



Ground Floor Retail in Apartment Building

1914 Main Street, Kansas City, Missouri



LEASE RATE: \$2,875/MONTH GROSS | 900 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	13,549	102,499	239,846
Avg. Household Income	\$72,679	\$60,923	\$68,457

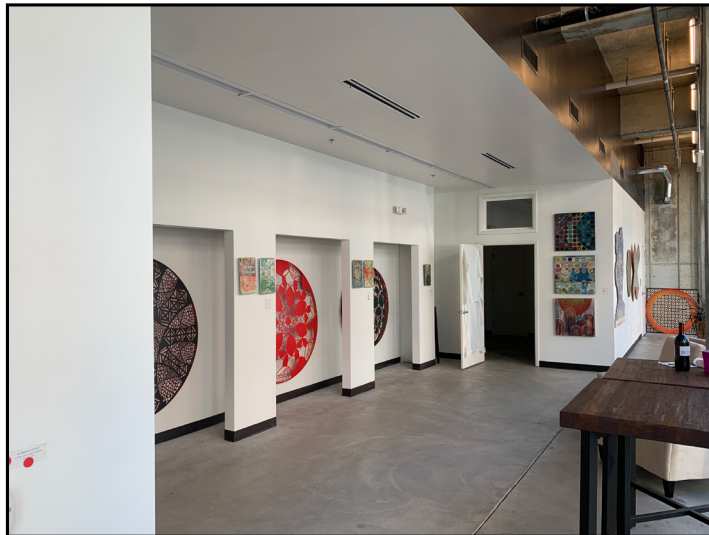
- 65 feet of window frontage on Main Street right in front of KC Streetcar
- Looking for retail/office user to serve 44 apartments above
- White boxed space with bathroom/office, ready for tenant finish
- Built in 2016

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
GARRETT COHOON | 816.412.7315 | gcohoon@blockandco.com



PHOTOS





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CROSSROADS ART DISTRICT

The Crossroads Arts District is a catalyst to the local economy. Downtown Kansas City and the adjacent Crossroads Arts District combine to host 34% of all employment in the metro area.

1914 Main is right on the Kansas City Street Car line. The new street car extension will connect residents at each property to the Country Club Plaza, UMKC, Power & Light District, and the River Market neighborhoods. Each property is surrounded by I-35 and I-70 providing access to the farthest corners of the metro in less than thirty minutes.

The Crossroads is the premier entertainment district in the Kansas City metro. The neighborhood is home to over 2,000 residents and ideally located between Kansas City's commercial business district and Crown Center.

Within two miles of the subject properties you will find over 100,000 jobs, including 20,000 Financial Jobs, 20,590 Professional Services, and 20,889 Education and Health Services.

ECONOMIC PROFILE

Total Population (5 Miles) – 240,092

Average Household Income (2 Miles) \$64,417

Median Age – 35.6

RENTAL DEMOGRAPHICS

Average Rental Rate - \$1,391 Subject - \$1,368

YoY Change – 4% 2022 Projection – 7%

Average Occupancy – 90% (included properties in lease up)

Inventory 12,622 units

731 Units under construction

For more information on the Crossroads Art District visit: <https://kccrossroads.org>

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CROSSROADS ART DISTRICT MAP

ART GALLERIES

- 51 **Anne Casey Art**
202 Baltimore Ave
816-424-8118
annecaseyart.com
- 54 **Art Attack**
1625 Madison St
816-465-4001
artattack-ks.com
- 4 **Base Creative**
115 W 18th St
788-0444
basecreative.com
- 13 **Beggs Table Church & Gallery**
2000 Baltimore Ave
816-500-0280
beggsart.com
- 77 **Belger Arts Center**
2019 Walnut St
816-424-3250
belgerartscenter.org
- 84 **Belger Crane Yard Studios**
2011 Tracy Ave
816-424-7386
kscity.com
- 40 **Blue Gallery**
118 Southwest Blvd
816-527-0953
bluegallery.com
- 76 **The Boulder Center for the Arts**
1700 N 78th St
816-856-6550
facebook.com/boulderarts
- 27 **Butterman Art Space**
3033 Main St
816-286-8640
buttermanartspace.com
- 95 **Centers Gallery**
2011 Baltimore Ave
816-292-5933
centersgallery.com
- 3 **Cheryl Coe Annetta Sculptural Jewelry**
217 W 18th Terr
787-587-6881
cherylcoe.com
- 46 **Egawa & Zryk**
2028 Grand Blvd
egawazryk.com
- 79 **Four Chapter Gallery**
208 W 26th St
816-525-2425
fourchaptergallery.com
- 1 **Goethe Pop Up Kansas City**
184 Main St
202-875-7885
thegothepop.com
- 53 **Hilford Gallery**
1820 Madison St
816-581-2766
hilfordgallery.com
- 54 **Jones Gallery**
170 Walnut St
816-427-3311
jonesgallery.com
- 67 **Kathryn Knappe Art**
7102 Grand Blvd
913-710-6545
kathrynknappe.com

