

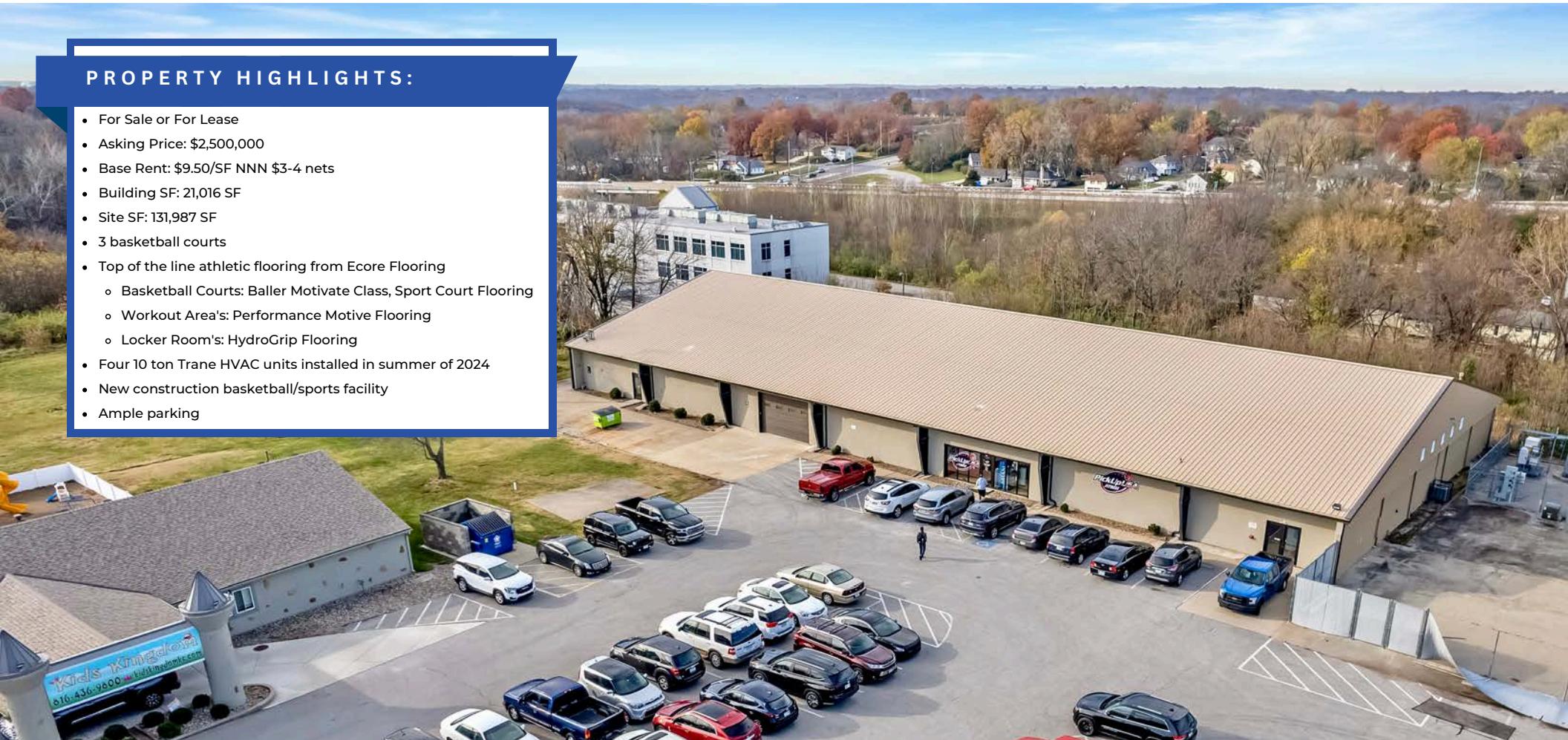
TURNKEY SPORTS FACILITY FOR LEASE/SALE IN THE NORTHLAND

6970 NORTH BROADWAY | KANSAS CITY, MO 64118

PEAK
Real Estate Partners

PROPERTY HIGHLIGHTS:

