

FOR LEASE



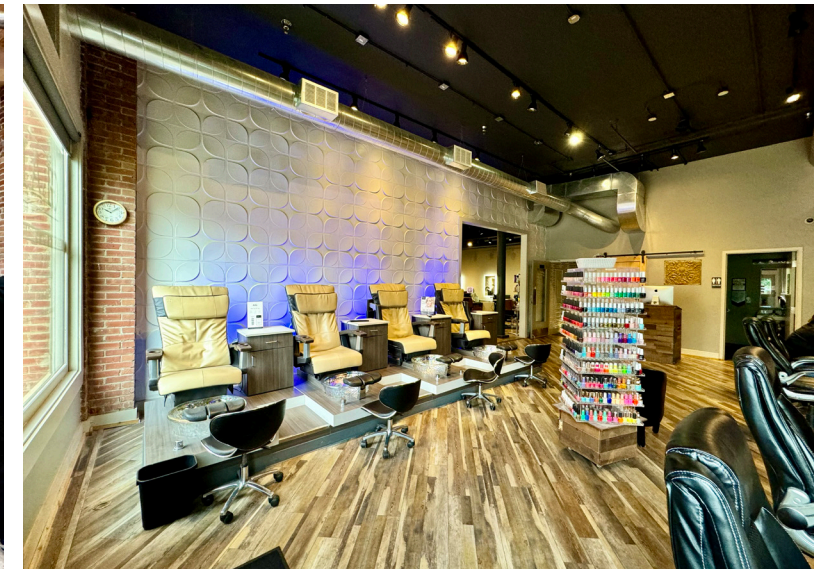
TURNKEY SALON OR MEDSPACE SPACE - RIVERMARKET

304-308 Delaware Street | Kansas City, MO 64105



PROPERTY DETAILS

- 6,419 Total SF, divisible into three spaces
- First floor retail
- Currently built out as a salon or medspa
- Google Fiber
- Oversized windows throughout
- Updated Kitchen for break area
- Updated Restrooms
- Secured/private entry
- On Street Car path
- Off street parking
- Call for pricing



SAM HAGAN

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6200 Mastin Street
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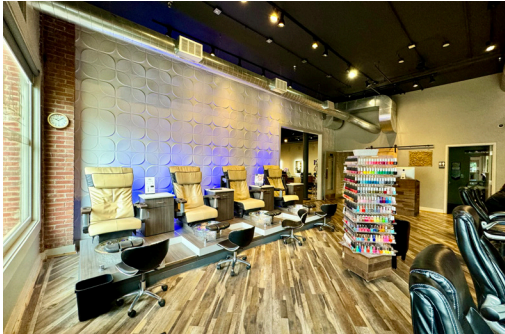
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Suite 102

- 2,630 SF multi-room medspa set up in the front
- Open room salon/barber room space in the back
- Two ADA restrooms



Suite 103

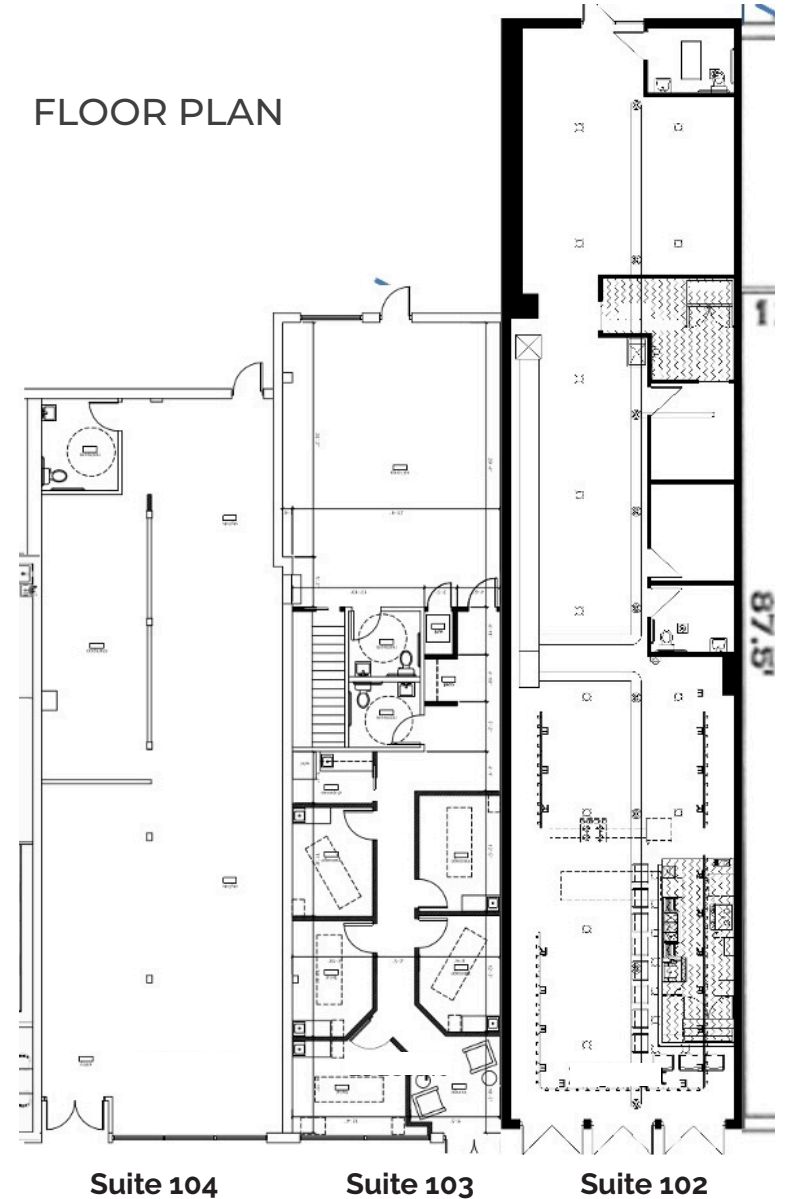
- 1,889 SF with several private rooms
- Two ADA restrooms
- Open salon space in the rear
- Basement for storage



