

FOR LEASE



323 SOUTHWEST BOULEVARD

323 SOUTHWEST BOULEVARD, KANSAS CITY, MO 64108

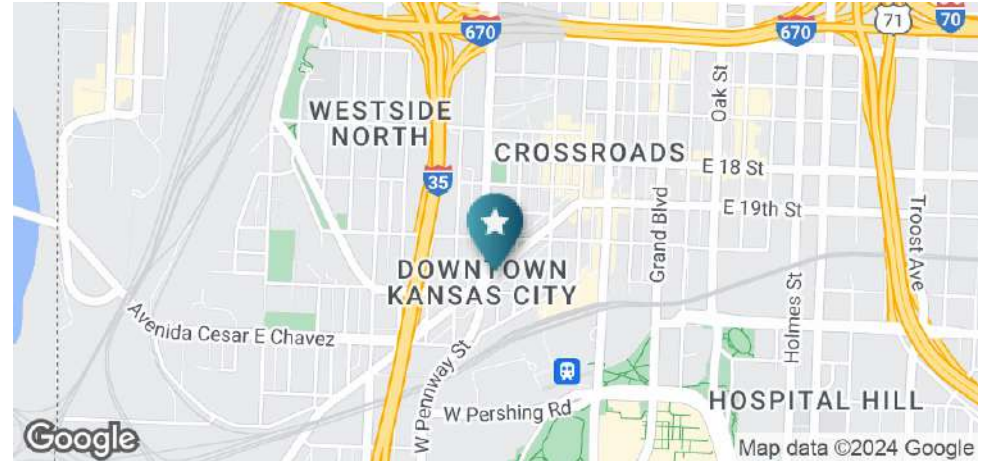
PAM PETERSON
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.774.4250 CLEMONSLIFE.COM

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OFFERING SUMMARY

Space Size: 1,569 SF Street-Level
Retail/Office Space

1,869 SF Lower-level
Space

Lease Rate: \$10.39/SF NNN

PROPERTY HIGHLIGHTS

- Walkable location in the heart of Crossroads and First Fridays
- Unique space surrounded by popular restaurants
- Perfect for retail or office use
- Large windows on the storefront
- Common area restrooms
- Lower-level space meets health inspection standards for food storage

