

FIND A NEW HOME

NORTHTOWN:
ARMOUR RD
& SWIFT ST
CORRIDOR



SHAWVER
GROUP
COMMERCIAL REAL ESTATE
ShawverGroup.com

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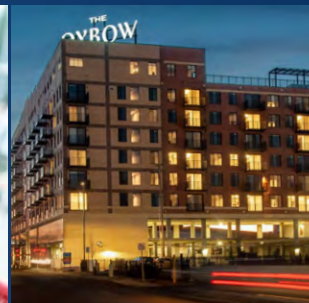
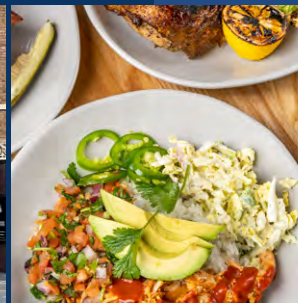
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North Kansas City blends small-town charm with urban convenience.



Nestled just across the Missouri River from downtown, originally founded as an independent municipality in the early 20th century, this thriving community has a rich industrial heritage and a long-standing commitment to economic development. Over the years, the city has **transformed into a hub of innovation and entrepreneurship**, while maintaining its unique identity separate from Kansas City, MO.

Today, North Kansas City is **one of the metro's most attractive locations for business investment—especially in retail, dining, and entertainment.** With strong walkability, abundant parking, and a steady flow of residents, workers, and visitors, the area offers the perfect setting for storefronts and hospitality concepts to thrive.



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DISTRICT HIGHLIGHTS Northtown: Armour Road and Swift Street • North Kansas City, MO 64116

AREA BUSINESSES



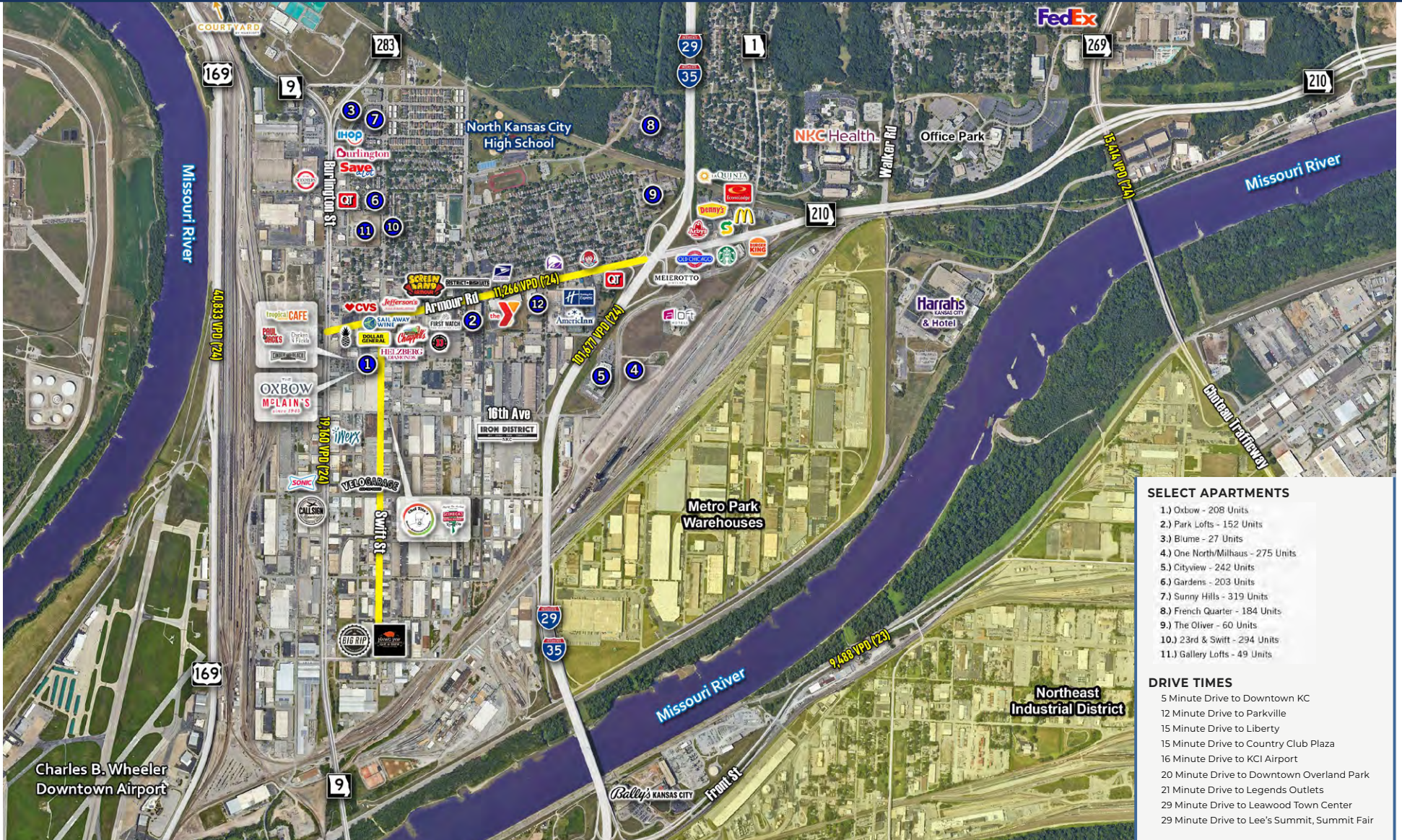
DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	7,553	113,834	432,957
Households	4,147	51,887	182,876
AVG HH Income	\$77,305	\$84,377	\$83,752
Median Age	38.6	34.4	35.0