ARTS ORGANIZATIONS

- 58 **Leedy-Vulcan Art Center**
2022 Baltimore Ave
816-424-8118
leedy-vulcan.com
- 12 **Michael Melick Studio & Gallery**
715 W 26th St, Suite 304
786-476-3855
michaelmelick.com
- 52 **Sherry Leedy Contemporary Art & Gallery**
2026 Grand St
816-221-9295
sherryleedy.com
- 47 **Shirley Dyck Heintz**
1019 W 19th St
816-427-9550
shirleydyck.com
- 78 **Studio Above**
2019 Baltimore Ave, #2035
816-509-7624
facebook.com/studiobove
- 68 **Studios Inc**
1700 Campbell St
816-954-7154
studiosinc.com
- 55 **ArtsArk**
106 Southwest Blvd
816-427-7711
artsark.com
- 24 **Felix Alliance International**
401 Avenida Cesar E. Chavez, Suite 10
816-221-3555
falk.org
- 64 **Kansas City Ballet**
500 W Wendling Rd
816-953-8953
ksballet.org
- 59 **Kansas City Symphony**
1713 Wyandotte St, Suite 200
816-471-0400
ksosymphony.org
- 73 **Lynx Opers of Kansas City**
1725 Holmes St
816-471-6552
kopera.org
- 29 **Mid-America Arts Alliance**
2208 Baltimore Ave
816-421-1888
maaa.org
- 36 **Baauak's**
177 Main St
816-421-1915
baauaks.com
- 74 **Kaufman Center for the Performing Arts**
100 Broadway Blvd
816-584-2222
kaufmancenter.org
- 18 **The Truman**
621 E Truman Rd
816-295-8550
thetruman.com
- 20 **Interimmedia Tap House**
483 E 18th St
816-298-8540
interimmediataphouse.com
- 57 **King &**
502 E 18th St
773-507-9290
kingkc.com
- 41 **La Bodega Tapas & Lounge**
705 Southwest Blvd
816-422-8272
labodega.com

EVENT SPACES

- 57 **Robert Events**
1703 Deary St
816-882-1854
roberteventsc.com
- 63 **The Bauer Event Space**
2200 Central St
816-584-8533
bauereventspace.com
- 5 **The Exchange**
1011 Main St, 4th Floor
816-424-3424
theexchange.com
- 39 **The Guild KC**
103 Locust St
816-471-9550
theguildkc.com
- 75 **Skyline Roofers**
2100 Central St
913-777-4468
skylineroofers.com
- 38 **The Reddy**
3532 Grand Blvd
816-427-7711
thereddy.com
- 11 **Baileys Plaza Pizzeria & Bar**
1815 Wyandotte St
816-442-7441
baileysplazapizzeria.com
- 9 **City Barrel Brewery & Distillery**
1140 Holmes St
816-221-0785
novel.com
- 61 **Oak & Wood**
121 W 17th St
816-795-5580
oakandwood.com
- 32 **PTA Coffee Roasting Co.**
311 Southwest Blvd
816-255-2402
ptacoffee.com
- 22 **Stevenson Sells & Tavern**
1800 Main St
816-276-8197
stevenson.com
- 10 **Sweetfish Tavern**
210 W 19th Terr
816-221-9191
sweatfish.com
- 21 **Luna Vlogs**
2000 Main St
816-842-2205
lunavlogs.com
- 55 **Farina**
18 West 19th St
816-786-6980
farina.com
- 6 **Firefly's Jack Stack Barbecue**
101 W 22nd St
816-421-7427
jackstackbbq.com
- 44 **Grubswear**
101 W 22nd St
816-283-3334
grubswear.com
- 40 **Interimmedia Tap House**
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interimmediataphouse.com
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LOCAL CRAFT BEVERAGES

