

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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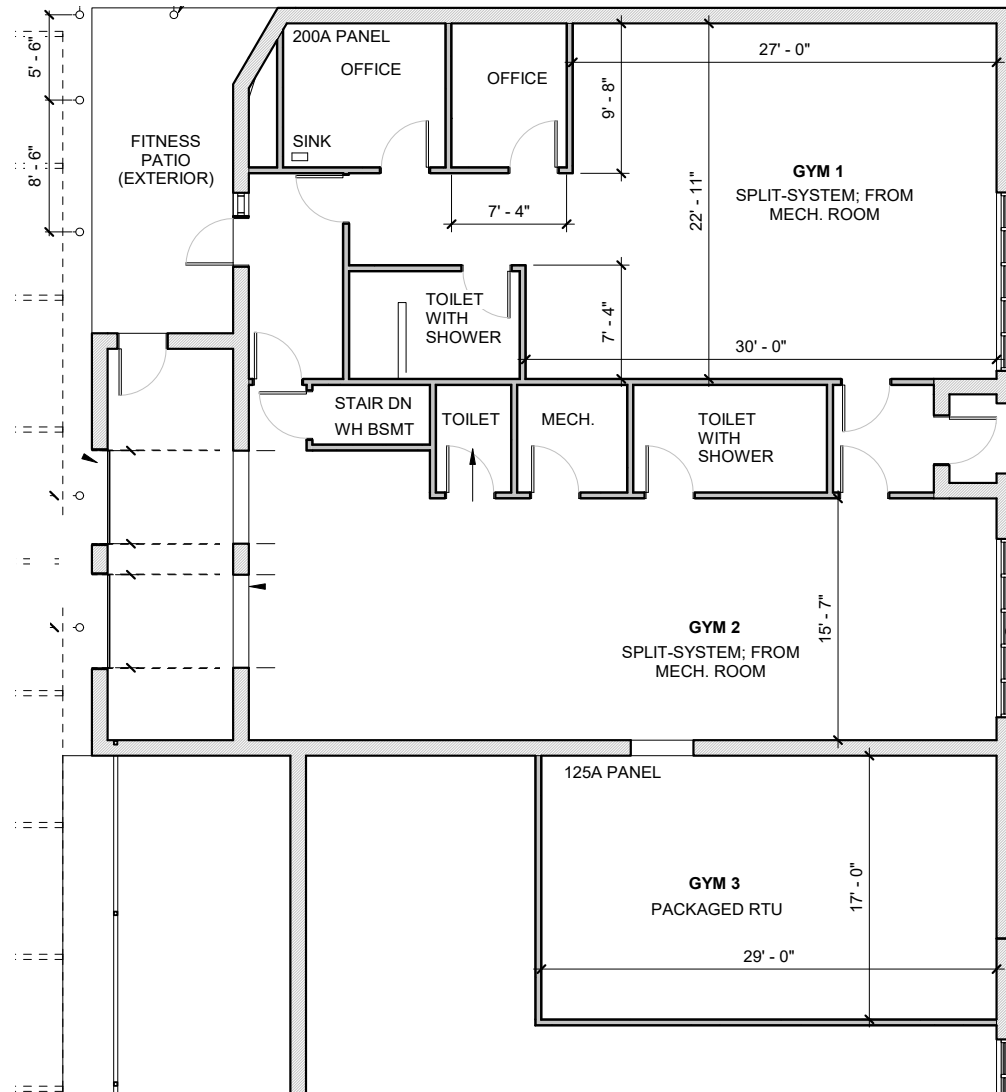
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FLOOR PLAN



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.



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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SITE

71

Cherry St

Gillham Plaza

Oak St

Linwood Blvd



1 mile 3 mile

17,813	120,350
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9,336	57,291
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39.6	37.2
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