AREA HIGHLIGHTS

- Growing residential base
- Easily accessible to the entire Northland and minutes from downtown
- Community hungry for quality restaurants and shopping
- No earnings tax for businesses
- Development friendly city
- Engaged ownership with a vision for a community-focused destination with local charm
- Walkable community with over 2,000 apartments, including The Oxbow luxury apartments
- 1,700 students at North Kansas City High School
- +3,000 employees at NKC Health



SELECT APARTMENTS

- 1.) Oxbow - 208 Units
- 2.) Park Lofts - 152 Units
- 3.) Biome - 27 Units
- 4.) One North/Milhaus - 275 Units
- 5.) Cityview - 242 Units
- 6.) Gardens - 203 Units
- 7.) Sunny Hills - 319 Units
- 8.) French Quarter - 184 Units
- 9.) The Oliver - 60 Units
- 10.) 23rd & Swift - 294 Units
- 11.) Gallery Lofts - 49 Units

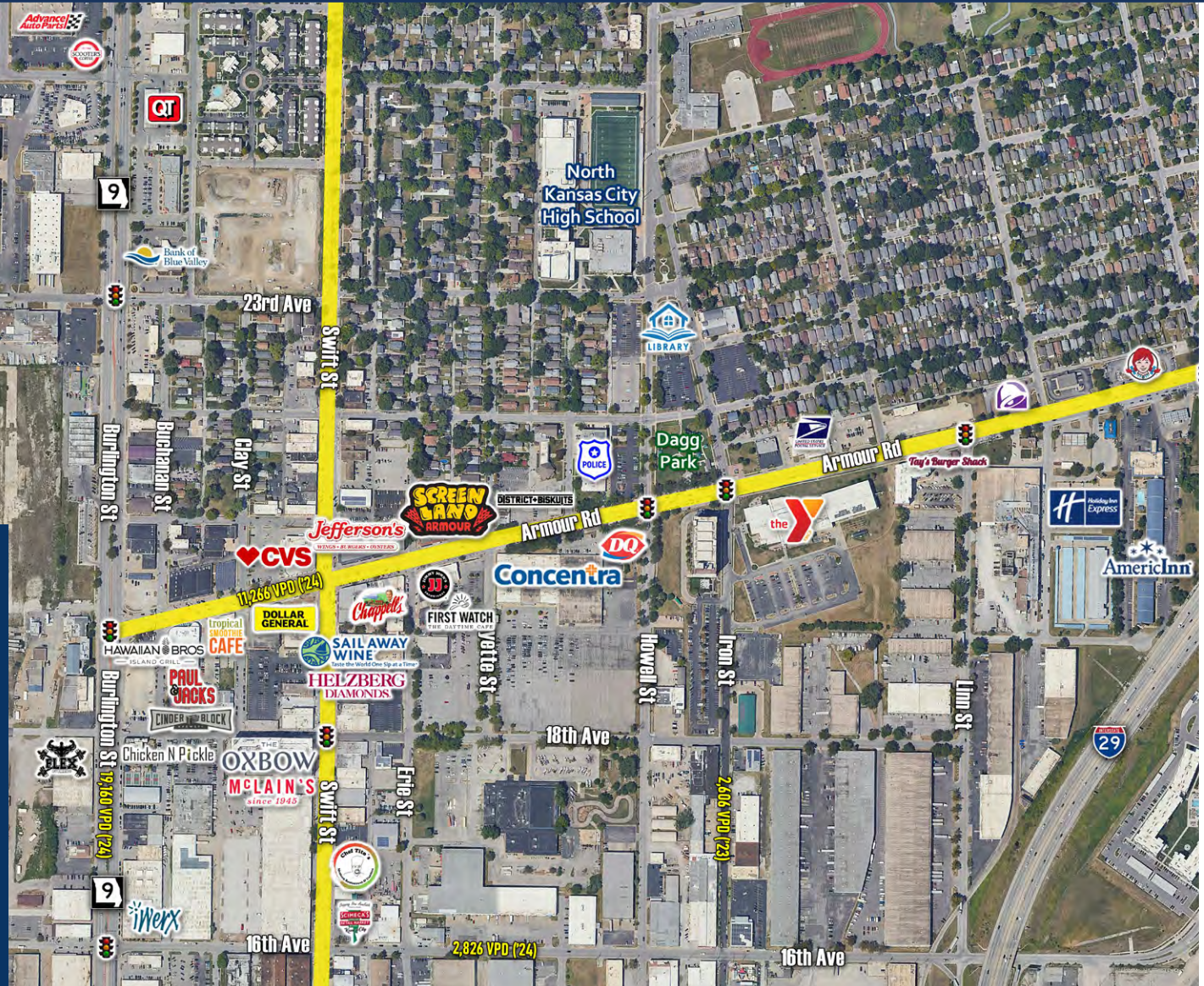
DRIVE TIMES

- 5 Minute Drive to Downtown KC
- 12 Minute Drive to Parkville
