

RESTAURANT ANCHORED NEIGHBORHOOD CENTER

5000-5012 State Avenue, Kansas City, KS 66102

MULTI-USE PROPERTY
FOR SALE / LEASE



PROPERTY DESCRIPTION

This well-maintained 3-story retro mixed-use masonry block building offers versatile space on a 72,658± SF site. Located along a major roadway, the property has the potential to meet neighborhood retail and residential needs, offering strong value-add opportunities for redevelopment or repositioning.

Main Level:

16,647± SF divisible into multiple retail storefronts, including a 5,900± SF full-service restaurant with 14' clear heights, ideal for retail and service establishments.

Upper Level:

14,607± SF with 31 studio-style residential units and 2 office spaces, providing in-demand housing and workspace solutions. Clear heights of 12'.

Rear Garden Level:

6,286± SF suitable for office, quasi-retail or storage uses.

PROPERTY HIGHLIGHTS

- This well-maintained 3-story retro mixed-use masonry block building offers versatile space on a 72,658± SF site. Located along a major roadway, the property has the potential to meet neighborhood retail and residential needs, offering strong value-add opportunities for redevelopment or repositioning.
- Main Level- 16,647± SF divisible into multiple retail storefronts, including a 5,900± SF full-service restaurant with 14' clear heights, ideal for retail and service establishments. Space availability for lease upon request.
- Upper Level- 14,607± SF with 31 studio-style residential units and 2 office spaces, providing in-demand housing and workspace solutions. Clear heights of 12'
- Rear Garden Level- 6,286± SF suitable for office, quasi-retail or storage uses
- PROPERTY HIGHLIGHTS:
 - Elevator-served building on a prominent, well-traveled State Avenue with substantial visibility for businesses
 - Direct access to I-635, I-70, and I-435 for seamless regional travel
 - Located in an area with increasing investment and development, positioning it as a growth focal point in KCK. Ideal for investors or