Suite 104

- 1,900 SF fully built-out beauty/hair salon
- Wash bowl room
- ADA restrooms and washer/dryer hookups

FLOOR PLAN



Suite 104

Suite 103

Suite 102

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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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	14,017	85,039	234,346
Daytime Employees	55,539	133,484	224,504
Avg Household Income	\$80,475	\$59,165	\$60,115

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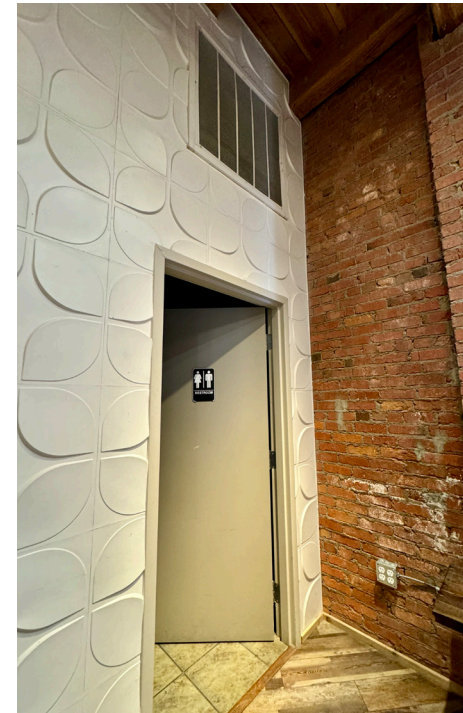
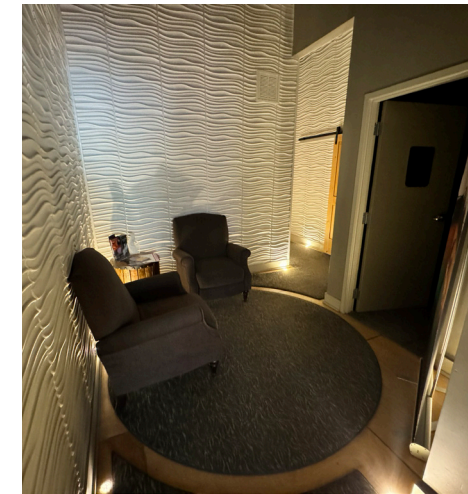
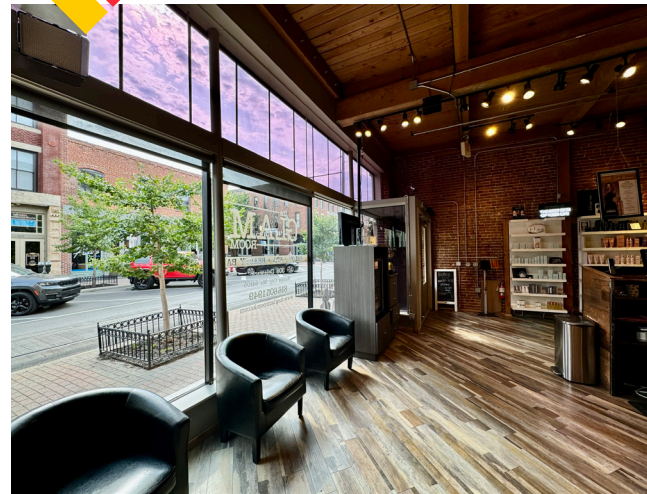
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