- 15 Minute Drive to Liberty
- 15 Minute Drive to Country Club Plaza
- 16 Minute Drive to KCI Airport
- 20 Minute Drive to Downtown Overland Park
- 21 Minute Drive to Legends Outlets
- 29 Minute Drive to Leawood Town Center
- 29 Minute Drive to Lee's Summit, Summit Fair

CLOSE AERIAL

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A surge of recent development, including new housing, breweries, and tech-forward office spaces, has brought renewed energy to the district, making it a vibrant destination with strong community support and a clear path for growth.



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414 ARMOUR
ROAD

FOR
LEASE

AVAILABLE: +/-2,849 SF
2nd Generation restaurant space



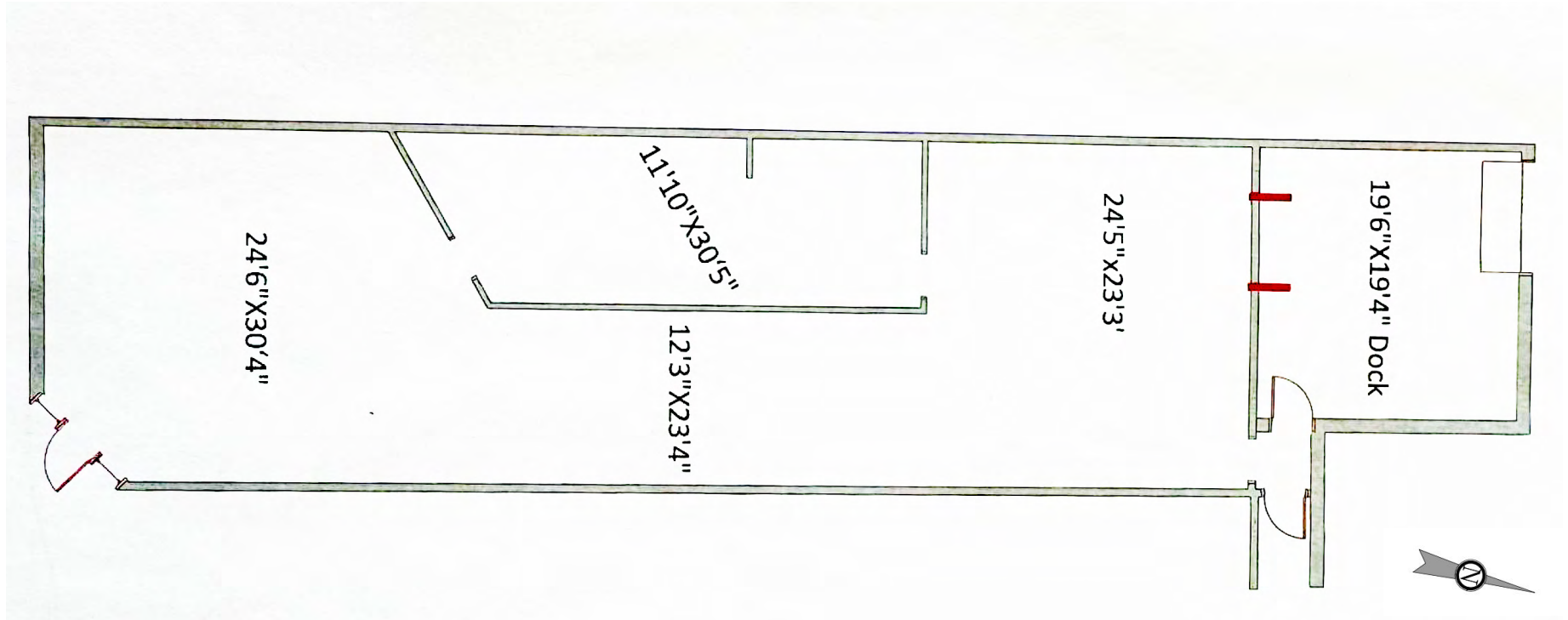
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SITE PLAN

414 Armour Road, North Kansas City, MO 64116



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