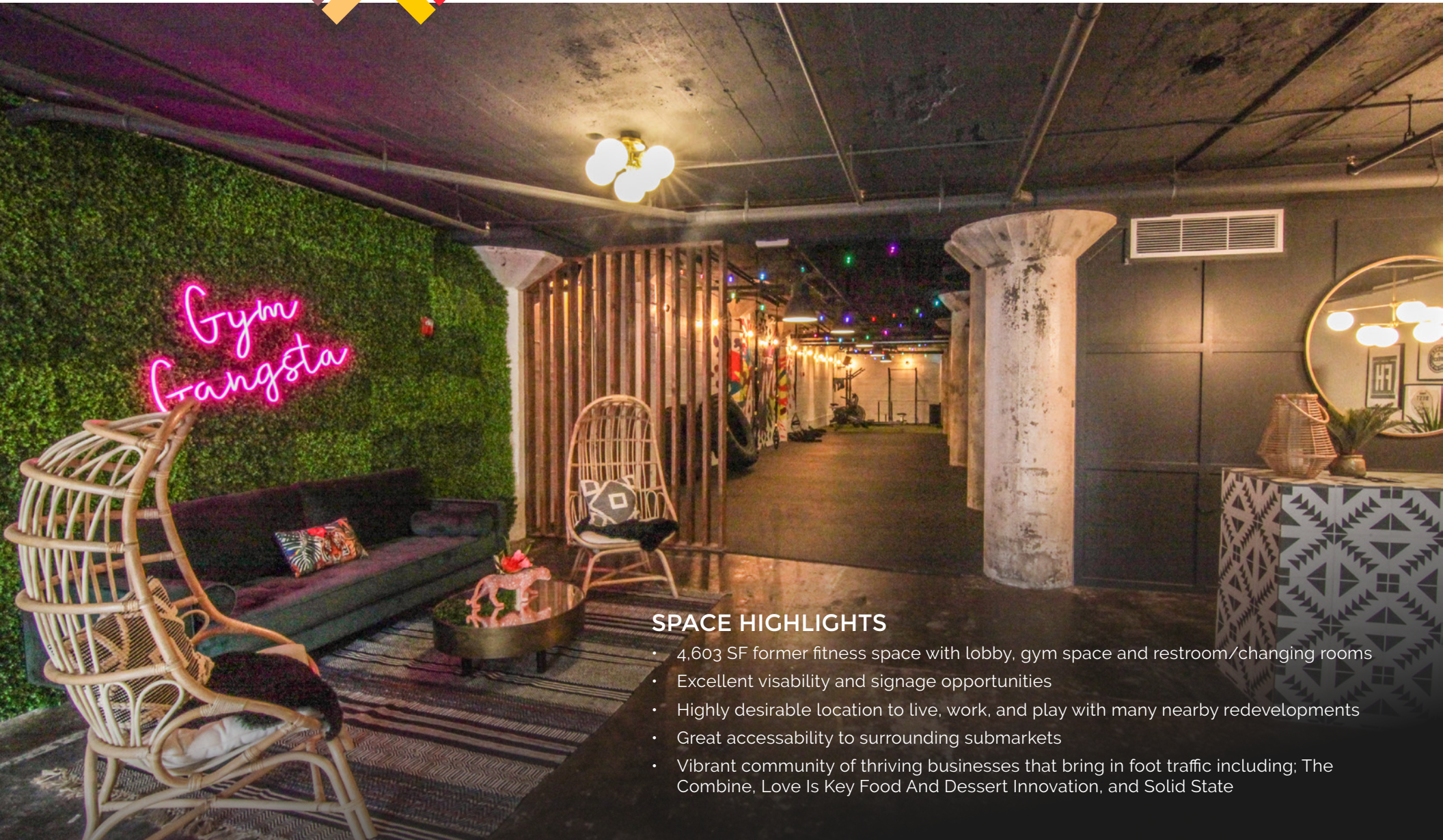


FOR LEASE

# THE WONDER SHOPS & FLATS FITNESS SPACE

1108 E 30th Street | Kansas City, MO 64109



## SPACE HIGHLIGHTS

- 4,603 SF former fitness space with lobby, gym space and restroom/changing rooms
- Excellent visibility and signage opportunities
- Highly desirable location to live, work, and play with many nearby redevelopments
- Great accessibility to surrounding submarkets
- Vibrant community of thriving businesses that bring in foot traffic including; The Combine, Love Is Key Food And Dessert Innovation, and Solid State

