



# 6100 TROOST

6100 Troost Ave, Kansas City, MO 64110



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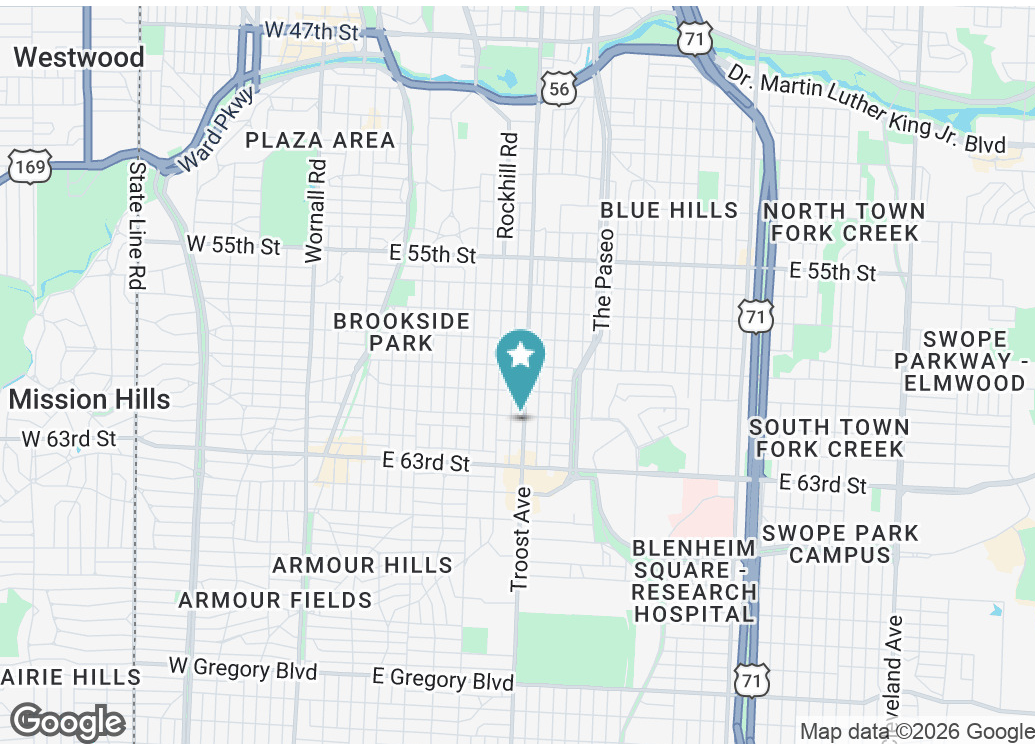
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# PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$750,000
Lot Size:	0.77 Acres
Building Size:	5,500 SF

## Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	569	2,066	6,608
Total Population	1,123	4,393	15,487
Average HH Income	\$87,391	\$90,655	\$108,439

# 63RD ST DEVELOPMENT

**63rd & Oak**

Country Club Plaza

Brookside Modern

Brookside Mid-Century

Franciscan Sisters of Christ the King

AT&T Campus

Research Medical Center

63RD STREET

63RD STREET

63RD STREET

6100 TROOST

Downtown Brookside

Brookside Professional

Research Medical Center Brookside Campus

St. Anthony Senior Living Center

Hogan Preparatory Academy High School

Ewing Marion Kauffman School

Nazarene Theological Seminary



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Former bank branch available for sale at the intersection of Troost Avenue and 61st Street in the heart of Kansas City's evolving urban core. The 5,500 SF building sits on approximately 0.75 acres and offers a rare combination of existing infrastructure, ample parking, monument signage, and redevelopment flexibility under B3-2 zoning. Originally constructed as a Commerce Bank branch, the property features a drive-thru configuration, existing vault, and three-phase electrical service, creating immediate value for office, retail, medical, institutional, or service-oriented users. Positioned just east of Brookside with direct access to US-71 Highway, the property benefits from strong connectivity, increasing investment activity, and continued momentum along the Troost Corridor.

## LOCATION DESCRIPTION

Situated at 6100 Troost Avenue on the desirable east side of Brookside, this property occupies a prominent position along one of Kansas City's most actively reinvesting and transforming commercial corridors. Troost Avenue continues to experience substantial public and private investment focused on infrastructure improvements, revitalization efforts, adaptive reuse, and expanding neighborhood amenities, positioning the corridor for long-term growth and redevelopment opportunity. The site offers immediate access to US-71/I-49, providing excellent regional connectivity to Downtown Kansas City, the Country Club Plaza, Waldo, and the broader metro area. Surrounded by established residential neighborhoods including Brookside, Armour Hills, and Rockhill, the property benefits from strong demographics, growing commercial activity, and increasing consumer demand within a vibrant infill location.