Cherise Sedlock

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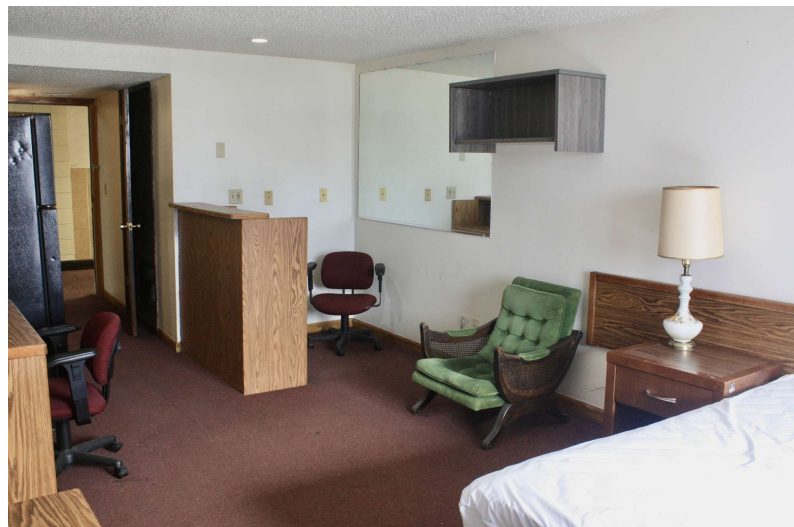
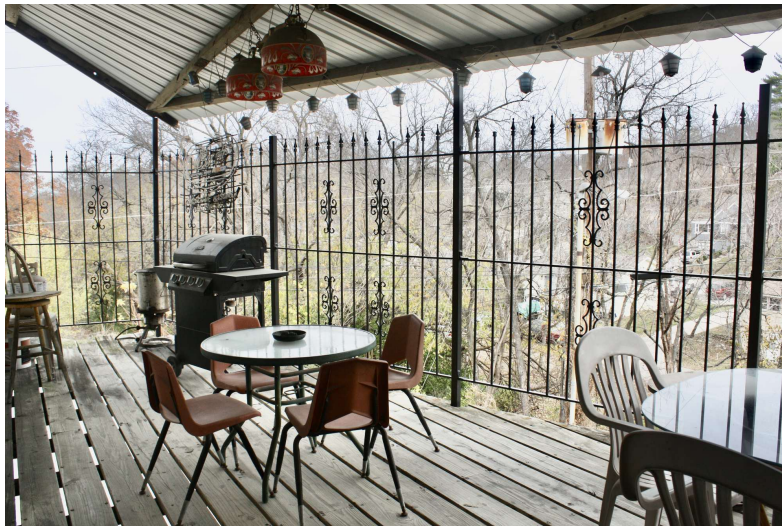
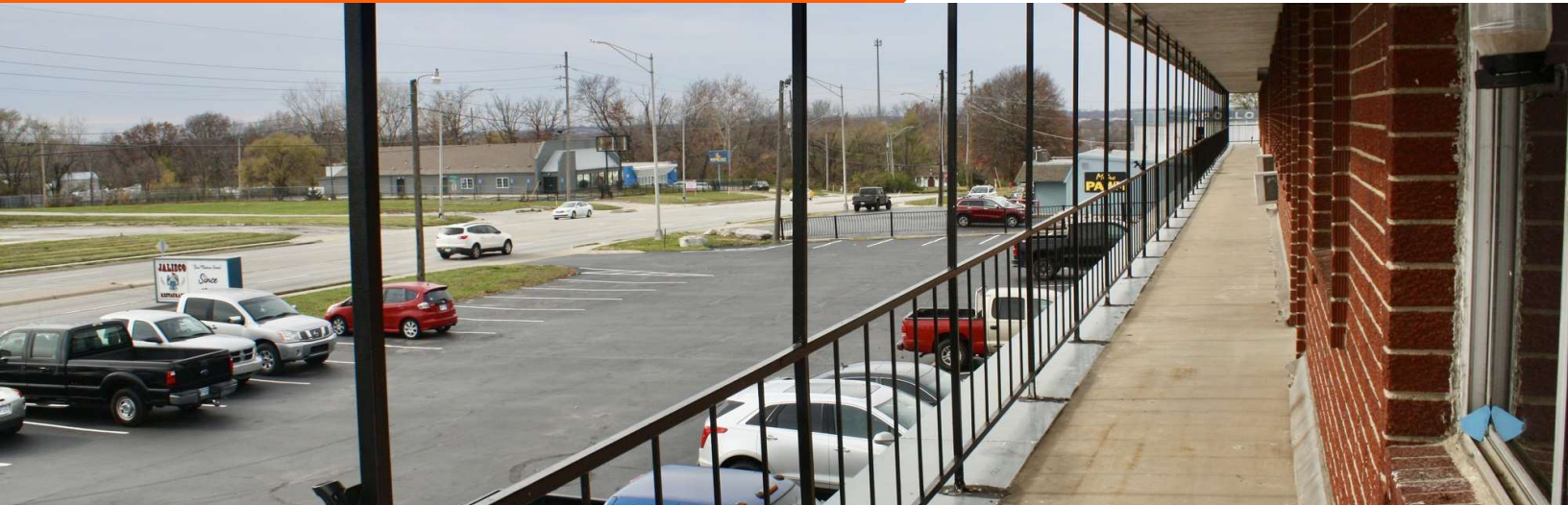