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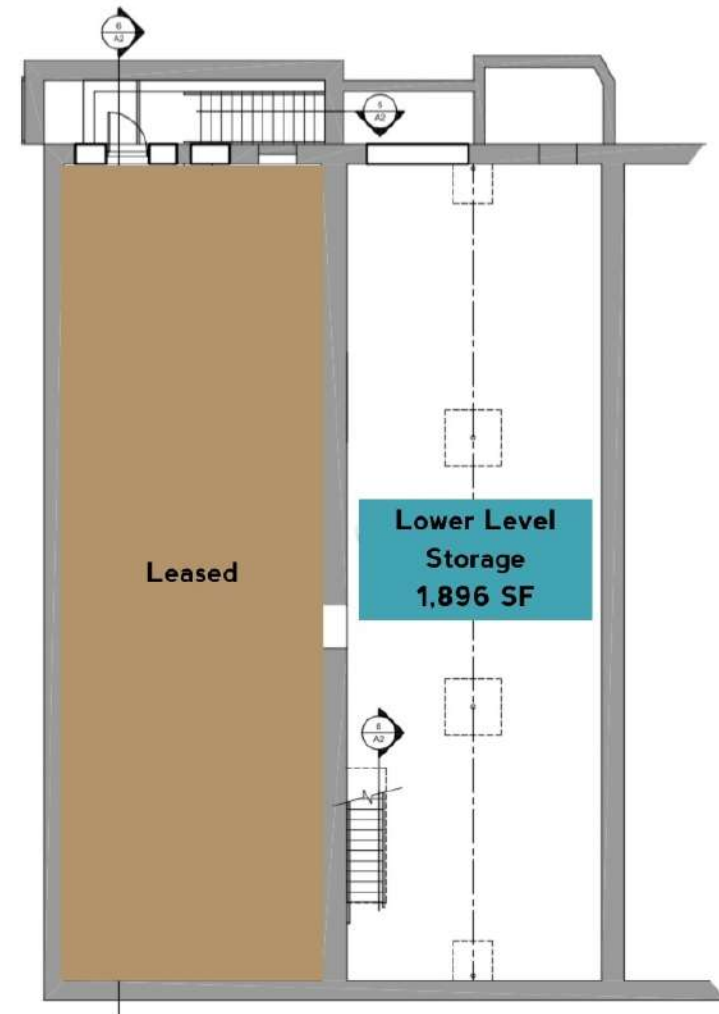
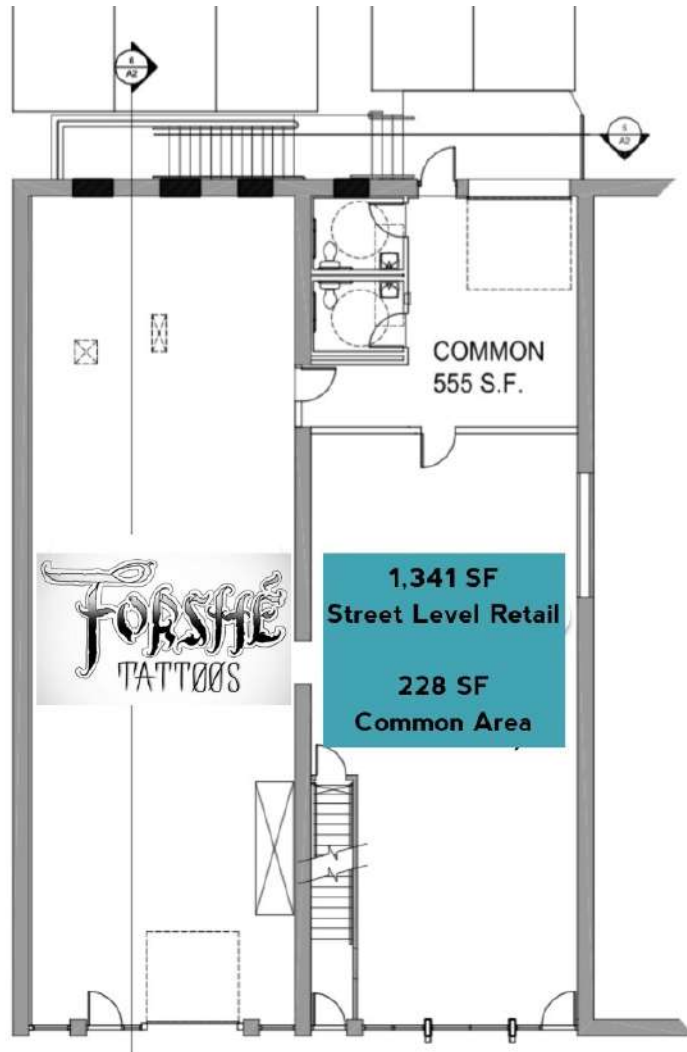
