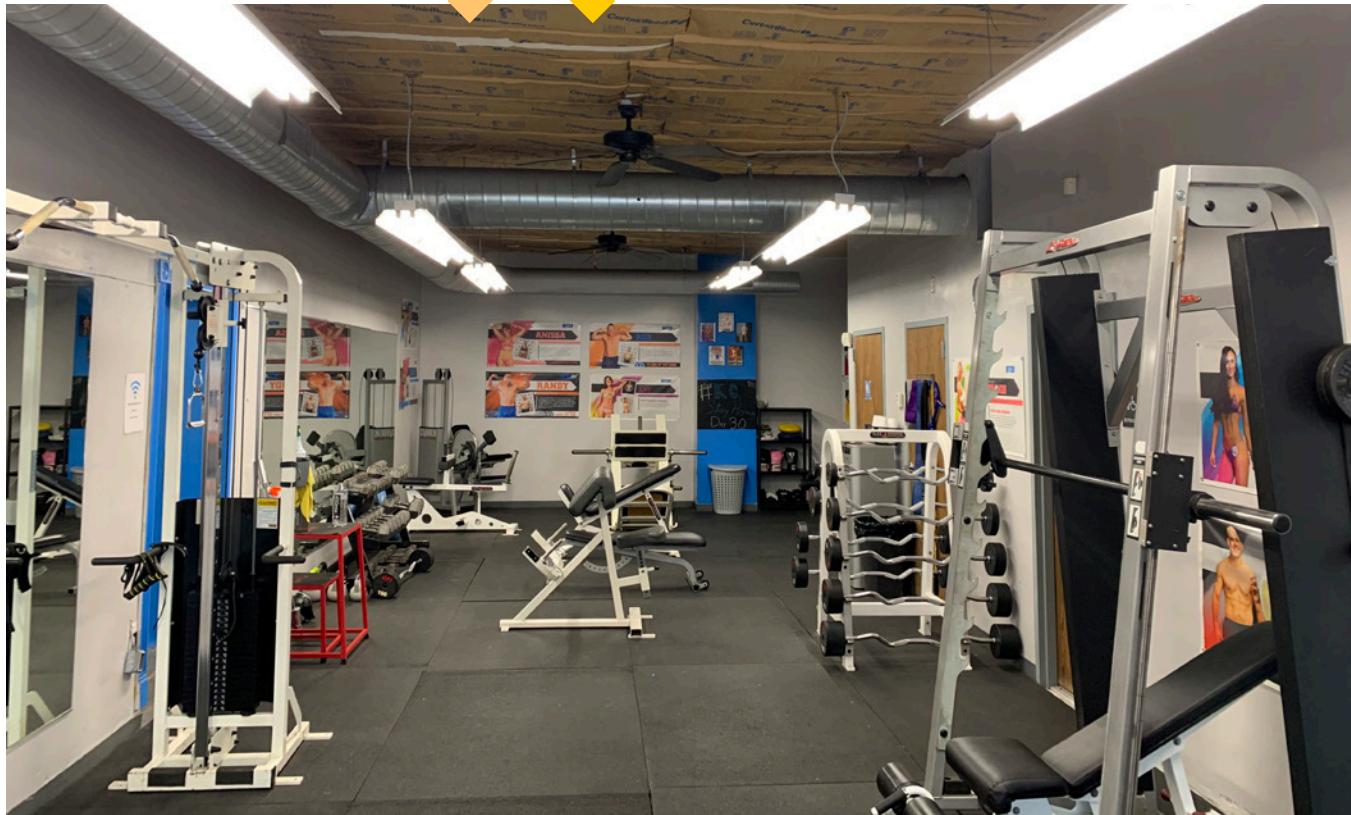


FOR LEASE



2,300 SF FITNESS SPACE AVAILABLE

3036 Gillham Road | Kansas City, MO 64109



PROPERTY FEATURES

- 2,300+/- SF space, in Martini Corner district
- Move-in ready for fitness use or similar use
- Front and Rear Entry
- Parking behind building
- High vehicle per day count
- Signage available
- 14,000 +/- VPD Gillham and 31 st Intersection



