



# Retail / Office Opportunity in the Crossroads

**TWA BUILDING GARAGE**  
**1722 MAIN STREET, KANSAS CITY, MISSOURI**

## Property Highlights

- 1,000 sf available
- Excellent signage opportunity along the StreetCar line
- Excellent location on Main Street
- Ample parking available to both tenants and customers
- Concrete floors, high ceilings, plenty of natural light
- For lease at \$2,400/month

*For information, please contact:*

**John M. Hoefler**  
*Managing Director*  
t 816-268-4248  
jhoefler@nzimmer.com

1220 Washington Street, Suite 300  
Kansas City, MO 64105

[nmrkzimmer.com](http://nmrkzimmer.com)

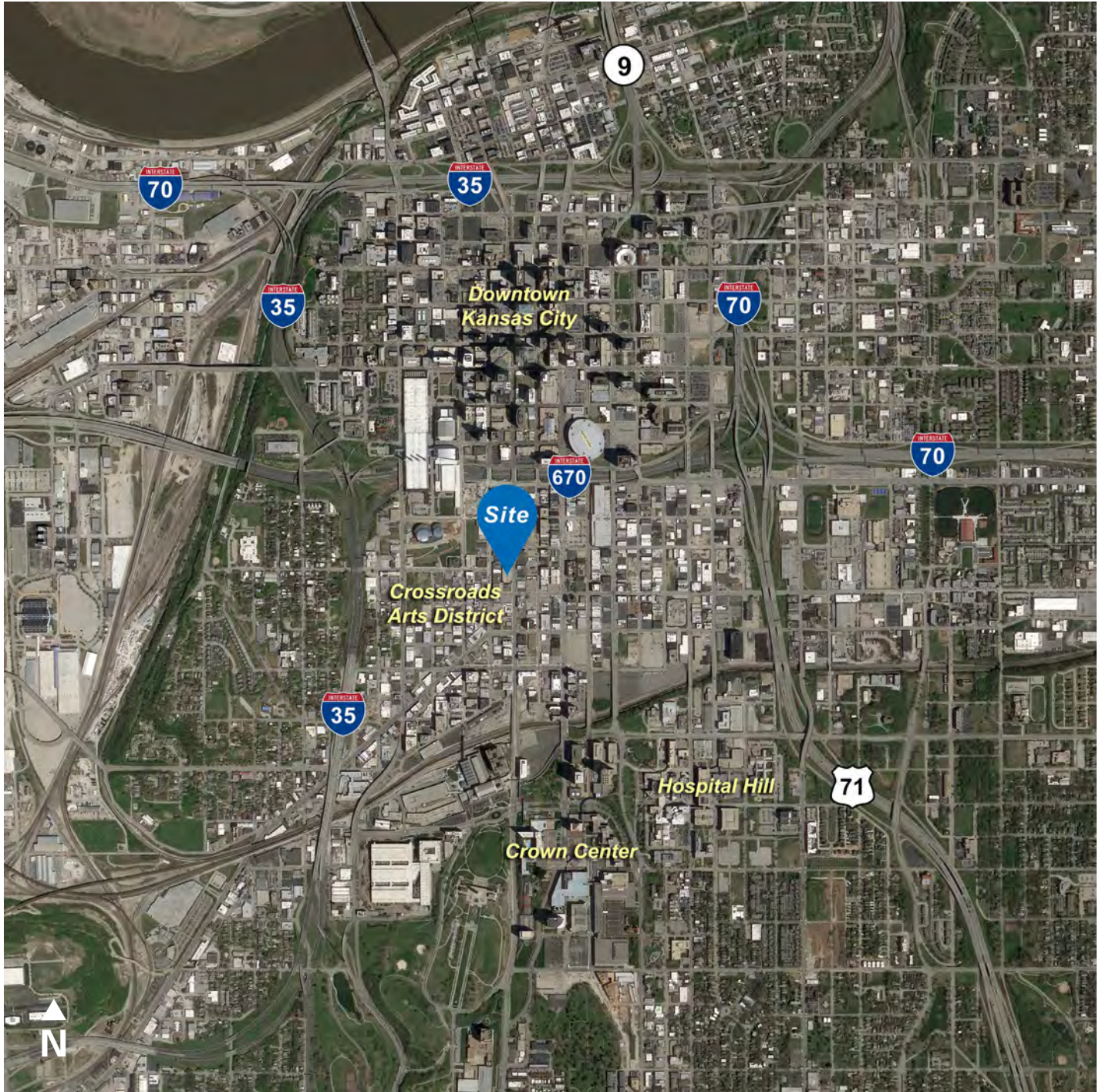


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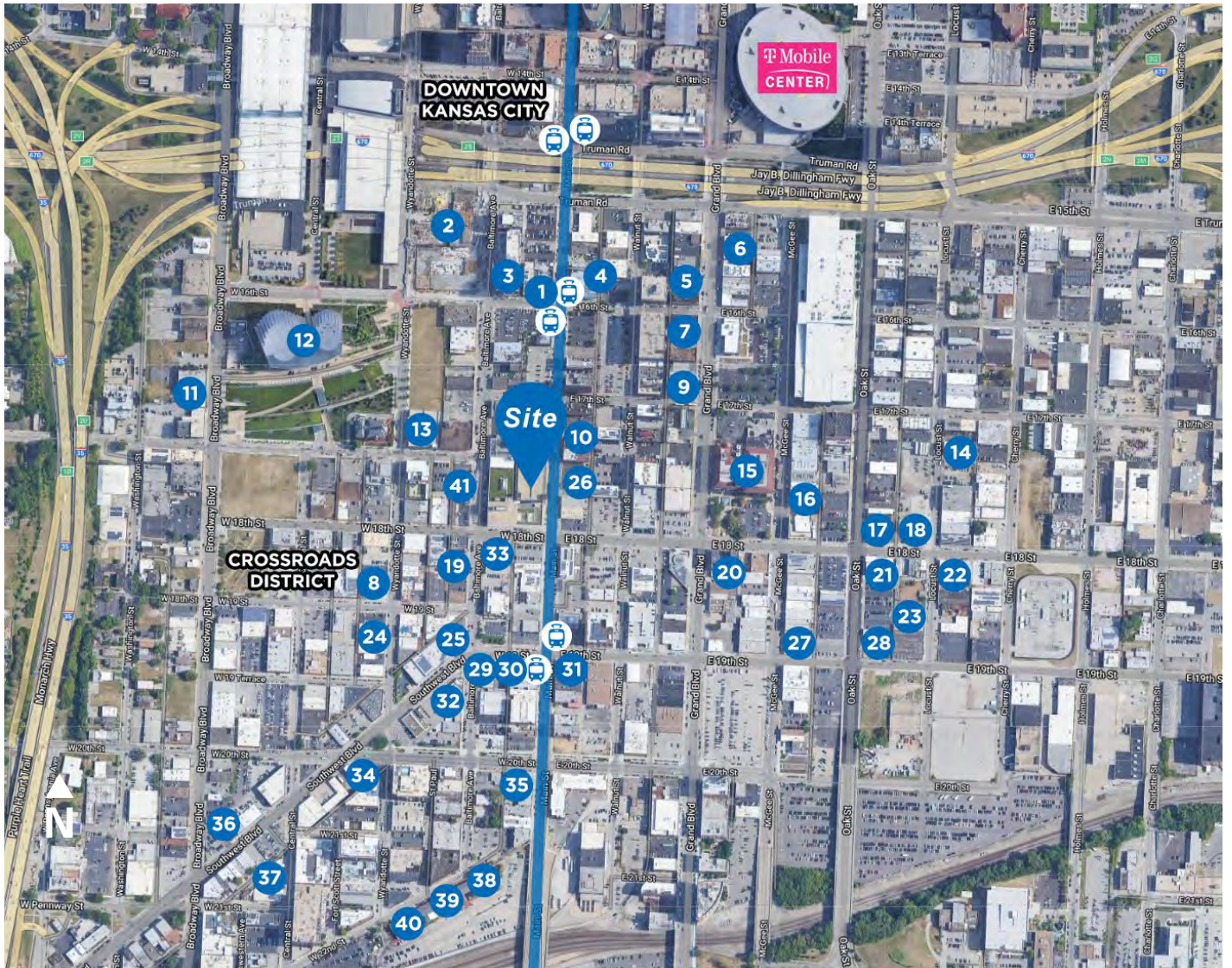
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- |    |   |    |                       |    |                       |
|----|---|----|-----------------------|----|-----------------------|
| 1  | Streetcar Grille & Tavern               | 15 | Grand Place           | 29 | Farina                |
| 2  | Loews Hotel Kansas City                 | 16 | The Brick             | 30 | Extra Virgin          |
| 3  | Marriott Hotel                          | 17 | Border Brewing        | 31 | Affare                |
| 4  | Tannin Wine Bar & Kitchen               | 18 | Double Shift Brewing  | 32 | Up-Down KC            |
| 5  | Record Bar                              | 19 | Baramée Thai Bistro   | 33 | Pizza Shuttle         |
| 6  | Cigar Bar                               | 20 | Green Lady Lounge     | 34 | Manny's Mexican       |
| 7  | Belfry                                  | 21 | I-Tap & Mission Taco  | 35 | Pirates Bone Burgers  |
| 8  | Buffalo State Pizza                     | 22 | Made in KC            | 36 | Town Topic            |
| 9  | Messenger Coffee                        | 23 | Grinders/Crossroads   | 37 | Lulu's                |
| 10 | Tom's Town Distillery                   | 24 | Mildred's Coffeehouse | 38 | Jack Stack BBQ        |
| 11 | Los Tules                               | 25 | Town Topic            | 39 | Grunauer              |
| 12 | Kauffman Center for the Performing Arts | 26 | Taphouse              | 40 | Lidia's               |
| 13 | Oak & Steel                             | 27 | KC Wineworks          | 41 | Orange Theory Fitness |
| 14 | Parlor Food Hall                        | 28 | Brewery Imperial      |    |                       |

