

FOR LEASE



2522 E Truman Rd Kansas City MO 64127

Tarek Jebali

COMMERCIAL SALES & LEASING

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Si habla Español! 913-244-2126



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OFFERING SUMMARY

PROPERTY OVERVIEW

4,709 SF (2 stories) of retail space in a corner lot on Truman rd and Troost, located just 5 min away from power & light district and downtown, 8 min away from Kansas City KS. Great road visibility, Easy Highway Access and Private Parking. Close to a lot of National Anchor Tenants, with several ongoing projects in the area. The Space could be easily divided into two spaces (shared access). Perfect fit for a lot of business venues such as Bar, Event Space, Restaurant, Beauty Salon, Nail Salon...

Building Size: 4,709 SF (2 stories)

PROPERTY HIGHLIGHTS

- Immediate access to 70 Hwy.
- New Roof
- New Heating and Cooling Duct
- New Electric
- \$13-\$15 per square foot per month (subject to lease terms and SQFT)
- Gross Lease
- TIA (Tenant Improvement Allowance) available
- Under New Ownership and Management
- On-site dedicated parking lot and street parking as well
- Vintage Building Signage (grandfathered in)
- Lease whole building or either spaces (1 & 2)

AVAILABLE SPACES

- Space 1: 3,772 SF (main & 2nd floor)
- Space 2: 6,200 SF (main & 2nd floor)
- Whole Building: 9,972 SF (main & 2nd floor)

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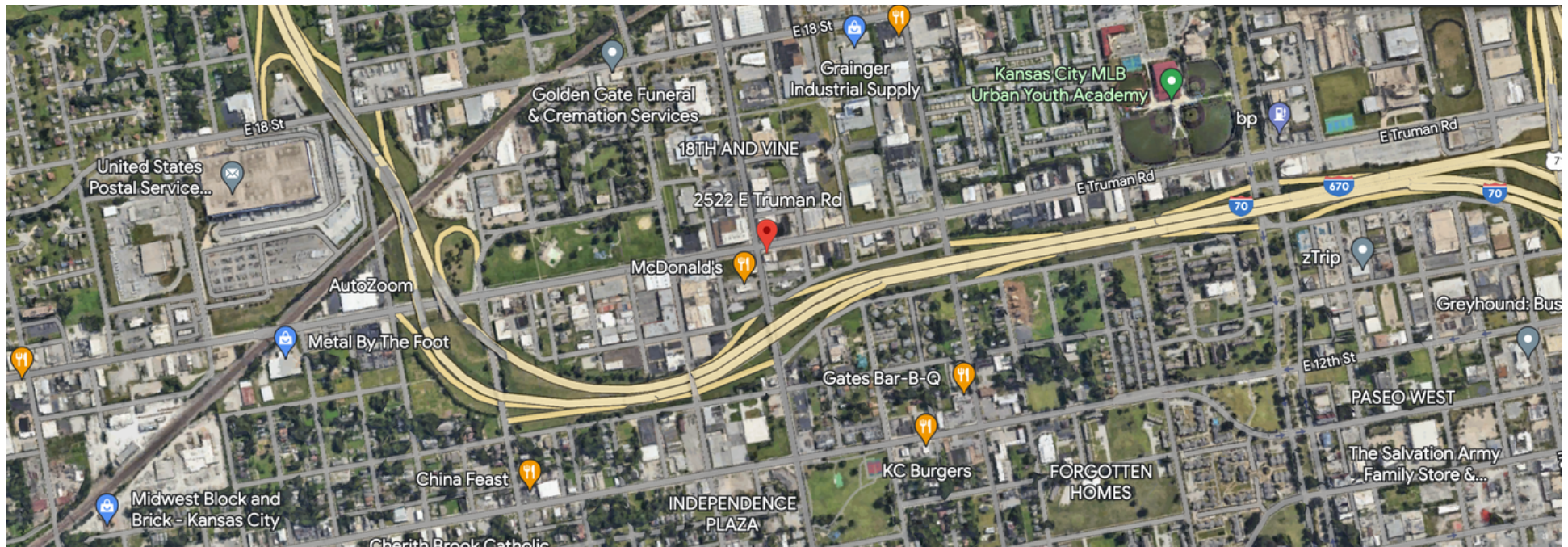
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Several Businesses and Amenities in the Area - 142,000 Employees within 3 mile Radius



