

# 258 MAIN ST

PLATTE CITY, MO 64079

RETAIL PROPERTY  
FOR LEASE



## PROPERTY DESCRIPTION

Combining turn-of-the-century charm with modern versatility, this 1900s historic building offers a unique opportunity in the heart of Platte City. The ground floor features a prominent Main Street storefront, designed for high visibility and consistent foot traffic. Whether you are looking to open a boutique, a professional office, or a service-oriented business, this 2,000 SF (+/-) space provides the perfect blend of architectural character and functional commercial utility within a bustling historic district.

## PROPERTY HIGHLIGHTS

- Located in a well-established Platte City neighborhood with a distinct small-town feel
- Quick access to I-29
- Situated near the Platte County Courthouse and government offices

## OFFERING SUMMARY

Available SF:	2,000 SF (+/-)
Building Built	1900

DEMOGRAPHICS	2.3 MILES	5.5 MILES	10 MILES
Total Households	2,734	5,827	27,134
Total Population	6,748	15,567	74,789
Average HH Income	\$96,057	\$116,687	\$102,971

## Andrew Danner

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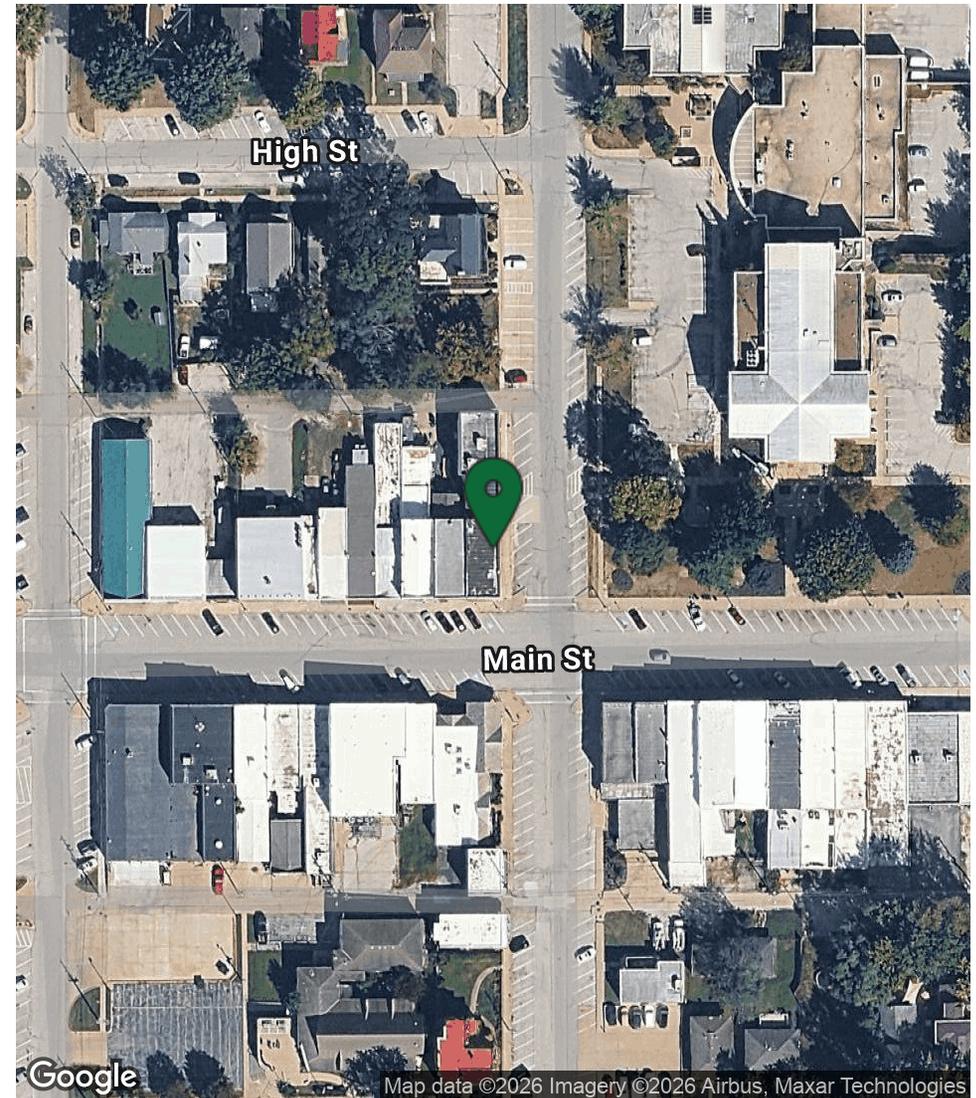
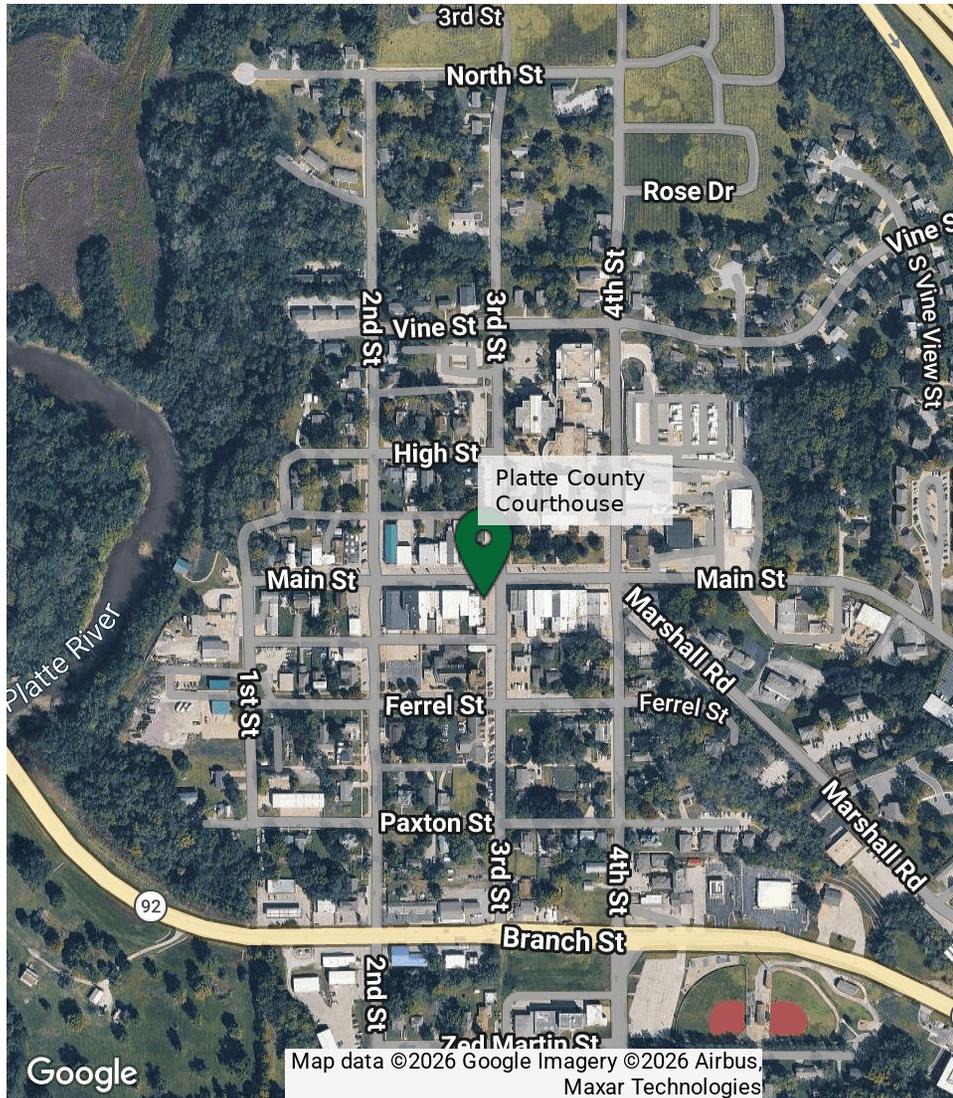
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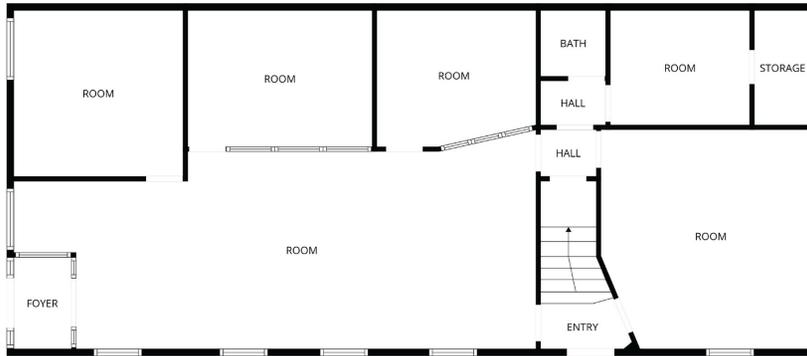
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## BUILDING FLOOR PLAN