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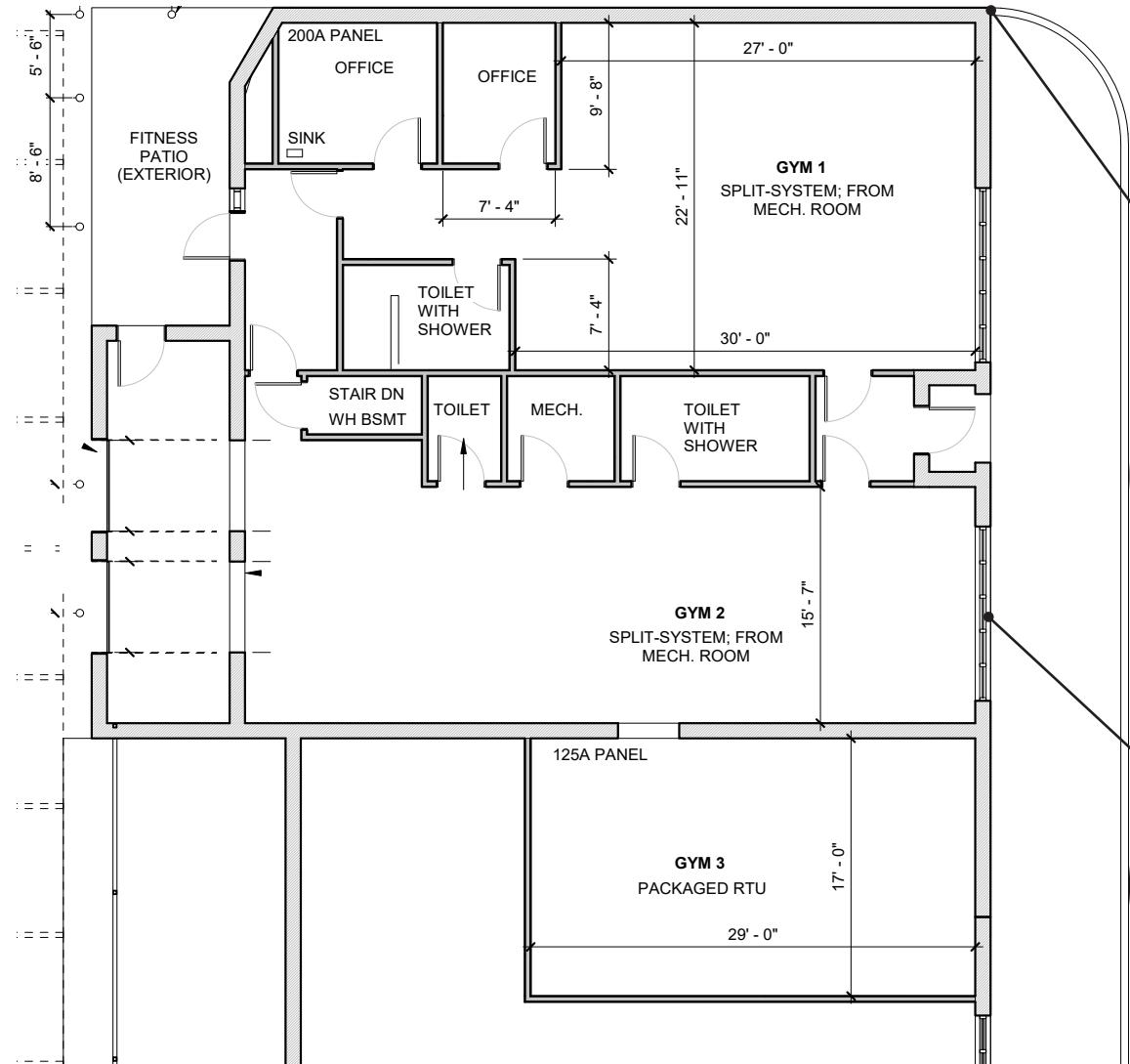
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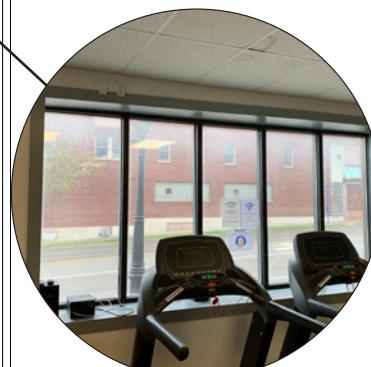
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FLOOR PLAN



NEIGHBORHOOD DESCRIPTION

A spot long known for its bars outgrows its name – with a broader array of tenants making up a vibrant neighborhood. Martini Corner has seen a surge of redevelopment over the past few years. The Martini Corner corridor has seen a resurgence after garnering attention from developers in recent years.