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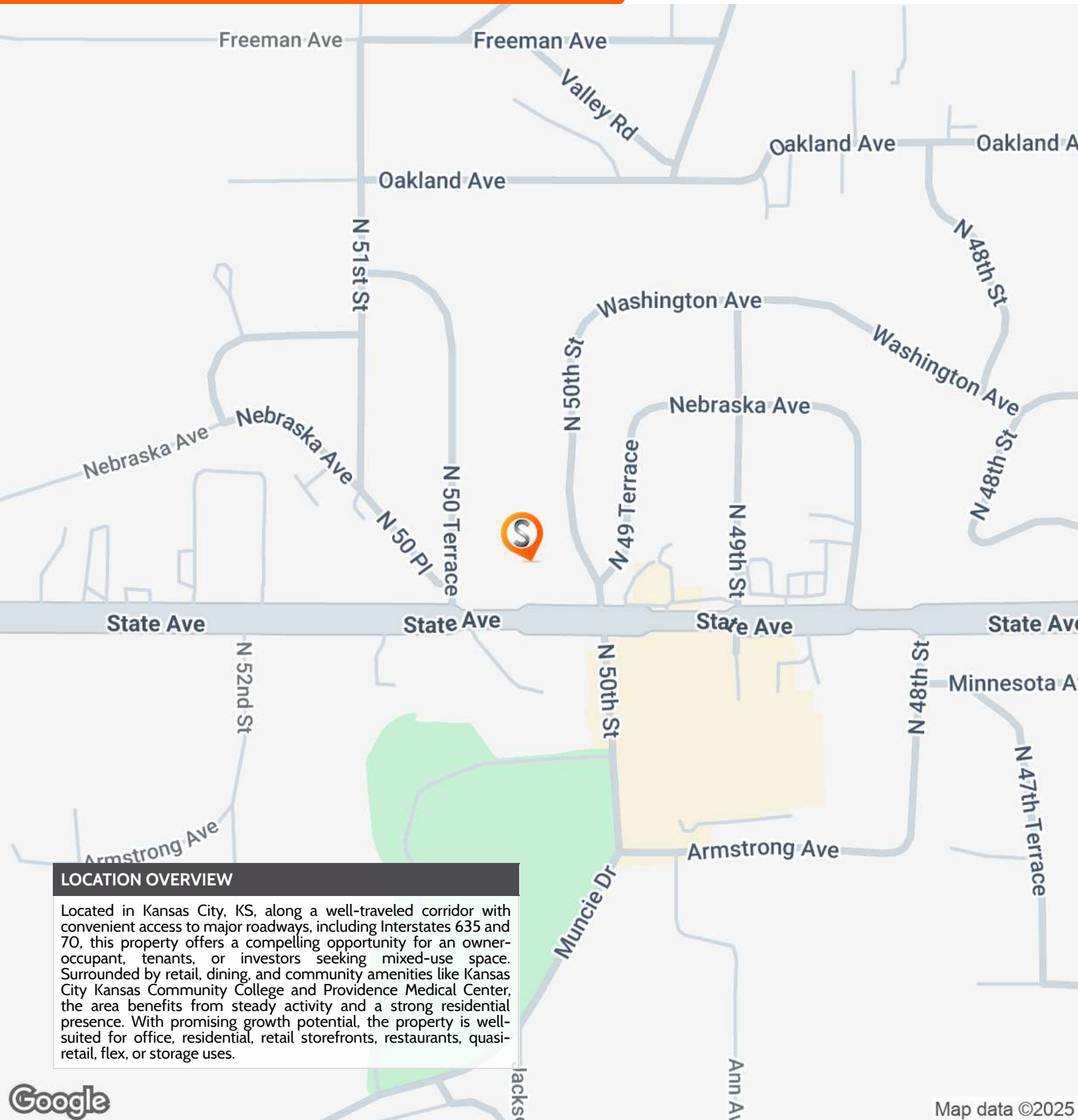


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LOCATION OVERVIEW

Located in Kansas City, KS, along a well-traveled corridor with convenient access to major roadways, including Interstates 635 and 70, this property offers a compelling opportunity for an owner-occupant, tenants, or investors seeking mixed-use space. Surrounded by retail, dining, and community amenities like Kansas City Kansas Community College and Providence Medical Center, the area benefits from steady activity and a strong residential presence. With promising growth potential, the property is well-suited for office, residential, retail storefronts, restaurants, quasi-retail, flex, or storage uses.