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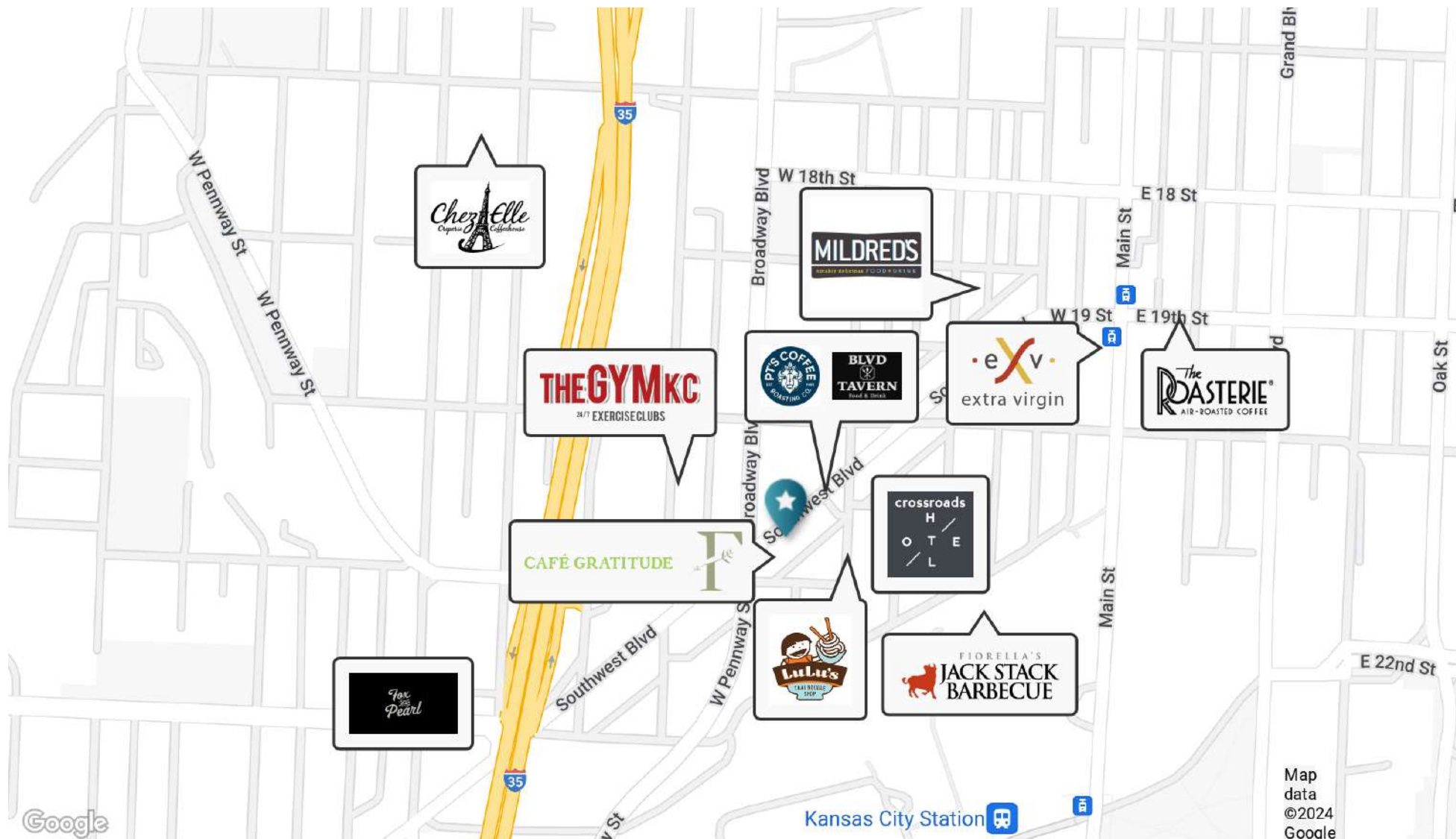
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MARKET PROFILE

