

Iconic Brookside Building Available For Sale

400-408 E 63RD STREET, KANSAS CITY, MISSOURI

Property Highlights

- First time available for over 40 years
- Currently leased to four tenants
- One small vacancy 300 (±) sf available for owner user or additional tenant
- Excellent visibility along 63rd Street
- 3,948 vehicles per day
- Brookside neighborhood strong surrounding demographics and foot traffic
- Existing build-out include four retail shops and one restaurant space
- Tenant parking in the rear of the building and ample street parking available
- Sale price \$2,350,000



9,480 (±) sf Building

NEWMARK
ZIMMER

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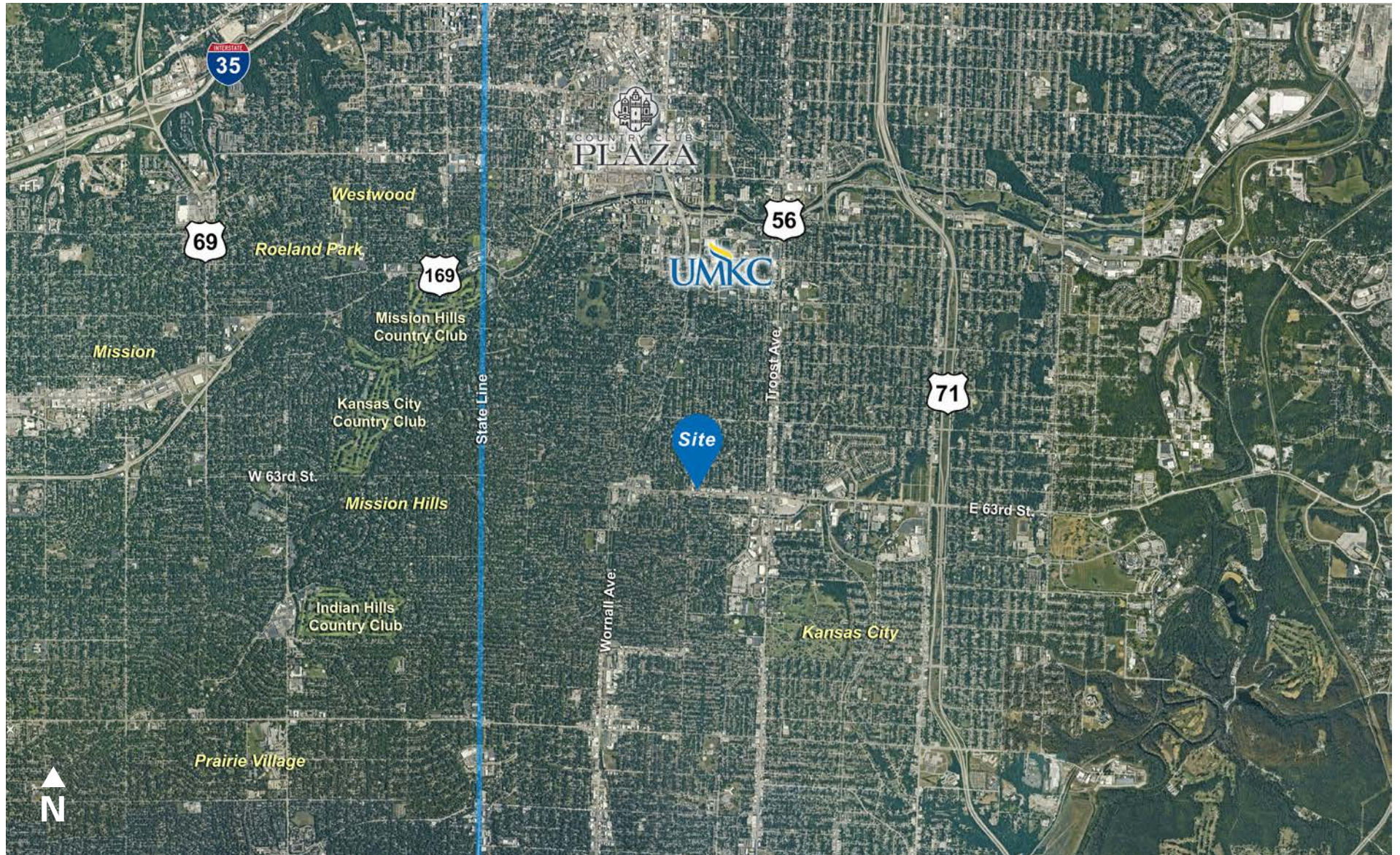
1220 Washington Street, Suite 300
Kansas City, MO 64105

400-408 E 63RD STREET, KANSAS CITY, MISSOURI

Location Aerial



Location Aerial



Demographics

	ONE-MILE	THREE-MILE	FIVE-MILE
2010 Population	15,476	111,869	232,948
2020 Population	16,069	115,299	242,478
2025 Population	16,285	115,161	245,105
2030 Population	16,471	116,518	249,711
2025 Median Age	40.3	37.4	37.2
2010 Households	6,769	50,953	106,908
2020 Households	7,009	52,659	112,337
2025 Total Households	7,238	53,463	115,426
2030 Total Households	7,361	54,475	118,692
2025 Average Household Size	2.23	2.10	2.08
2025 Median Household Income	\$110,132	\$77,798	\$71,613
2030 Median Household Income	\$124,955	\$85,902	\$79,503
2025 Average Household Income	\$155,559	\$123,159	\$109,333
2030 Average Household Income	\$172,265	\$134,027	\$119,546
2025 Per Capita Income	\$68,949	\$57,194	\$51,426
2030 Per Capita Income	\$76,770	\$62,683	\$56,748
2010 Total Housing Units	7,299	58,881	124,430
2020 Total Housing Units	7,607	59,606	127,400
2025 Total Housing Units	7,865	60,611	131,145
2030 Total Housing Units	7,925	61,731	134,547