



# OPES COMMERCIAL REAL ESTATE



3947 BROADWAY BLVD. KCMO 64111

## FOR SALE OR LEASE

### \$895,000

LEASE RATE - \$12/SF NNN (\$4.76/SF)

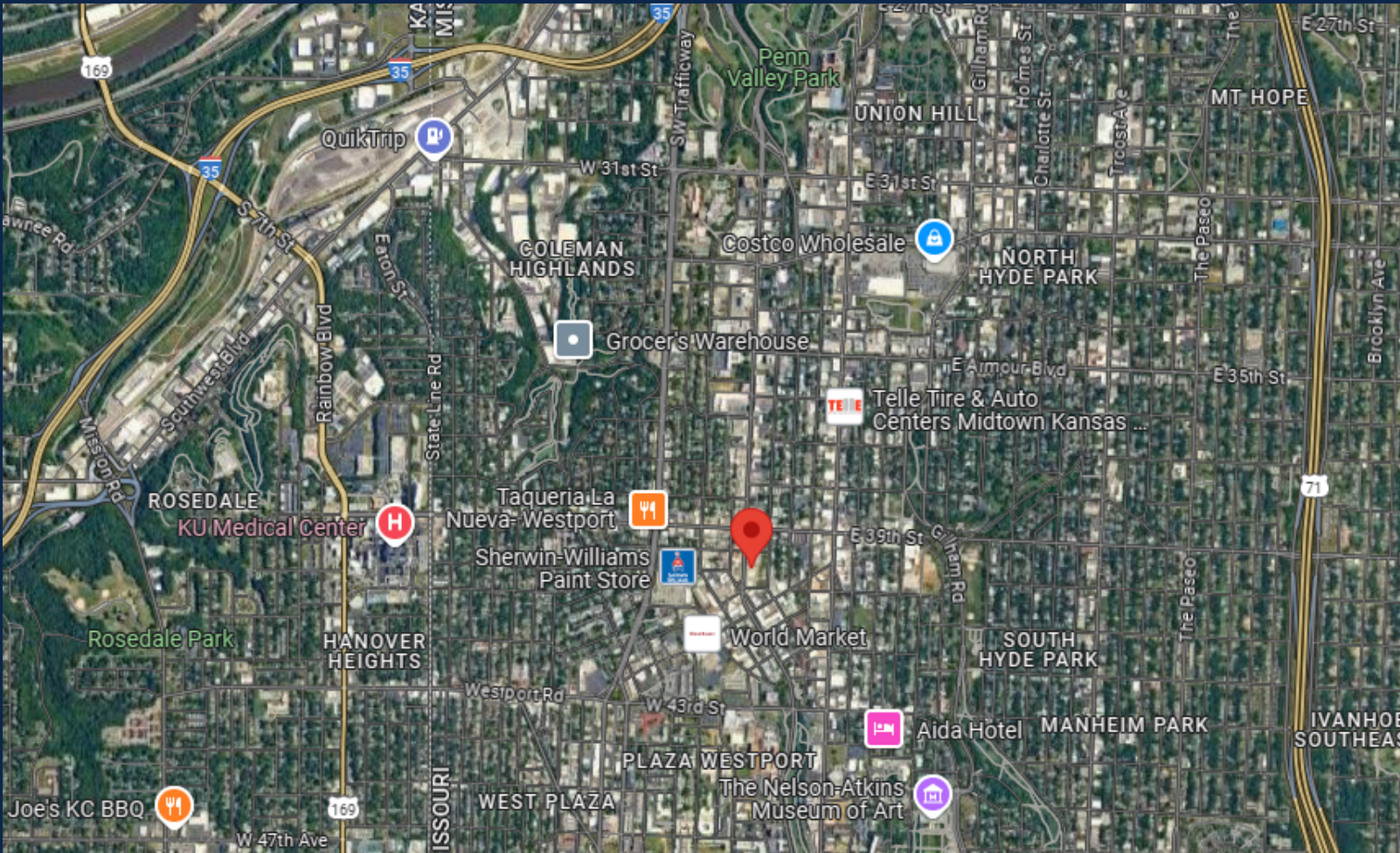
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\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*





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Population	2 Mile	5 Mile	10 Mile
2024 Population	63,931	285,958	772,163
2029 Population	64966	290,152	784,303
Annual Growth 2024-2029	10.3%	0.3%	0.3%

Households	2 Mile	5 Mile	10 Mile
2024 Total Households	33,790	127,175	329,59
Growth 2024-2029	0.3%	0.3%	0.3%
Median Household Income	\$61,973	\$57,324	\$59,942



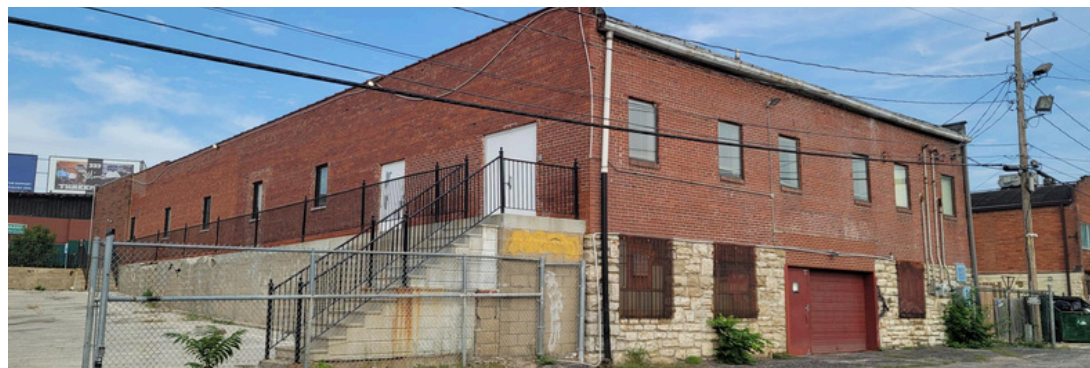
## **PROPERTY FEATURES:**

- EXCELLENT OFFICE/RETAIL OPPORTUNITY IN DOWNTOWN KANSAS CITY
- 7,112 +/- SF ON MAIN FLOOR
- DRIVE IN DOOR WITH A 3,808 +/- SF BASEMENT (THIS IS IN ADDITION TO THE 7,112 +/- BUILDING SF FOR NO ADDITIONAL CHARGE)
- 5 OFFICES, 3 HAVE SINKS, 3 RESTROOMS
- LARGE OPEN AREA WITH ACCESS TO SEVERAL SINKS
- GREAT LOCATION JUST OUTSIDE OF WESTPORT WITH MORE THAN 18,000 CPD ON BROADWAY
- ACCESS TO 17 PARKING SPACES, 2 HANDICAP SPACES AND ADDITIONAL OFF STREET PARKING
- ELECTRICAL: 240 SINGLE PHASE

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