- For Sale or For Lease
- Asking Price: \$2,500,000
- Base Rent: \$9.50/SF NNN \$3-4 nets
- Building SF: 21,016 SF
- Site SF: 131,987 SF
- 3 basketball courts
- Top of the line athletic flooring from Ecore Flooring
 - Basketball Courts: Baller Motivate Class, Sport Court Flooring
 - Workout Area's: Performance Motive Flooring
 - Locker Room's: HydroGrip Flooring
- Four 10 ton Trane HVAC units installed in summer of 2024
- New construction basketball/sports facility
- Ample parking



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300
Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com

MARK ARENSBERG

Partner

(913) 271-9964

mark@peakrep.com

PHILLIP CLEMENTE

Associate

(913) 808-8543

phillip@peakrep.com

AERIAL

6970 N BROADWAY | KANSAS CITY, MO 64118

PEAK
Real Estate Partners



PICKUP USA | 2

AERIAL

6970 N BROADWAY | KANSAS CITY, MO 64118

PEAK
Real Estate Partners



EXTERIOR PROPERTY PHOTOS

6970 N BROADWAY | KANSAS CITY, MO 64118

PEAK
Real Estate Partners

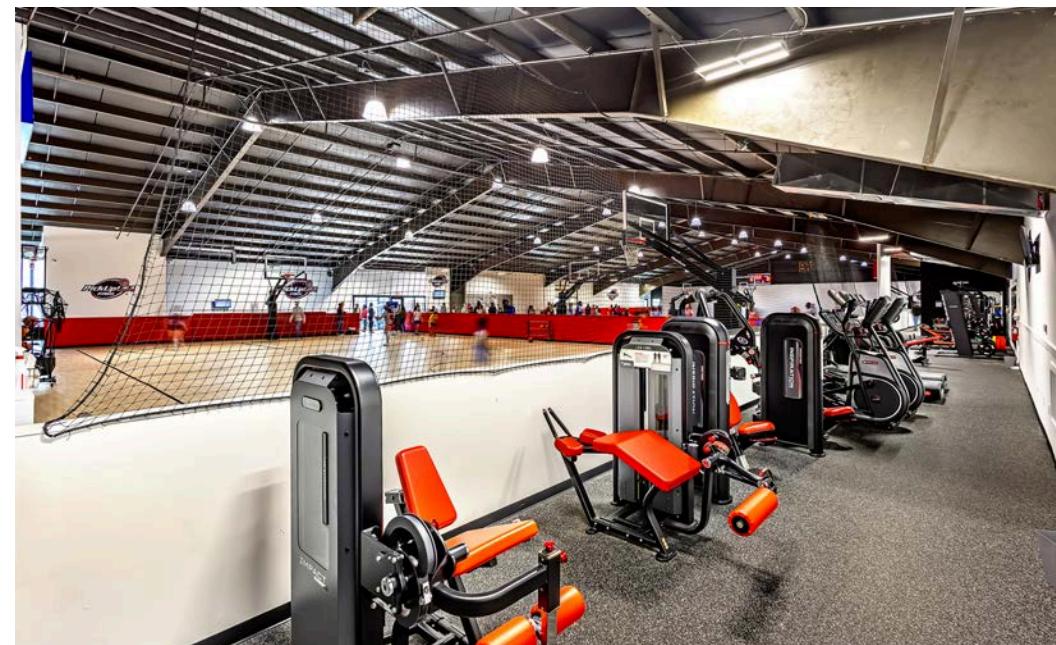
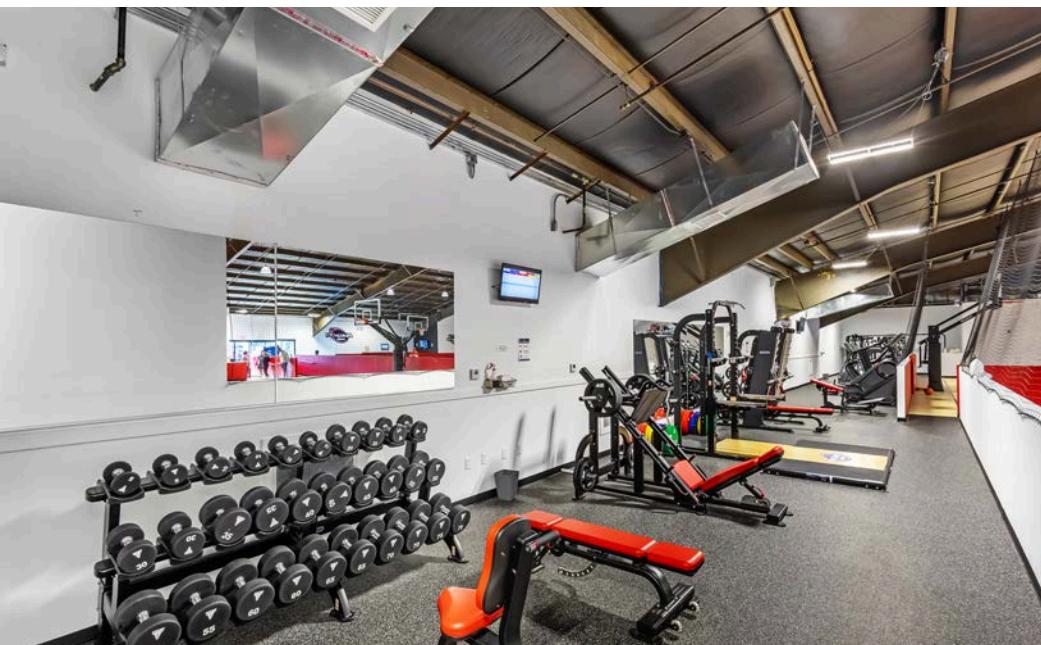
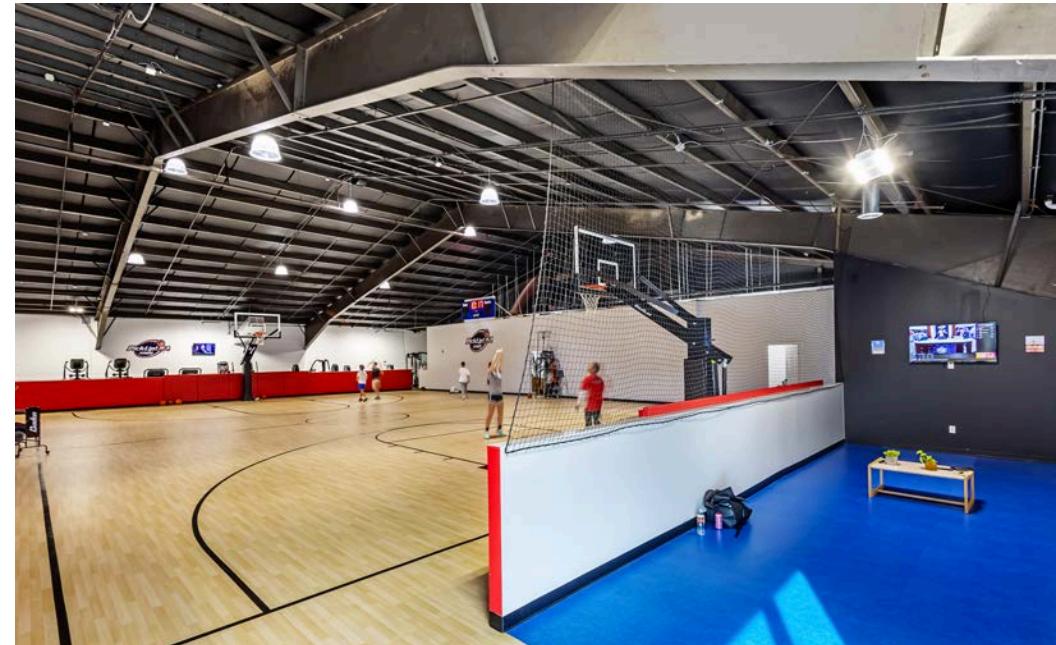