# BROOKSIDE MARKET PAGES

## BROOKSIDE

Brookside is one of Kansas City's most beloved and established neighborhoods—known for its tree-lined streets, classic architecture, and a strong sense of community. Just south of the Country Club Plaza, Brookside offers a walkable village center with locally owned shops, restaurants, and services that attract both residents and visitors year-round.

With a highly educated, affluent population and stable residential values, the area provides a built-in customer base for retail and service-oriented businesses. Limited commercial turnover, strong foot traffic, and consistent demand make Brookside a rare opportunity for long-term, neighborhood-driven investment in one of Kansas City's most enduring districts.

### BROOKSIDE DEMOGRAPHICS



**53,502**  
Population



**38,045**  
Daytime Population



**\$396,936**  
Median Home Value



**75%**  
Bachelors Degree or Higher

### KANSAS CITY DEMOGRAPHICS



**2.2 M**  
Population



**474,110**  
Daytime Population



**\$240,254**  
Median Home Value



**37.2%**  
Bachelors Degree or Higher



### POPULAR AREA BUSINESSES



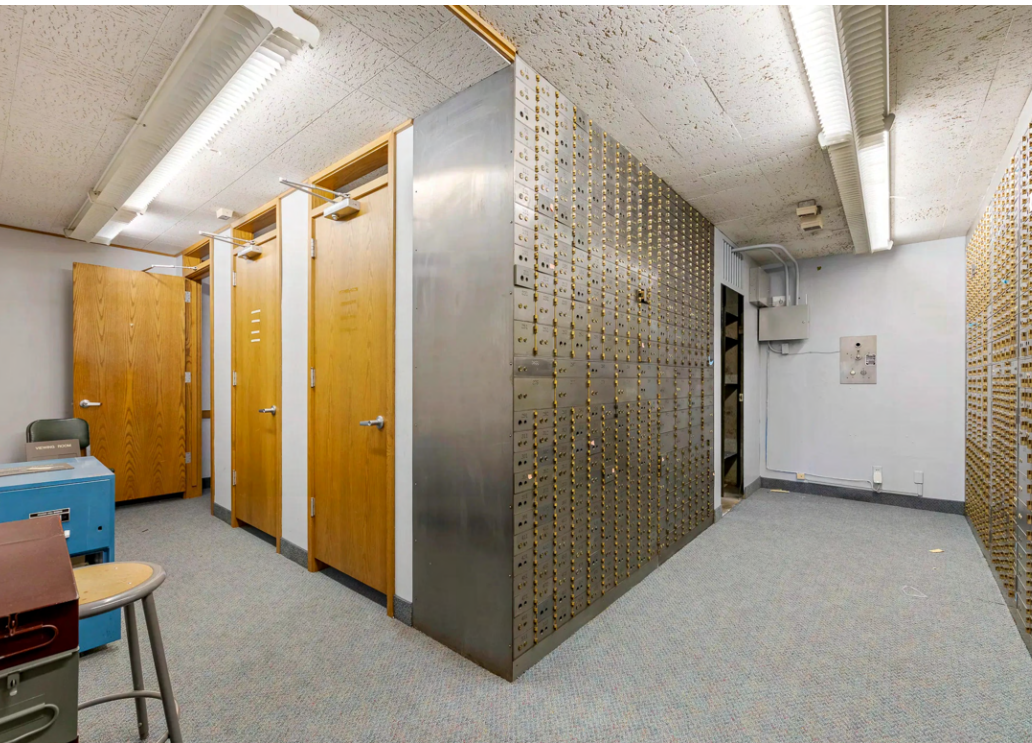


# COMPLETE HIGHLIGHTS



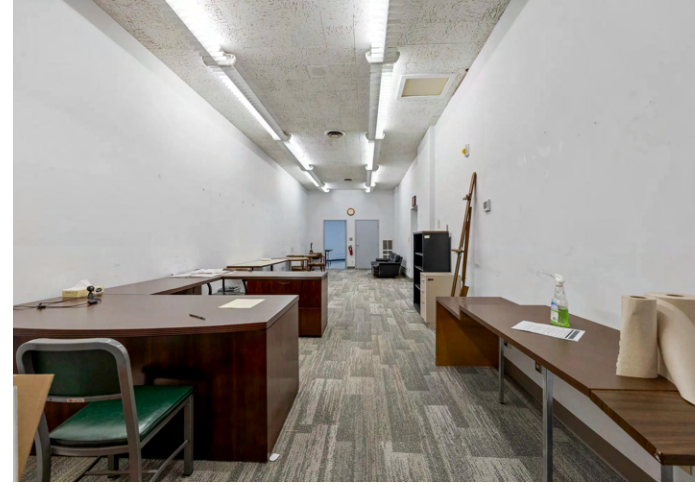
## PROPERTY HIGHLIGHTS

- 5,500 SF former Commerce Bank branch on approximately 0.75 acres
- Existing drive-thru lanes, vault, and three-phase electrical service already in place
- B3-2 zoning allows for a wide range of retail, office, medical, institutional, and redevelopment uses
- Existing parking lot includes approximately 30 spaces with the ability to expand parking capacity
- Monument signage opportunity along highly visible Troost Avenue frontage
- Convenient access to US-71 Highway with proximity to Brookside, Waldo, Midtown, and the Plaza





# ADDITIONAL PHOTOS





(2.5 miles)



(1 mile)

(1 mile)



Pawsperty

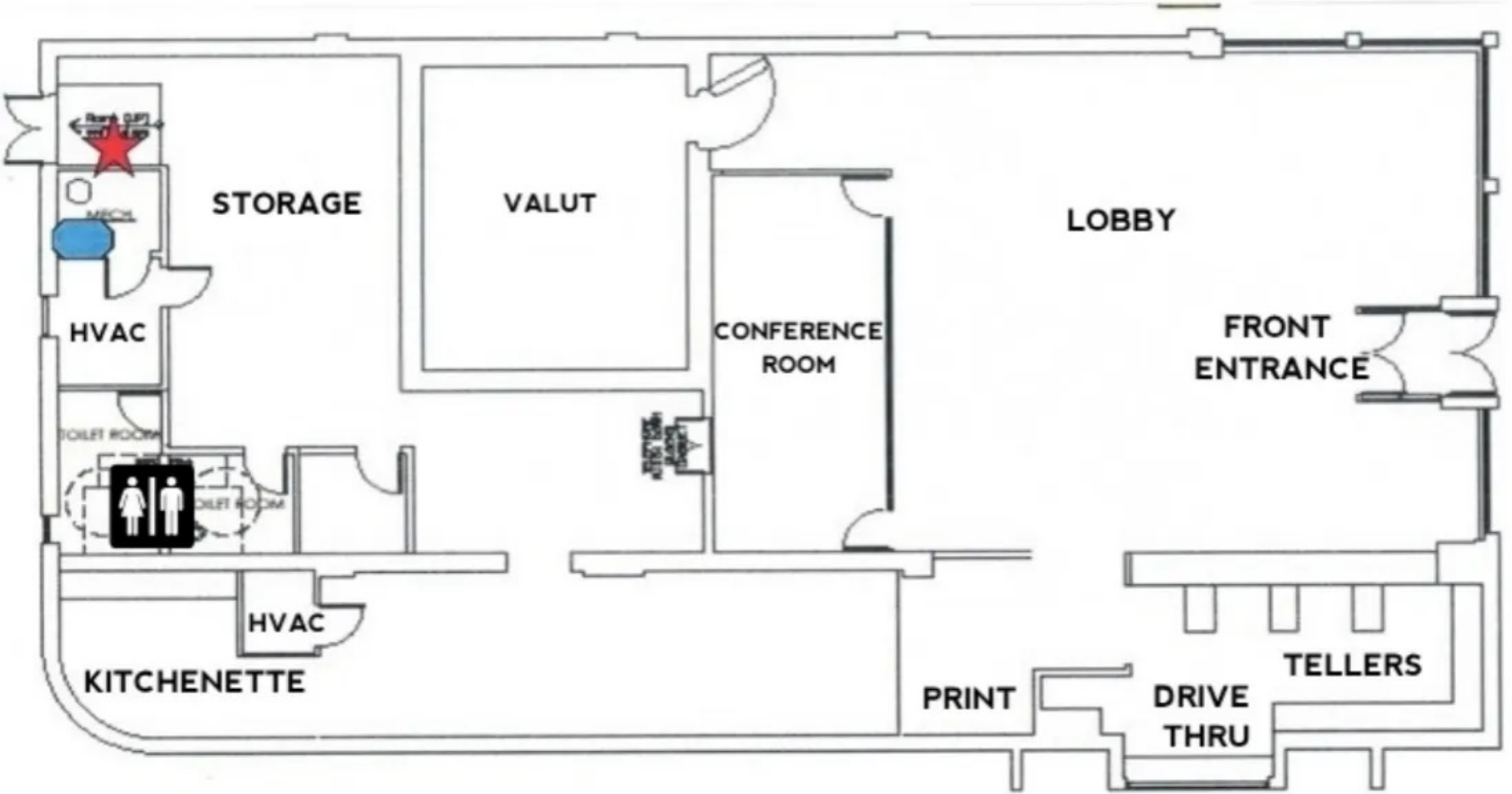


Troost Ave (12k VPD)





