



Overview

601 E 31st St.

For Lease | Live/Work Opportunity

Executive Summary

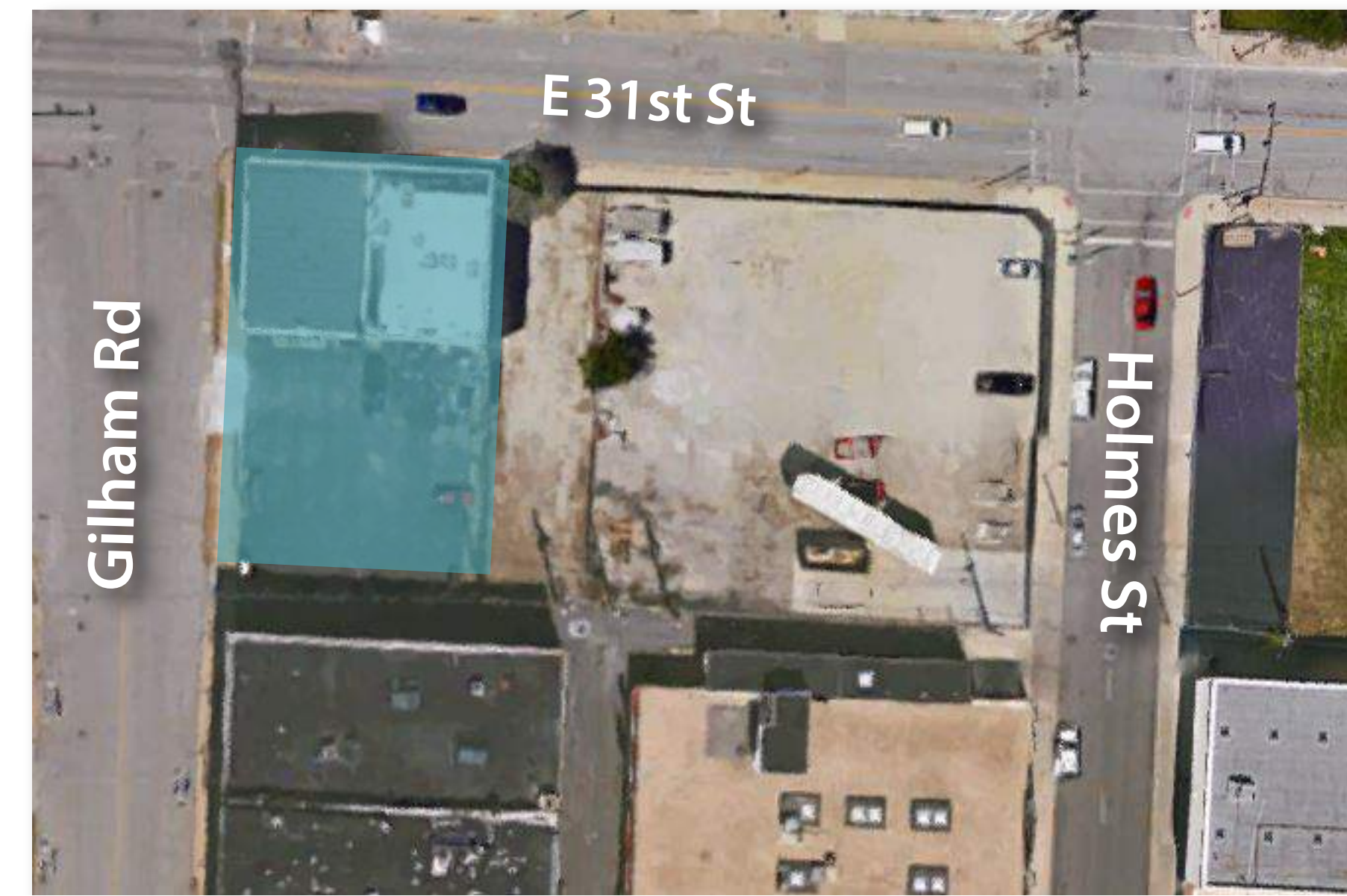
Surrounding Areas

Area Development

Market Detail



- Great Commercial Space located in Martini Corner, near the Crossroads, Crown Center, Westport and more!
- Excellent opportunity for a restaurant, coffee shop, boutique store or office.
- 1,940 SF Available between two retail bays:
 - 601E. 31st is 1,030 SF
 - 603 E. 31st is 910 SF
- Convenient on-site parking for tenants, with additional spaces on-street and in the adjacent public lot.
- Newly renovated luxury apartments on second floor.



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Surrounding Area

601 E 31st St.

Executive Summary

Surrounding Areas

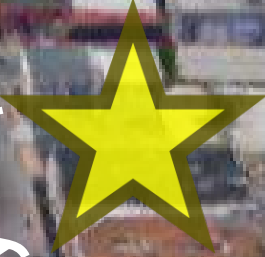
Area Development

Market Detail



Gilham Plaza | CPD: 13,020

Cherry St | CPD: 9,520



Linwood Blvd



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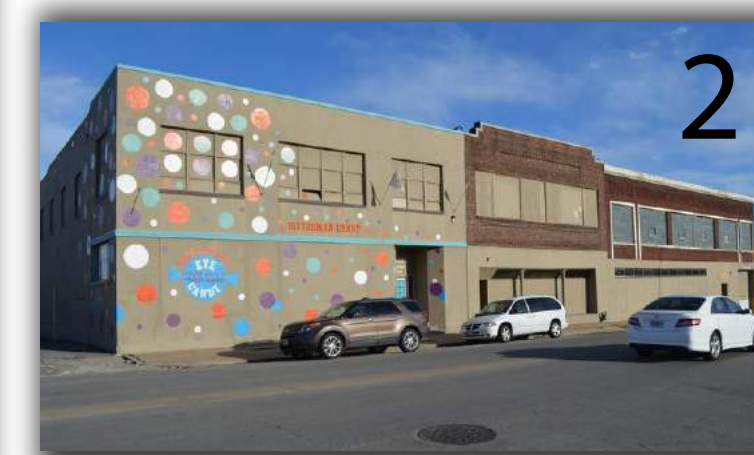
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Current/Proposed Union Hill Projects

1. 31 Levy
2. Bittermans Complex
3. Acme 32
4. Luzier Building



1. 31 Levy- 117 new luxury apartments planned with restaurant & commercial space at street level.

2. Bitterman Complex- 37,000 square foot redevelopment will add office & retail space to Midtown.

3. Acme 32- \$4 million renovation of 30,000 square foot building will add apartments & retail to the corner of Linwood & Gillham Rd.

4. Luzier Building- \$2 million historic renovation of Nelle Peters' 17,600 square foot building will create office & restaurant space on Gillham Plaza.

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Market Detail

601 E 31st St.

Union Hill Neighborhood

601 E 31st St

Overlooking Crown Center, near the Crossroads Arts District and Downtown destinations, Union Hill is one of Kansas City's oldest continuous neighborhoods. Union Hill is a unique experience, steeped in history and filled with a diverse modern energy. Whether living, exploring, dining or entertaining, Union Hill is an urban escape nestled between Main Street on the West, Gillham Road on the East, the 31st Street corridor on the South and approximately 28th Street on the North.



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DEMOGRAPHICS

1 mile

3 miles

5 miles

Population

14,724

110,942

239,262

Income

\$52,731

\$54,679

\$59,844

Businesses

2,586

13,192

19,008

Employees

37,743

221,721

292,772

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