PICKUP USA | 4

INTERIOR PROPERTY PHOTOS

6970 N BROADWAY | KANSAS CITY, MO 64118

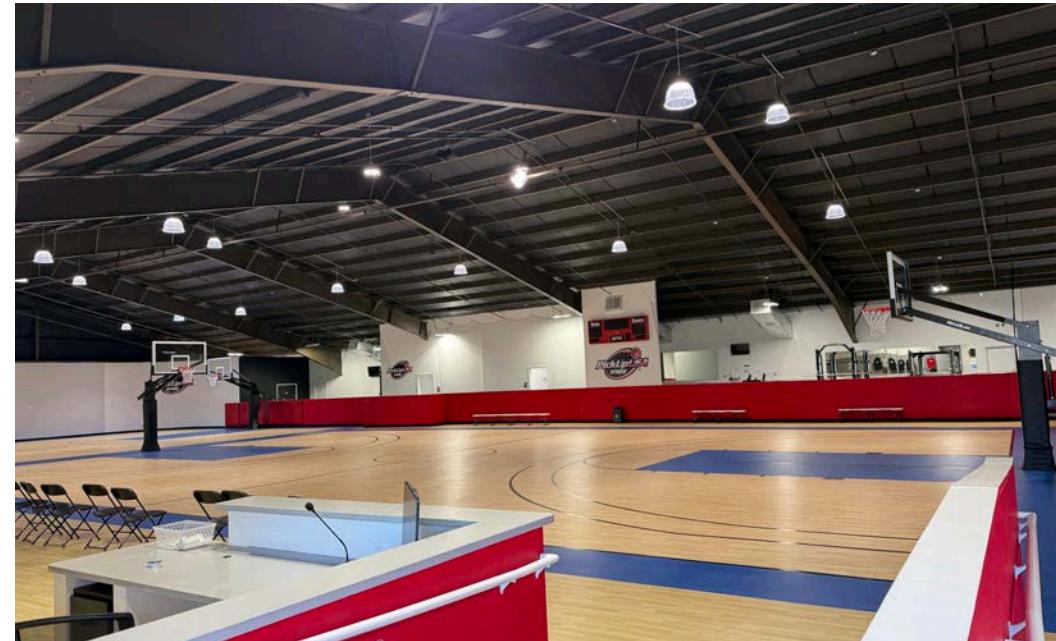
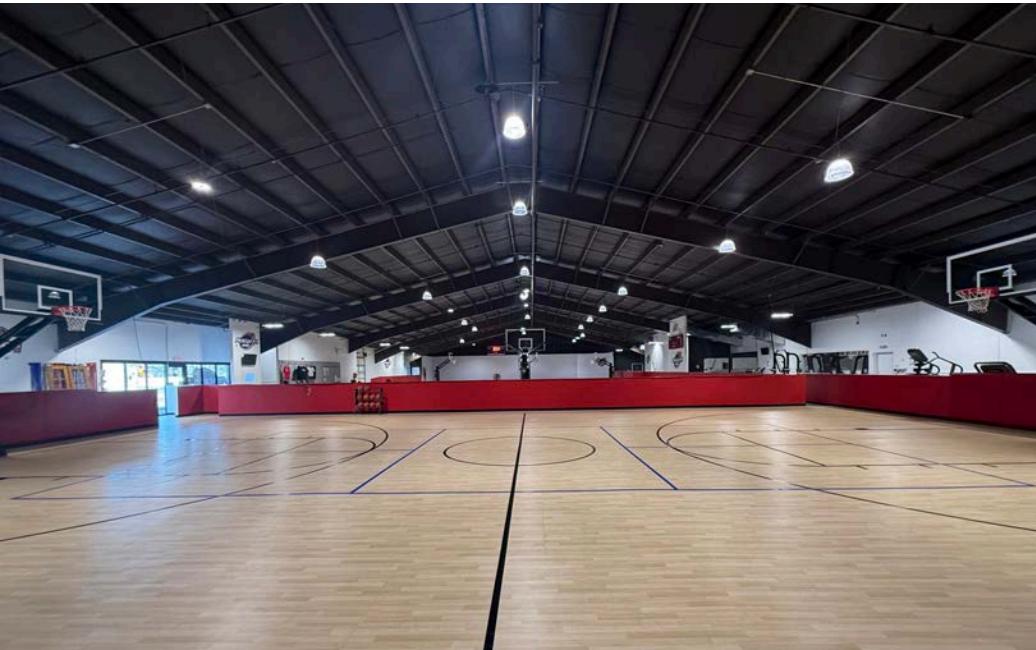
PEAK
Real Estate Partners