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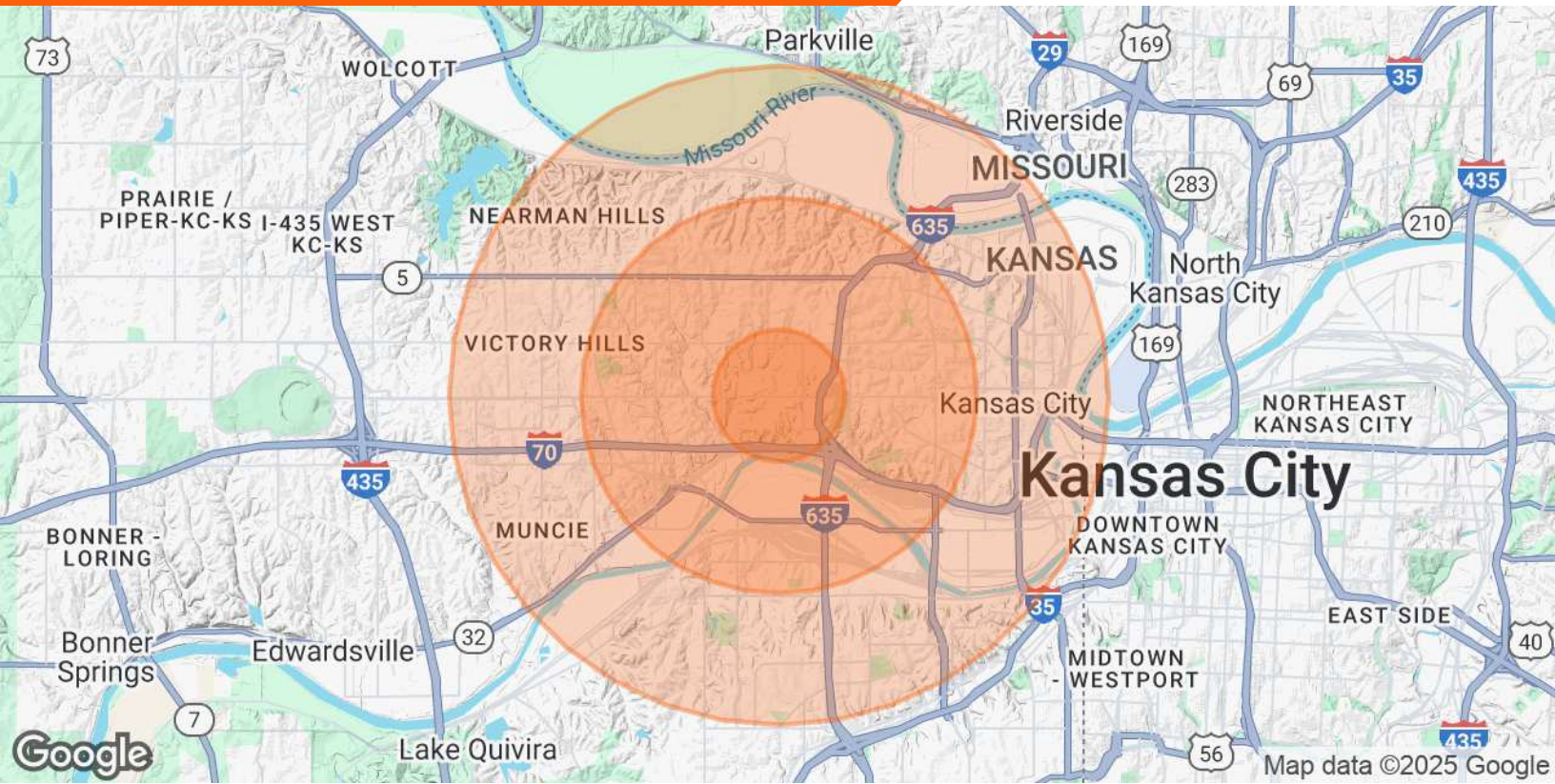


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,428	57,002	124,283
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,488	19,583	43,829
# of Persons per HH	3	2.9	2.8
Average HH Income	\$73,458	\$66,038	\$67,986
Average House Value	\$131,897	\$151,402	\$161,612

Demographics data derived from AlphaMap

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