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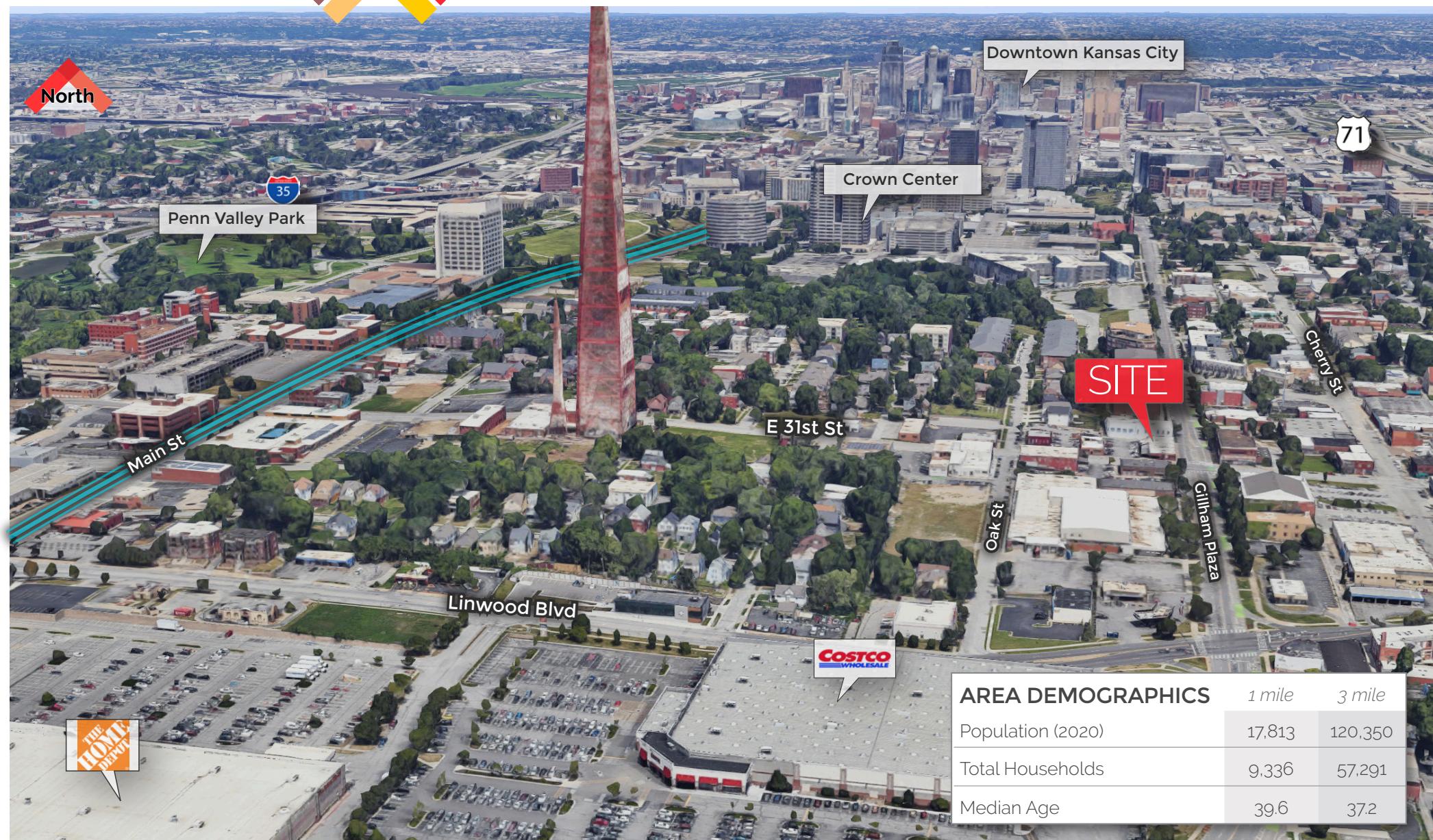
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Area Demographics	1 mile	3 mile
Population (2020)	17,813	120,350
Total Households	9,336	57,291
Median Age	39.6	37.2

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