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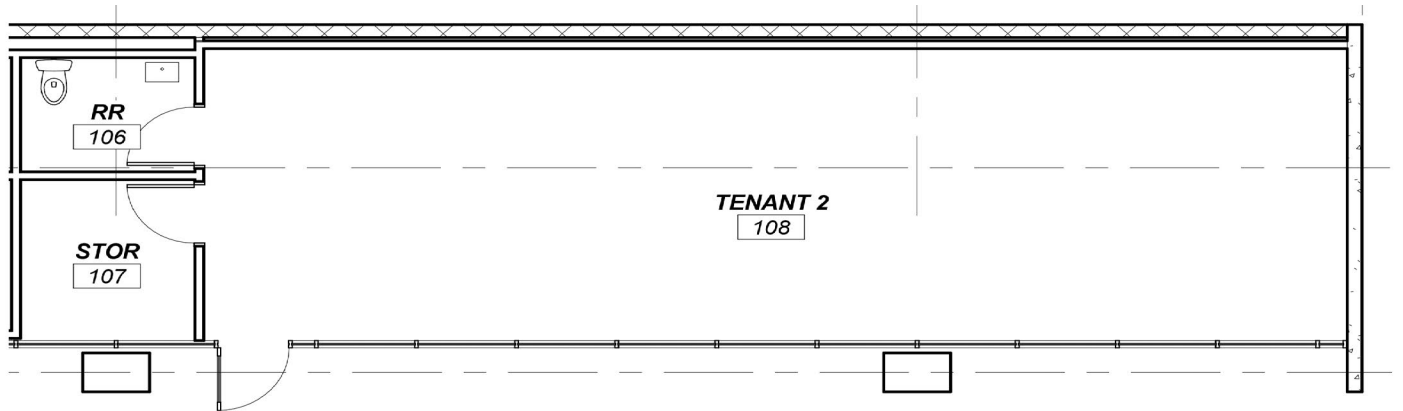
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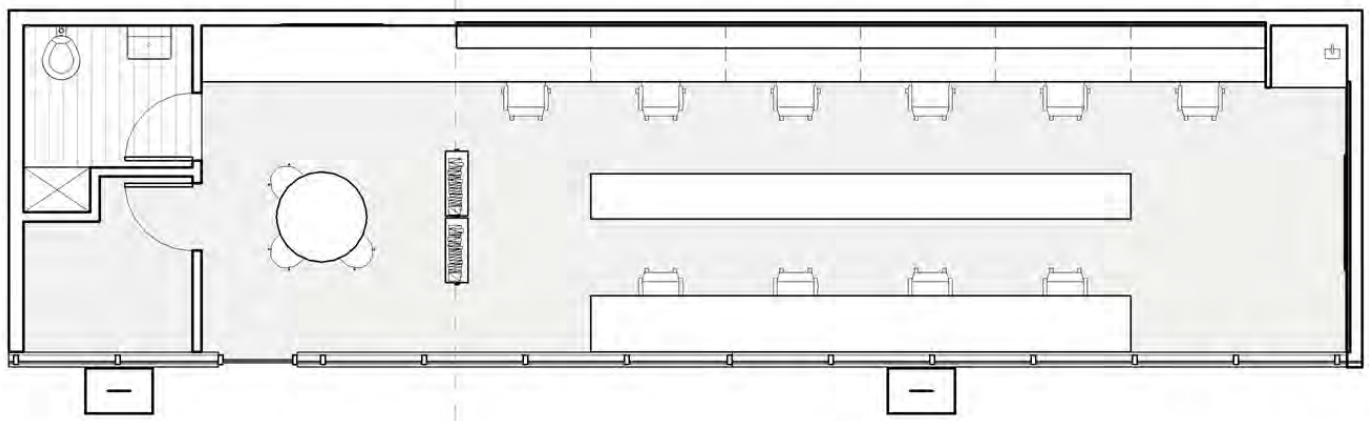
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Floor Plan



