

**For Sale or Lease – Premier Indoor/Outdoor
Retail Opportunity | Kansas City Riverfront**

501 BERKLEY PARKWAY

KANSAS CITY, MO

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Kansas City, MO



EXECUTIVE SUMMARY

- Former Bar K property
- Iconic property is available for sale or lease
- Lease: Flexible terms
- Sale: Fee simple interest in building and improvements
- Size: 7,650 SF building plus huge outdoor space including shaded portion under the Heart of America Bridge
- Adjacent to new Bike/Pedestrian Bridge and RideKC streetcar extension
- Land Area: Approximately 3.1 acres including land subject to MODOT easement
- Built in 2018 using sustainable, high-end materials
- Located in Kansas City's rapidly developing Berkley Riverfront District
- Ideal for food & beverage, event, retail, experiential, or wellness concepts

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PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- Architecturally distinct construction using re-purposed shipping containers
- Expansive outdoor patio, event lawn, and interior bar/restaurant build-out
- Modern kitchen infrastructure and high ceilings
- Built-in stage, sound system, and event/hosting infrastructure
- 24 solar panels and sustainable building elements
- Flexibility for full-building lease or subdivided occupancy





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**MARKET
OVERVIEW MAP**

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	10,831	68,383	208,160

Downtown Kansas City Stats

Average Household Income:	\$86,488
Daytime Population:	184,000
Downtown Employment:	122,000



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FOR MORE INFORMATION, CONTACT:

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