, and a diversity of small businesses. Kansas City also boasts the most BBQ restaurants per capita and has a thriving jazz scene.

AGENT BIOS

The Lutz Sales + Investment Team is synonymous with multifamily deals in the Kansas City market. Lutz Sales + Investments is one of Kansas City's top performing teams, closing over \$96M in multifamily transactions in 2021. Focused on properties of 2-72 units, Lutz Sales + Investments understands the nuances of the KC market and the vast potential available to the savvy real estate investor.



MICHELLE LUTZ

As an investor herself, Michelle Lutz is extremely knowledgeable about all aspects of acquiring and managing commercial real estate. She is diligent about matching investors to their desired acquisitions. Michelle is a local market expert who gives her clients a leading edge when it comes to ensuring their goals are exceeded when buying and selling real estate.

Michelle works exclusively with buyers and sellers of small to medium multifamily and retail properties. Michelle has a wide range of real estate experience and is a licensed Broker in KS, MO and NE. She has become the go-to broker for out of state investors who seek the higher returns found in the Midwest.

Michelle Lutz lives in Overland Park, KS and holds multifamily and commercial real estate in Kansas City, MO, Omaha Nebraska, and Las Vegas, Nevada.



LEE RIPMA

Lee Ripma has a wide range of real estate experience including stabilized and value-add multifamily in addition to ground-up development. A California native, Lee was an out of state investor in the Kansas City market for years, prior to making a permanent move to the Heartland. Lee's first-hand knowledge regarding the challenges out of state investors face along with a strong analytical skillset, allow her to comprehensively analyze each potential investment.

She holds an M.S. in Biology from San Diego State University and B.A. in Ecology from Prescott College. Lee is a licensed agent in Kansas, Missouri, and California. Lee lives in Mission Hills, Kansas and holds multifamily real estate in Los Angeles and Kansas City.