# SITE PLANS





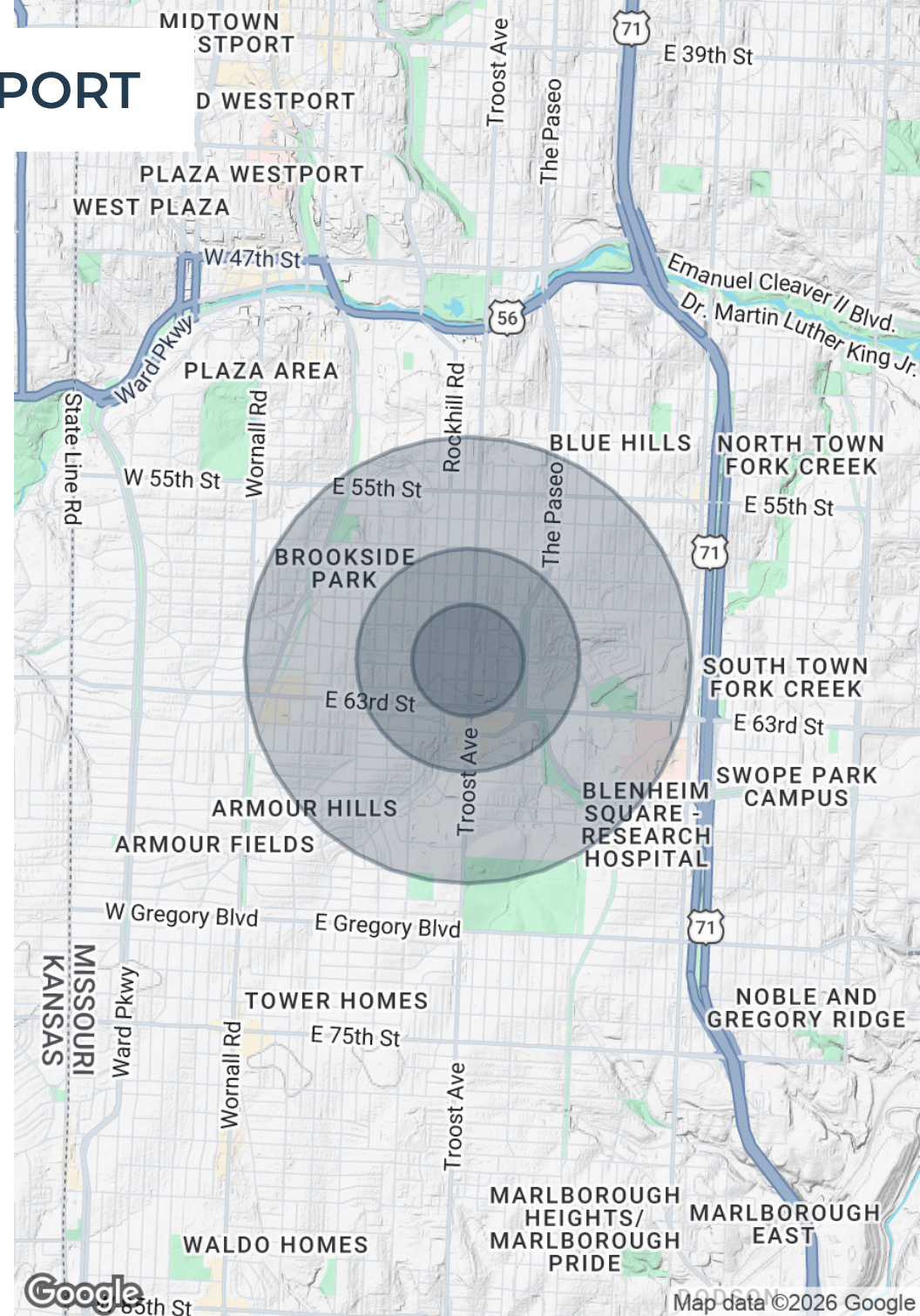
# DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,123	4,393	15,487
Average Age	38.2	38.6	38.4
Average Age (Male)	30.8	33.6	35.3
Average Age (Female)	42.2	41.4	40.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	569	2,066	6,608
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$87,391	\$90,655	\$108,439
Average House Value	\$220,306	\$237,126	\$294,899

2023 American Community Survey (ACS)





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