



# 3645 TROOST

3645 Troost Avenue, Kansas City, MO 64109

LEVEL UP LAWN

**Cole Stewart**

ASSOCIATE

816.621.2130

cole@clemonsrealestate.com

**Audrey Navarro**

MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

3645 Troost Avenue offers a highly visible leasing opportunity along one of Kansas City's most active and evolving corridors. Positioned directly on Troost Avenue, the property benefits from strong daily traffic counts, easy access, and on-site parking—making it well suited for retail, service, or street-oriented commercial users. The space provides a flexible layout that can accommodate a range of concepts, with the ability to customize the interior based on tenant needs. With its prominent frontage and improving surrounding development, this location offers tenants the opportunity to establish a strong presence in a corridor that continues to see investment and growth.

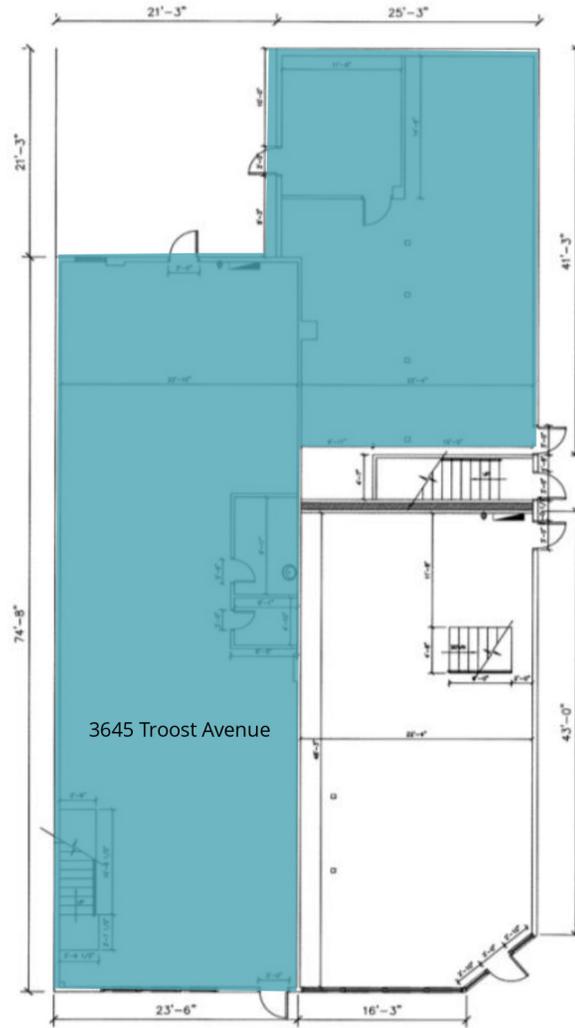
This is a solid option for businesses looking for visibility, accessibility, and a foothold along Troost.

## PROPERTY HIGHLIGHTS

- Prominent location on the Troost corridor with high visibility
- Flexible layout for various retail concepts
- Modern amenities and customizable interior
- Contemporary facade for a professional and inviting appearance
- Versatile space suitable for retail or street retail ventures

## Offering Summary

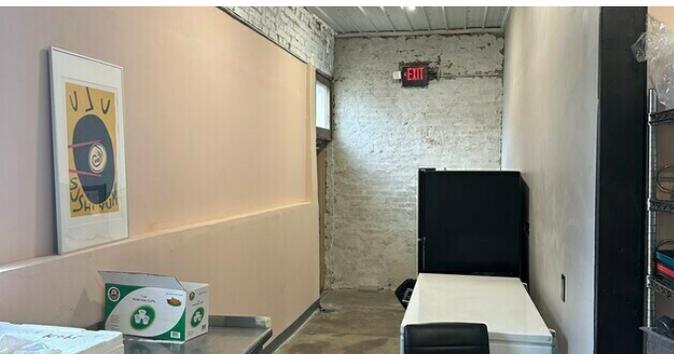
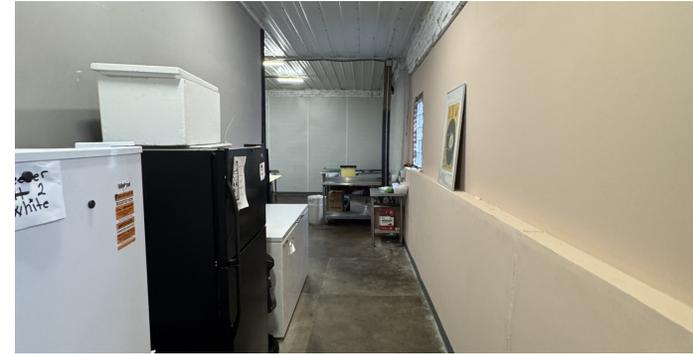
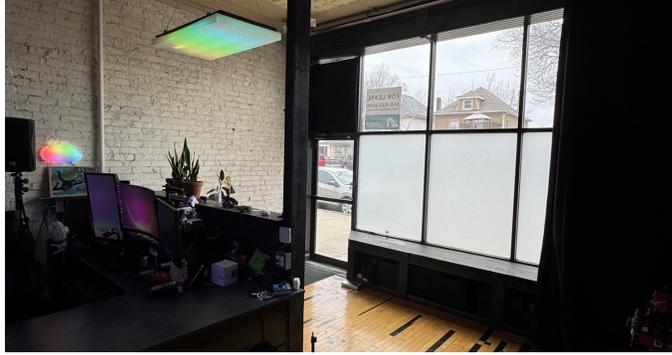
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,000 - 2,743 SF
Term:	Negotiable
Building Size:	10,000 SF



**FIRST FLOOR PLAN**  
SCALE 1/8"=1'-0"

### Legend

Available





# RETAILER MAP



**THE HOME DEPOT**

**COSTCO WHOLESALE**

**BILLIE'S GROCERY**

HAND & LAND

Union Hill

**UNION ON THE HILL**

FILLING STATION

THELMA'S KITCHEN

THE COMBINE

Ruby Jane's

g

OPERATION Breakthrough

THE HAIR AUTHORITY COLLECTIVE

Available For Lease

Martini Corner

BREWERS KITCHEN

BRICK HOUSE

MADE IN Kansas City MARKETPLACE

cliff's TAPHOUSE

TOWER TAVERN

ELEVATE salon studios

BARRIO MEXICAN KITCHEN + BAR

Lido's SHUFFLEBOARD BAR

Map data ©2025 Google



# DEMOGRAPHICS MAP

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,133	5,208	18,165
Average Age	38	38	37
Average Age (Male)	39	38	38
Average Age (Female)	37	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	606	2,655	9,512
# of Persons per HH	1.9	2	1.9
Average HH Income	\$105,111	\$86,676	\$76,516
Average House Value	\$457,643	\$387,114	\$313,284

Demographics data derived from AlphaMap