- 71 **Lolo Restaurant**
2101 Central St
816-533-2400
lolo.com
- 61 **Lila's Kansas City**
101 W 22nd St
816-221-3722
lilaskc.com
- 56 **Lila's Thin Mouldie Shop & Baking Arts**
1807 Wyandotte St
816-265-5189
lilashop.com
- 45 **Minsky's**
207 Southwest Blvd
816-424-7008
minsky.com
- 14 **Miller's**
1821 Wyandotte St
816-471-1155
millerbrew.com
- 50 **Mission Taps Joint**
409 E 18th St
816-944-5107
missiontapsjoint.com
- 58 **Novel**
1037 Midway St
816-221-0785
novel.com
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816-422-8272
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- 63 **Mykayo Tansorian and Social**
527 Southwest Blvd
816-295-2978
mykayo.com
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- 32 **PTA Coffee Roasting Co.**
311 Southwest Blvd
816-255-2402
ptacoffee.com
- 22 **Stevenson Sells & Tavern**
1800 Main St
816-276-8197
stevenson.com
- 10 **Sweetfish Tavern**
210 W 19th Terr
816-221-9191
sweatfish.com
- 21 **Luna Vlogs**
2000 Main St
816-842-2205
lunavlogs.com
- 55 **Farina**
18 West 19th St
816-786-6980
farina.com
- 6 **Firefly's Jack Stack Barbecue**
101 W 22nd St
816-421-7427
jackstackbbq.com
- 44 **Grubswear**
101 W 22nd St
816-283-3334
grubswear.com
- 40 **Interimmedia Tap House**
483 E 18th St
816-298-8540
interimmediataphouse.com
- 57 **King &**
502 E 18th St
773-507-9290
kingkc.com
- 41 **La Bodega Tapas & Lounge**
705 Southwest Blvd
816-422-8272
labodega.com
- 63 **Mykayo Tansorian and Social**
527 Southwest Blvd
816-295-2978
mykayo.com
- 61 **Lila's Kansas City**
101 W 22nd St
816-221-3722
lilaskc.com
- 56 **Lila's Thin Mouldie Shop & Baking Arts**
1807 Wyandotte St
816-265-5189
lilashop.com
- 45 **Minsky's**
207 Southwest Blvd
816-424-7008
minsky.com
- 14 **Miller's**
1821 Wyandotte St
816-471-1155
millerbrew.com
- 50 **Mission Taps Joint**
409 E 18th St
816-944-5107
missiontapsjoint.com
- 58 **Novel**
1037 Midway St
816-221-0785
novel.com
- 61 **Oak & Wood**
121 W 17th St
816-795-5580
oakandwood.com
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ptacoffee.com
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AERIAL





Ground Floor Retail in Apartment Building

1914 Main Street, Kansas City, Missouri

1914 Main Street Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	13,549	102,499	239,846
2027 Projected Population	14,251	104,586	243,791
2020 Census Population	13,109	100,115	237,039
2010 Census Population	8,444	89,822	224,145
Projected Annual Growth 2022 to 2027	1.0%	0.4%	0.3%
Historical Annual Growth 2010 to 2022	5.0%	1.2%	0.6%
2022 Median Age	35.7	34.9	34.4
Households			
2022 Estimated Households	7,538	46,218	101,756
2027 Projected Households	7,941	47,130	103,213
2020 Census Households	7,359	46,190	101,450
2010 Census Households	4,262	39,526	93,115
Projected Annual Growth 2022 to 2027	1.1%	0.4%	0.3%
Historical Annual Growth 2010 to 2022	6.4%	1.4%	0.8%
Race and Ethnicity			
2022 Estimated White	56.5%	44.5%	43.0%
2022 Estimated Black or African American	24.6%	29.3%	26.2%
2022 Estimated Asian or Pacific Islander	3.5%	4.2%	4.7%
2022 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2022 Estimated Other Races	14.6%	21.1%	25.1%
2022 Estimated Hispanic	15.7%	22.8%	27.2%
Income			
2022 Estimated Average Household Income	\$72,679	\$60,923	\$68,457
2022 Estimated Median Household Income	\$71,324	\$49,055	\$51,468
2022 Estimated Per Capita Income	\$41,906	\$28,102	\$29,379
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.7%	6.4%	7.3%
2022 Estimated Some High School (Grade Level 9 to 11)	4.6%	8.3%	8.9%
2022 Estimated High School Graduate	17.0%	24.3%	26.9%
2022 Estimated Some College	14.9%	18.1%	18.7%
2022 Estimated Associates Degree Only	5.6%	5.6%	6.1%
2022 Estimated Bachelors Degree Only	31.5%	22.9%	19.2%
2022 Estimated Graduate Degree	22.7%	14.5%	12.9%
Business			
2022 Estimated Total Businesses	2,973	7,911	13,147
2022 Estimated Total Employees	61,709	168,452	255,211
2022 Estimated Employee Population per Business	20.8	21.3	19.4
2022 Estimated Residential Population per Business	4.6	13.0	18.2

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