

FOR LEASE: RETAIL/OFFICE SPACE

# 1818 WYANDOTTE

KANSAS CITY, MO 64108



# PEAK

## Real Estate Partners

### CONTACT US:

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### PROPERTY HIGHLIGHTS:

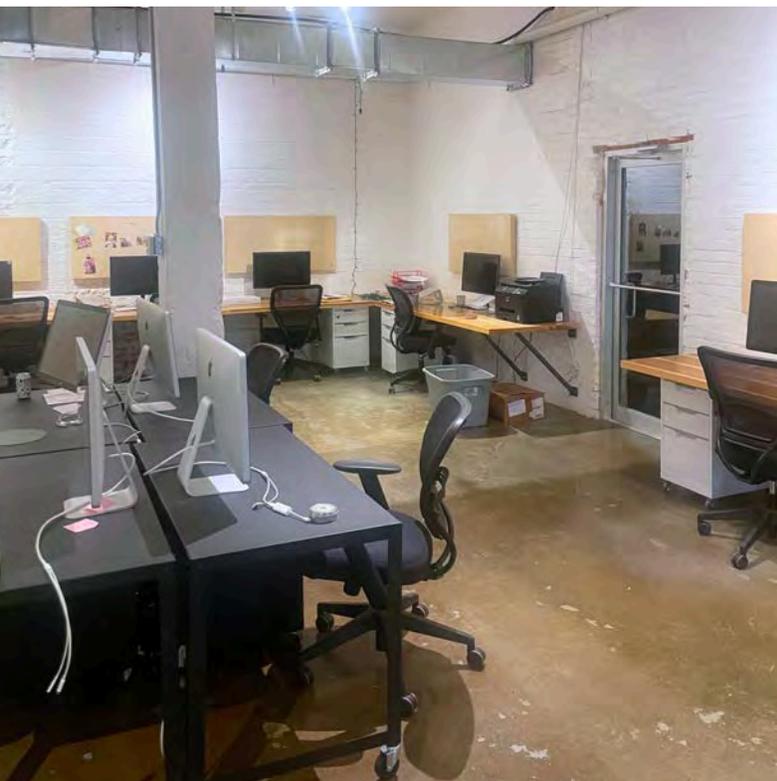
- Fox Pictures Building on Film Row in the Crossroads Art District
- **First Floor – private entry: 1,748 square feet**
- Office/Retail Building
- New dedicated retail entrance off 19<sup>th</sup> street
- Excellent common areas and proximity to amenities in the heart of the crossroads
- Private front entry off the parking lot
- Parking available in adjacent lot
- Flexible lease terms
- Exterior signage available
- Long term, stable, and capitalized ownership
- \$23.50 per square foot + janitorial & separately metered electric costs
- TI Allowances available
- New CID to enhance streetscape
- Immediately adjacent to Crossroad's new farmers market 2<sup>nd</sup> Sunday of the month