INTERIOR PROPERTY PHOTOS

6970 N BROADWAY | KANSAS CITY, MO 64118

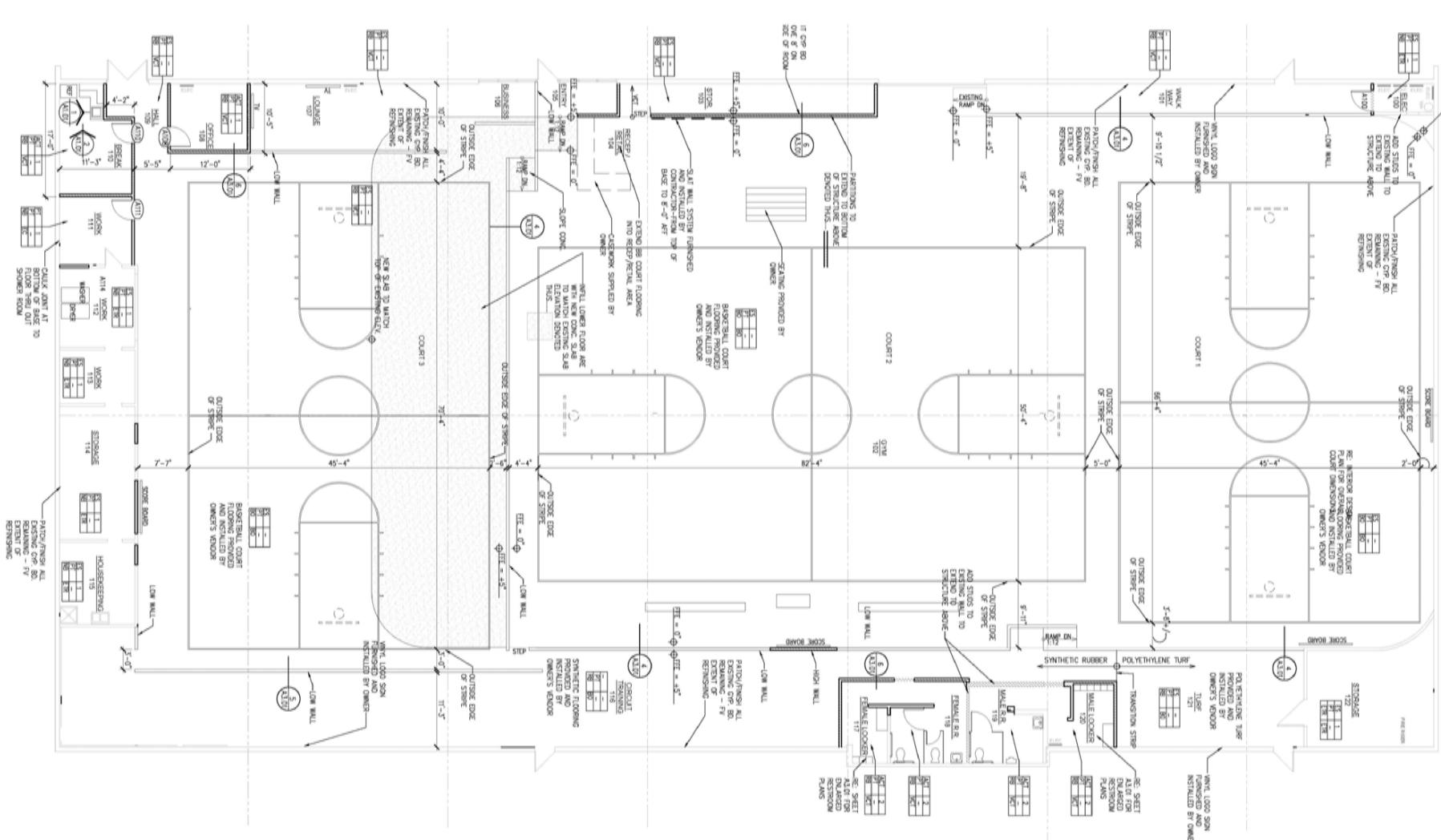
PEAK
Real Estate Partners



FLOOR PLAN

6970 N BROADWAY | KANSAS CITY, MO 64118

PEAK
Real Estate Partners



DEMOGRAPHICS

PICKUP USA | 6970 N BROADWAY

PEAK
Real Estate Partners

POPULATION	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	10,635	77,501	177,307
Projected Population (2029)	10,950	80,803	186,313
Census Population (2020)	10,558	75,460	172,538

AGE DISTRIBUTION	1 Mile	3 Mile	5 Mile
Median Age	34.9	37.2	37.2
Age 19 Years or Less	2,568 24.1%	18,160 23.4%	42,395 23.9%
Age 20 to 64 Years	6,628 62.3%	46,421 59.9%	106,678 60.2%
Age 65 Years or Over	1,439 13.5%	12,921 16.7%	28,235 15.9%

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	4,539	34,095	76,474
Projected Households (2029)	4,746	36,150	81,805
Census Households (2020)	4,346	32,283	71,881

EDUCATION	1 mi	3 mi	5 mi
Adult Population Age 25 Years or Over	7,357	54,310	123,674
Elementary (Grade Level 0 to 8)	60 0.8%	1,048 1.9%	2,305 1.9%
Some High School (Grade Level 9 to 11)	381 5.2%	2,151 4.0%	4,637 3.7%
High School Graduate	2,398 32.6%	14,358 26.4%	29,180 23.6%