Current Furniture Layout



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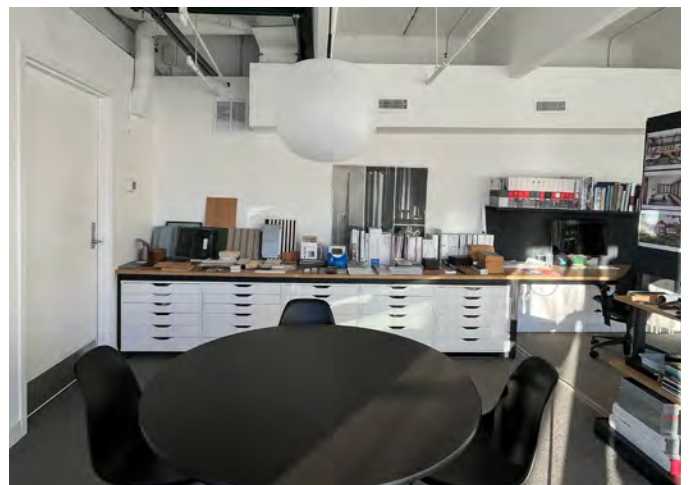
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Interior Photos



## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	9,780	87,293	220,366
2020 Population	14,944	96,808	235,067
2024 Population	16,268	102,021	240,599
2029 Population	17,832	107,531	247,459
2010-2020 Annual Rate	4.33%	1.04%	0.65%
2020-2024 Annual Rate	2.02%	1.24%	0.55%
2024-2029 Annual Rate	1.85%	1.06%	0.56%
2020 Male Population	56.8%	51.7%	50.6%
2020 Female Population	43.2%	48.3%	49.4%
2020 Median Age	31.9	32.6	33.1
2024 Male Population	56.7%	52.3%	51.2%
2024 Female Population	43.3%	47.7%	48.8%
2024 Median Age	32.5	33.1	33.7

In the identified area, the current year population is 240,599. In 2020, the Census count in the area was 235,067. The rate of change since 2020 was 0.55% annually. The five-year projection for the population in the area is 247,459 representing a change of 0.56% annually from 2024 to 2029. Currently, the population is 51.2% male and 48.8% female.