### 258 Main Street

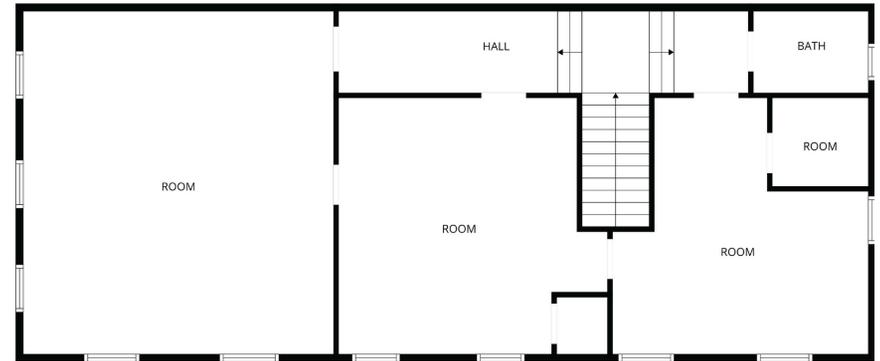
1st Floor Plan  
2,000 SF (+/-)



Notice: Floor plan measurements are approximate and for marketing purposes only. Buyers are encouraged to verify all dimensions independently.

### 258 Main Street

2nd Floor Plan  
2,000 SF (+/-)



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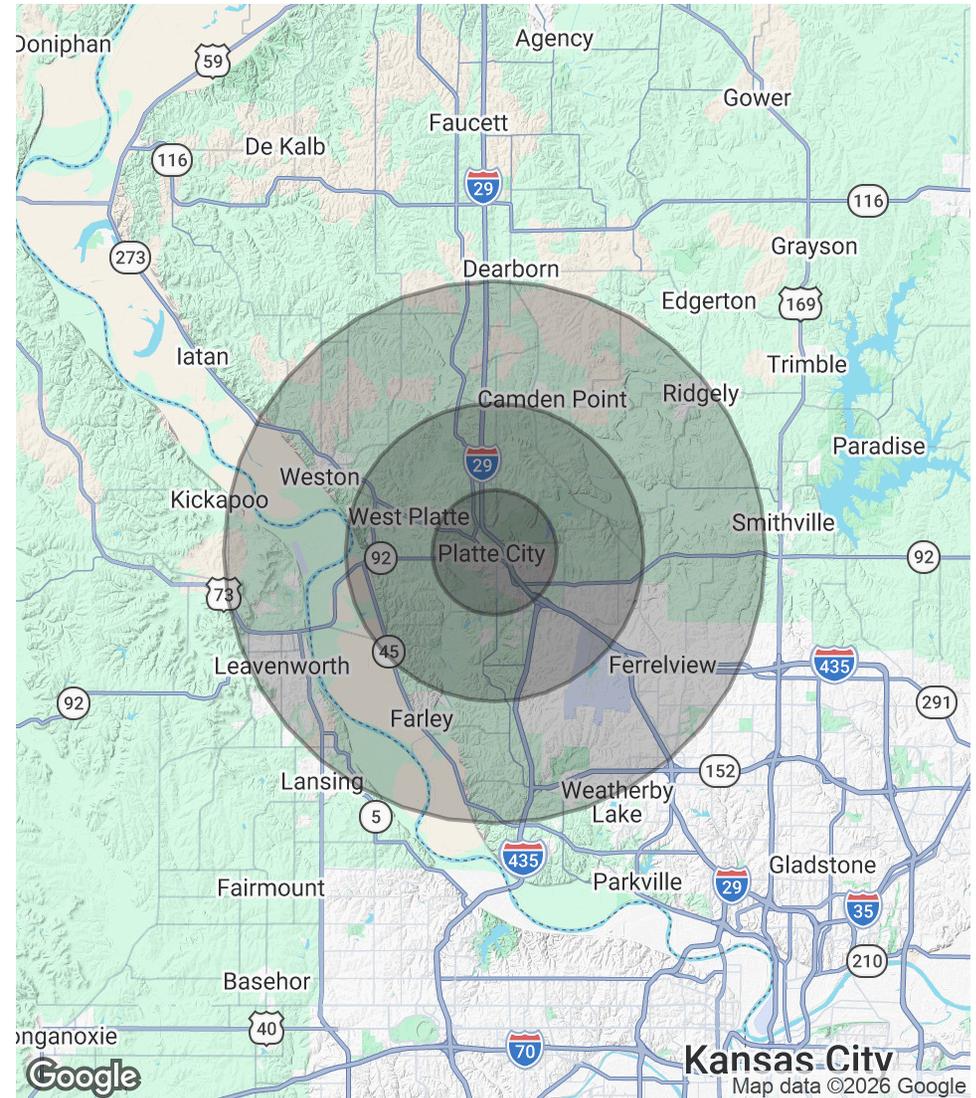
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	6,748	15,567	74,789
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	2,734	5,827	27,134
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$96,057	\$116,687	\$102,971
Average House Value	\$312,840	\$377,770	\$314,905

Demographics data derived from AlphaMap



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