Some College	1,463 19.9%	12,652 23.3%	28,589 23.1%
Associate Degree Only	553 7.5%	5,140 9.5%	11,152 9.0%
Bachelor Degree Only	1,793 23.6%	12,145 22.4%	31,106 25.2%
Graduate Degree	763 10.4%	6,815 12.5%	16,704 13.5%
Any College (Some College or Higher)	4,518 61.4%	36,752 67.7%	87,551 70.8%
College Degree + (Bachelor or Higher)	2,502 34.0%	18,960 34.9%	47,809 38.7%

MEDIAN HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$62,870	\$78,415	\$85,400
Projected Median Household Income (2026)	\$64,556	\$79,840	\$87,359
Census Median Household Income (2020)	\$45,439	\$53,375	\$55,999

DAYTIME DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Businesses	367	2,154	4,924
Total Employees	2,438	16,555	44,000
Adj. Daytime Demographics			
Age 16 Years or Over	4,859	37,517	91,681

FOR LEASE OR FOR SALE:

**6970 NORTH
BROADWAY**

KANSAS CITY, MO 64118

PEAK

Real Estate Partners



PEAK REAL ESTATE PARTNERS

8700 State Line Road, Suite 300

Leawood, KS 66206

(913) 214-6445

www.peakrealestatepartners.com

MARK ARENSBERG

Partner

(913) 271-9964

mark@peakrep.com

PHILLIP CLEMENTE

Associate

(913) 808-8543

phillip@peakrep.com