



FOR LEASE

RETAIL/OFFICE SPACE



2106 Swift Street
North Kansas City, MO 64116

LEASE RATE:
\$14.00/SF + NNN (3.70/SF)
1,184 +/- SF AVAILABLE

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

For More Information Contact
Nate Prather
ntprather@opescre.com
816-268-4483

OPES COMMERCIAL REAL ESTATE
1804 Swift St Ste 101
Kansas City, MO 64116
WWW.OPESCRE.COM



PROPERTY INFORMATION

- **EXCELLENT OFFICE/RETAIL BUILDING IN NORTH KANSAS CITY, MO**
- **OPEN FLOOR PLAN WITH 1,184 +/- SF**
- **3 PRIVATE PARKING SPACES**
- **FRONTAGE AND PARKING OFF SWIFT STREET**
- **GREAT LOCATION & EXCELLENT ACCESS TO BURLINGTON ST.**
- **GROWING DEMOGRAPHIC WITH SEVERAL MULTI FAMILY PROJECTS UNDER AND/OR NEAR COMPLETION**
- **ACCESS TO COMMUNITIES, RETAIL AND RESTAURANTS IN "NORTHTOWN", A STRATEGIC AND DESIRED LOCATION FOR EMPLOYERS AND EMPLOYEES ALIKE.**
- **MANY FORTUNE 500 TENANTS IN THE SURROUNDING VICINITY:**
 - **CVS PHARMACY**
 - **DOLLAR GENERAL**

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AREA DEMOGRAPHICS

Population	2 Mile	5 Mile	10 Mile
2023 Population	14,294	194,387	646,539
2028 Population	14,820	199,551	662,326
Annual Growth 2023-2028	0.7%	0.5%	0.5%

Households	2 Mile	5 Mile	10 Mile
2025 Households	6,978	79,254	267,948
Growth 2023-2028	0.7%	0.6%	0.5%
Median Household Income	\$46,625	\$46,612	\$53,860

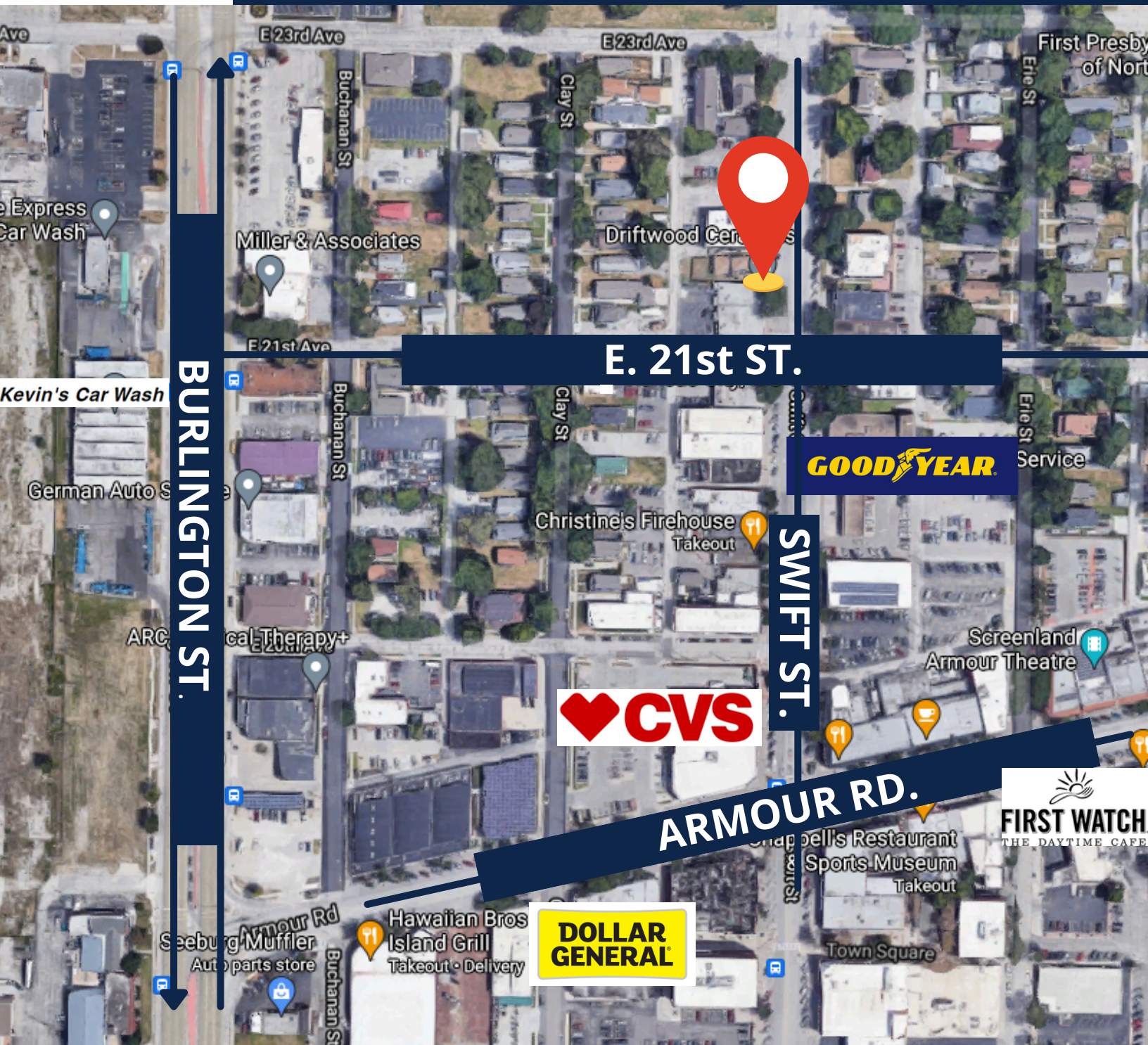
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