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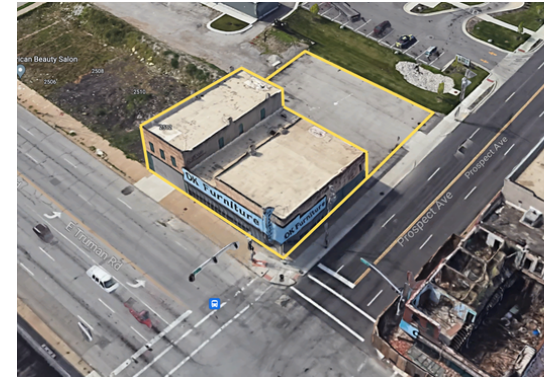
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The Property



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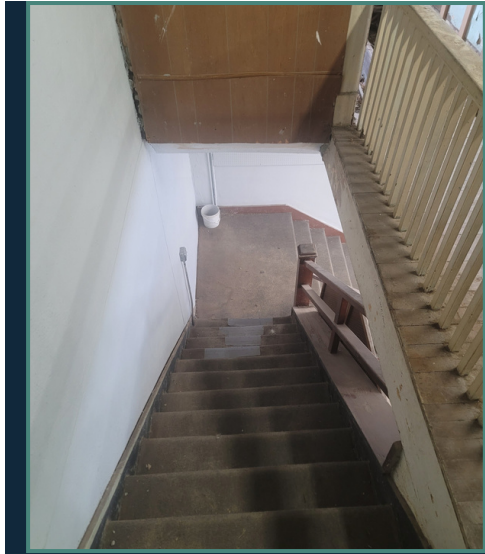
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The Property



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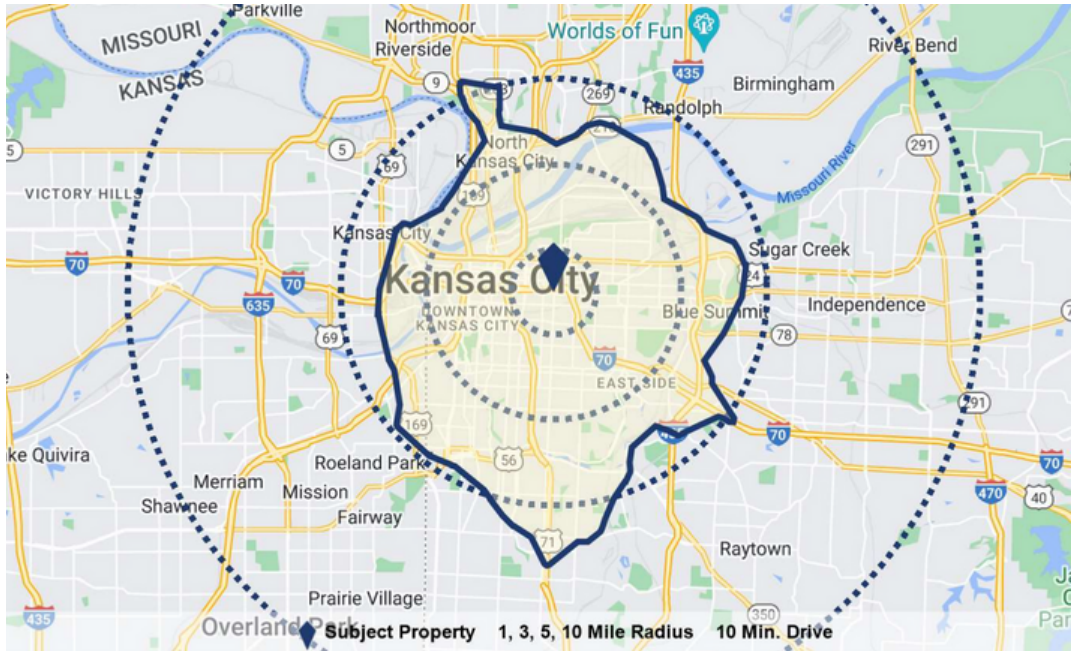
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Demographics



*Demographic data 2023 - costar

POPULATION	1 MILE	2 MILES	5 MILES
Total population	13,732	102,525	207,621
Median age	34	36	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,277	42,445	88,802
Employment	15,248	142,670	263,365
Median HH income	\$26,849	\$36,330	\$40,978
Median house value	\$92,999	\$90,330	\$99,569

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Traffic Count

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Prospect Ave	E 14 St N	6,380	2022	0.04 mi
I- 70	Prospect Ave NE	4,480	2022	0.08 mi
E Truman Rd	Olive St W	11,185	2022	0.09 mi
6121	Olive St W	14,852	2015	0.09 mi
E 14 St	Olive St W	2,481	2022	0.12 mi
8703	Olive St W	502	2015	0.12 mi
I- 70	Chestnut Ave NE	1,936	2022	0.14 mi
Chestnut Ave	E 14 St N	17,261	2022	0.14 mi
8702	E Truman Rd SW	454	2015	0.16 mi
Park Ave	E Truman Rd SW	359	2022	0.16 mi

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