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SUITE 100

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Market Profile Crossroads

CROSSROADS

The Crossroads district is the arts and culture hub of Kansas City. The monthly First Fridays art show brings thousands to the area looking for retail and dining opportunities.

Overlooking the area is the Kauffman Center for the Performing Arts, the main venue for orchestral and dance performances. Also in Crossroads are dozens of art galleries and retail shops featuring locally made products.

Also in the area are dozens of restaurants and hotspots like Town Topic, Lulu's Thai Noodle Shop, Up-Down KC, and Manifesto.



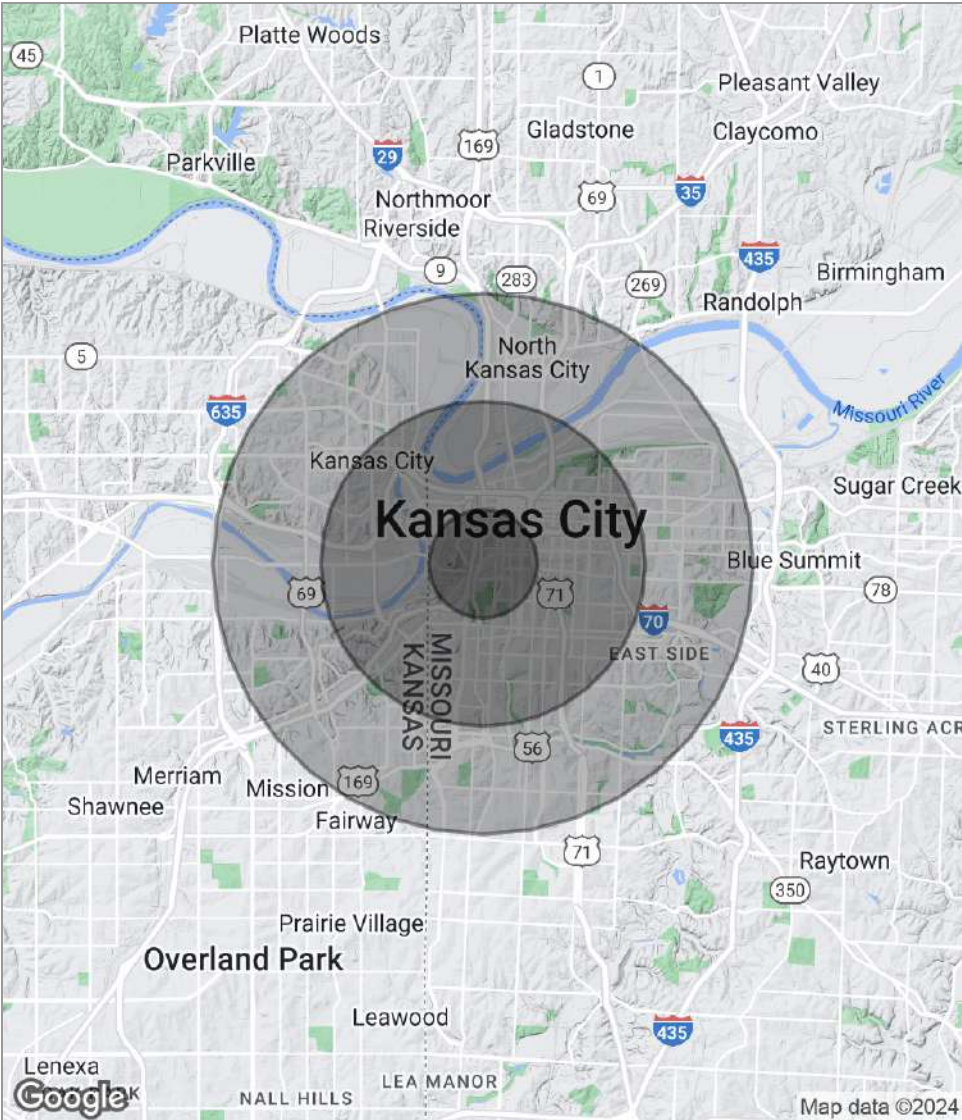
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,605	83,069	241,414
Median age	35.4	33.6	33.9
Median age (Male)	35.1	32.4	33.0
Median age (Female)	36.7	33.8	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,314	39,927	103,756
# of persons per HH	1.8	2.1	2.3
Average HH income	\$53,003	\$44,026	\$49,546
Average house value	\$161,255	\$162,233	\$178,868

* Demographic data derived from 2020 ACS - US Census

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