### Median Age

The median age in this area is 33.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	65.5%	43.3%	40.9%
2024 Black Alone	14.3%	28.9%	26.2%
2024 American Indian/Alaska Native Alone	0.7%	0.9%	1.0%
2024 Asian Alone	4.6%	4.4%	4.2%
2024 Pacific Islander Alone	0.2%	0.3%	0.2%
2024 Other Race	5.5%	11.1%	14.7%
2024 Two or More Races	9.3%	11.2%	12.8%
2024 Hispanic Origin (Any Race)	14.7%	22.2%	28.5%

Persons of Hispanic origin represent 28.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.6 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	54	44	51
2010 Households	5,065	37,885	91,436
2020 Households	8,769	44,671	101,268
2024 Households	9,782	48,243	105,431
2029 Households	10,974	52,099	110,745
2010-2020 Annual Rate	5.64%	1.66%	1.03%
2020-2024 Annual Rate	2.61%	1.83%	0.95%
2024-2029 Annual Rate	2.33%	1.55%	0.99%
2024 Average Household Size	1.52	2.00	2.21

The household count in this area has changed from 101,268 in 2020 to 105,431 in the current year, a change of 0.95% annually. The five-year projection of households is 110,745, a change of 0.99% annually from the current year total. Average household size is currently 2.21, compared to 2.24 in the year 2020. The number of families in the current year is 47,292 in the specified area.

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### Demographics

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	26.9%	24.4%	21.9%
<b>Median Household Income</b>			
2024 Median Household Income	\$70,502	\$51,759	\$52,156
2029 Median Household Income	\$80,927	\$58,560	\$58,748
2024-2029 Annual Rate	2.80%	2.50%	2.41%
<b>Average Household Income</b>			
2024 Average Household Income	\$102,257	\$77,176	\$79,664
2029 Average Household Income	\$114,906	\$88,744	\$91,197
2024-2029 Annual Rate	2.36%	2.83%	2.74%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$62,054	\$36,948	\$35,128
2029 Per Capita Income	\$71,216	\$43,428	\$41,026
2024-2029 Annual Rate	2.79%	3.28%	3.15%
<b>GINI Index</b>			
2024 Gini Index	42.0	47.2	46.9

#### Households by Income

Current median household income is \$52,156 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$58,748 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$79,664 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$91,197 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,128 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$41,026 in five years, compared to \$51,203 for all U.S. households.

#### Housing

2024 Housing Affordability Index	88	97	107
2010 Total Housing Units	5,965	47,393	112,633
2010 Owner Occupied Housing Units	1,326	12,281	39,309
2010 Renter Occupied Housing Units	3,739	25,604	52,127
2010 Vacant Housing Units	900	9,508	21,197
2020 Total Housing Units	9,894	53,667	119,144
2020 Owner Occupied Housing Units	1,523	12,463	38,970
2020 Renter Occupied Housing Units	7,246	32,208	62,298
2020 Vacant Housing Units	1,133	8,960	17,837
2024 Total Housing Units	11,308	57,714	123,924
2024 Owner Occupied Housing Units	1,532	12,724	39,887
2024 Renter Occupied Housing Units	8,250	35,519	65,544
2024 Vacant Housing Units	1,526	9,471	18,493
2029 Total Housing Units	12,308	61,340	129,225
2029 Owner Occupied Housing Units	1,554	13,233	41,413
2029 Renter Occupied Housing Units	9,420	38,866	69,333
2029 Vacant Housing Units	1,334	9,241	18,480

#### Socioeconomic Status Index

2024 Socioeconomic Status Index	52.3	41.9	42.2
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Currently, 32.2% of the 123,924 housing units in the area are owner occupied; 52.9%, renter occupied; and 14.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 119,144 housing units in the area and 15.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.93%. Median home value in the area is \$182,848, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.52% annually to \$239,186.

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