**CHARLIE LOWE**

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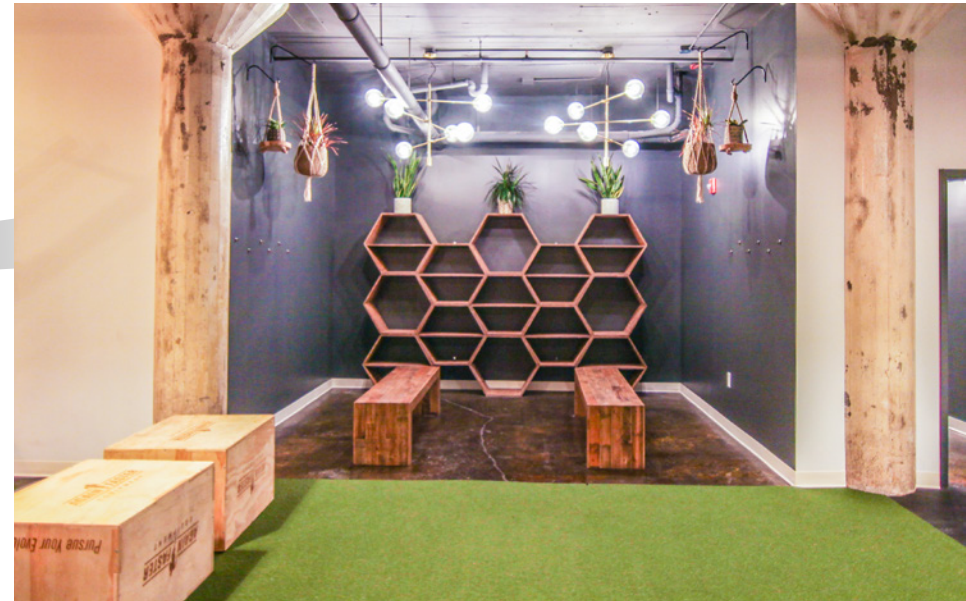
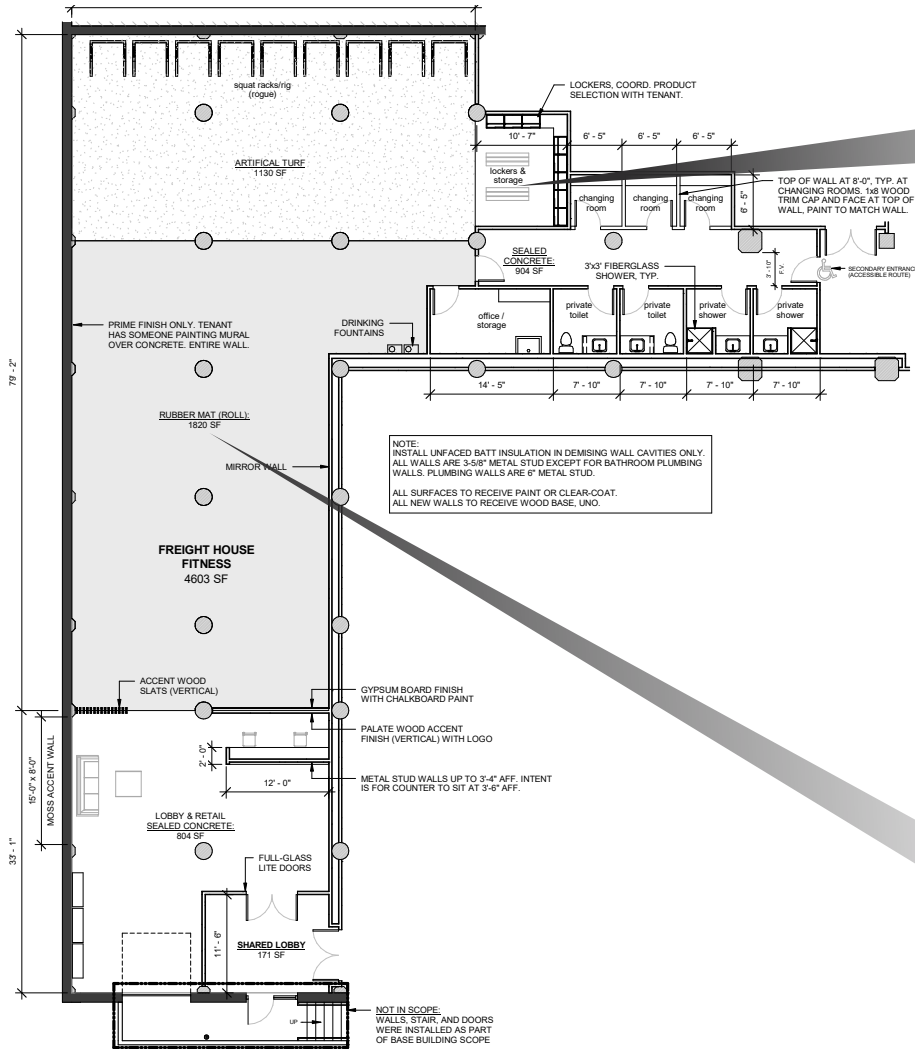
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## FLOOR PLAN



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  |
|-------------------|--------|---------|---------|
| Population (2020) | 17,117 | 113,039 | 264,095 |
| Total Households  | 9,064  | 55,125  | 115,596 |
| Median Age        | 38     | 37      | 37      |

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