

FOR SALE OR LEASE



HIVE

BAKER'S PLACE RETAIL AND OFFICE SPACE

3108-3116 TROOST AVE, KANSAS CITY, MO 64109

MONICA ENLOE

COMMERCIAL & INVESTMENT SALES
913.961.5314
monica@clemonsrealestate.com

ERIN MCGRANE

COMMERCIAL SALES & LEASING
816.668.2279
erin@clemonsrealestate.com



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CLEMONS REAL ESTATE, LLC 1 E. ARMOUR BLVD. 816.774.4250 CLEMONSLIFE.COM



OFFERING SUMMARY

Sale Price: \$880,000

Year Built: 1931

PROPERTY OVERVIEW

Baker's Place at 3116 Troost was built in 1920 and at one time housed Baker's Shoes. The two-story structure offers loading dock accessibility and is currently configured with six ground-floor storefronts and office use on the second floor. This is a Kansas City landmark, offering tenants an opportunity to be a part of the exiting Legacy Crossing Development happening along the 3100 corridor of Troost.

PROPERTY HIGHLIGHTS

- Renovations starting soon with a new roof and systems going into building
- White box retail space delivery Winter 2020
- Can be combined for up to 22,000sf of adjacent space
- Current design will create five to six ground level storefronts
- Office use on second floor
- Great retail frontage

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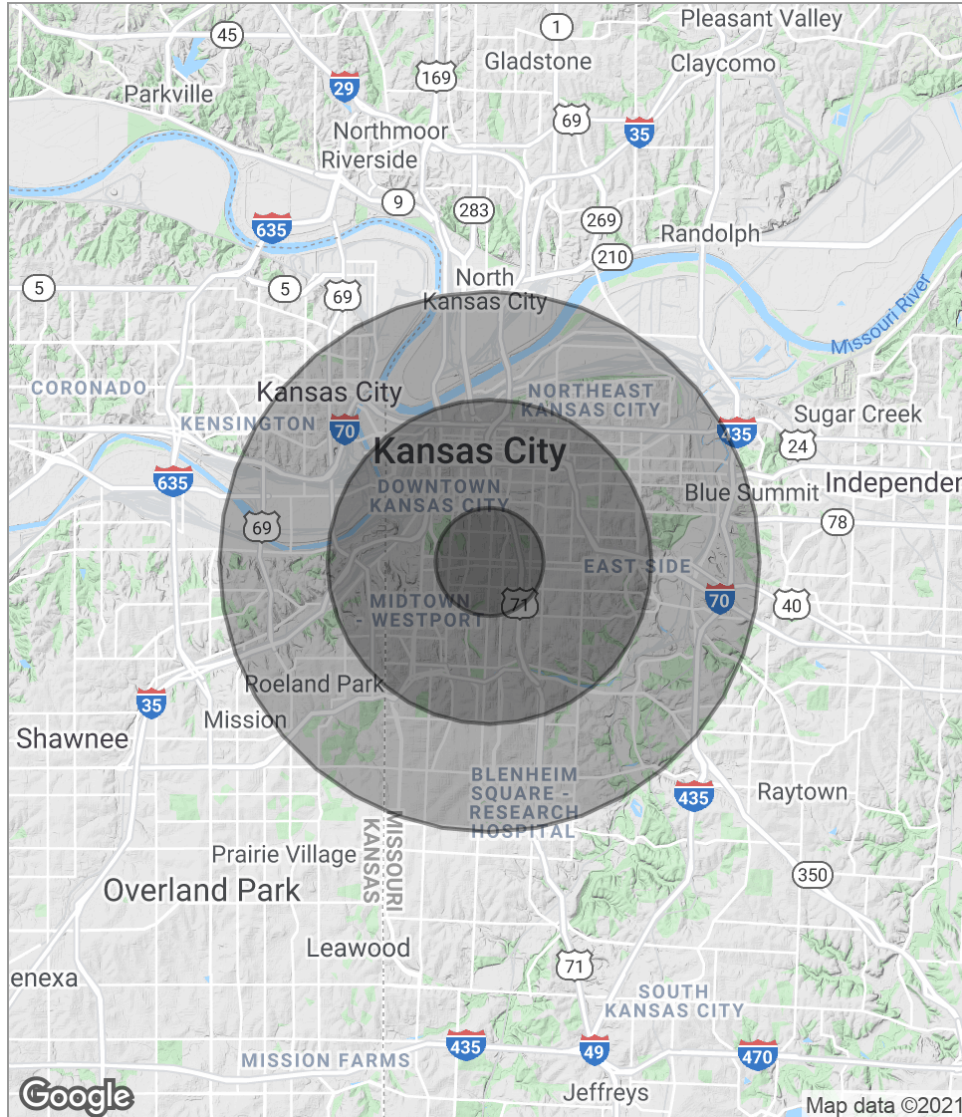
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,159	114,263	254,281
Median age	35.8	35.0	34.8
Median age (Male)	35.9	33.4	34.0
Median age (Female)	35.6	35.6	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,164	55,166	109,669
# of persons per HH	2.1	2.1	2.3
Average HH income	\$40,216	\$46,252	\$53,416
Average house value	\$182,387	\$165,358	\$207,655

** Demographic data derived from 2010 US Census*

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