8700 State Line Road, Suite 300  
Leawood, KS 66206

# PROPERTY PHOTOS

1818 WYANDOTTE

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# PROPERTY PROFILE

## 1818 WYANDOTTE | FOR LEASE



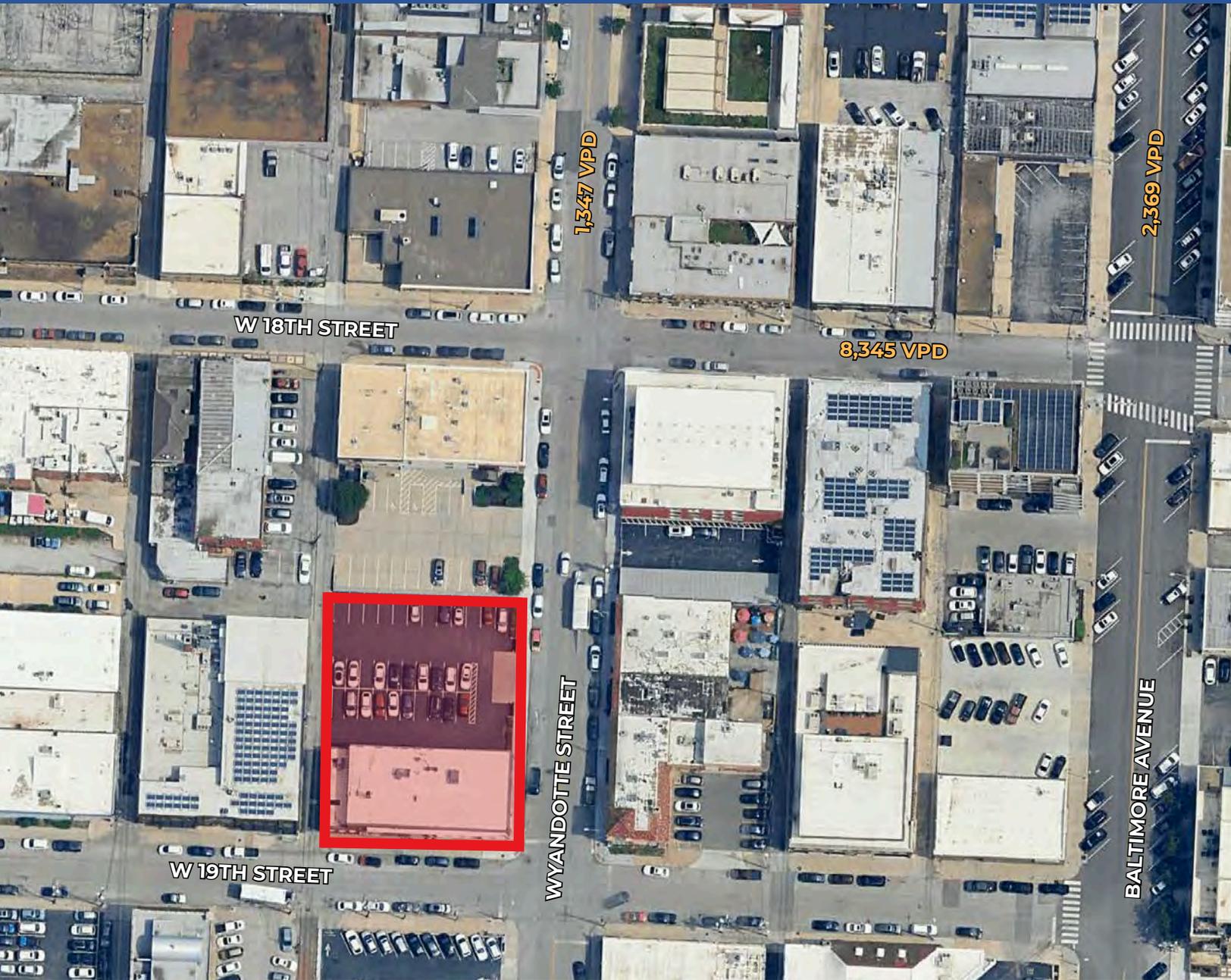
POPULATION	
1-MILE	15,065
3-MILE	103,762
5-MILE	246,248

DAYTIME POPULATION	
1-MILE	60,823
3-MILE	151,614
5-MILE	276,818

AVERAGE HOUSEHOLD INCOME	
1-MILE	\$86,447
3-MILE	\$70,145
5-MILE	\$79,483

# PROPERTY AERIAL

## 1818 WYANDOTTE | FOR LEASE



AVERAGE HOUSEHOLD SIZE	
1-MILE	1.5
3-MILE	2.0
5-MILE	2.2

RENTER OCCUPIED	
1-MILE	7,691
3-MILE	35,848
5-MILE	66,589

PER CAPITA INCOME	
1-MILE	\$53,733
3-MILE	\$34,283
5-MILE	\$35,499

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