



CONCEPTUAL RENDERING

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PROPERTY HIGHLIGHTS

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111

LOCATION

3604-3614 & 3620 Main Street
Kansas City, MO 64111

AVAILABLE

3620: ±26,000 SF historic commercial building on **0.33 AC**

3604-3614: ±15,000 SF demisable commercial building on **0.57 AC**

Plus adjacent parking lot with approximately 65 parking spots

SALE PRICE

Call for Pricing

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- ±26,000 SF historic commercial building on 0.33 AC and ±15,000 SF commercial building on 0.57 AC, offering flexible redevelopment potential
- Rare historic redevelopment opportunity ideal for a boutique hotel, multifamily conversion, event venue, or mixed-use project
- 3620 Main features a beautiful historic wood barrel roof with skylights and is well-positioned to leverage historic incentives
- 3604-3614 Main offers divisible space ideal for retail and restaurant users
- Surface parking in the rear with approximately 65 spaces
- Positioned between two streetcar stops, providing convenient access along the Main Street corridor with an average ridership of over 300,000 passengers a month
- Situated in a rapidly evolving district, with significant redevelopment activity exceeding \$4 billion since the downtown streetcar line was brought into the market
- In the heart of Midtown, walkable to thousands of residents

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PROXIMITY TO FUTURE BALLPARK DISTRICT

- Located near the planned 85-acre, world-class Kansas City Royals baseball entertainment district at Crown Center
- Transformational mixed-use development expected to significantly enhance downtown connectivity
- The new ballpark will elevate the Royals into the top tier of MLB for walkability
- Property is just two KC street car stops and a six-minute drive from the planned stadium district
- Strong opportunity for complementary uses including hotel, entertainment, restaurant, and experiential concepts

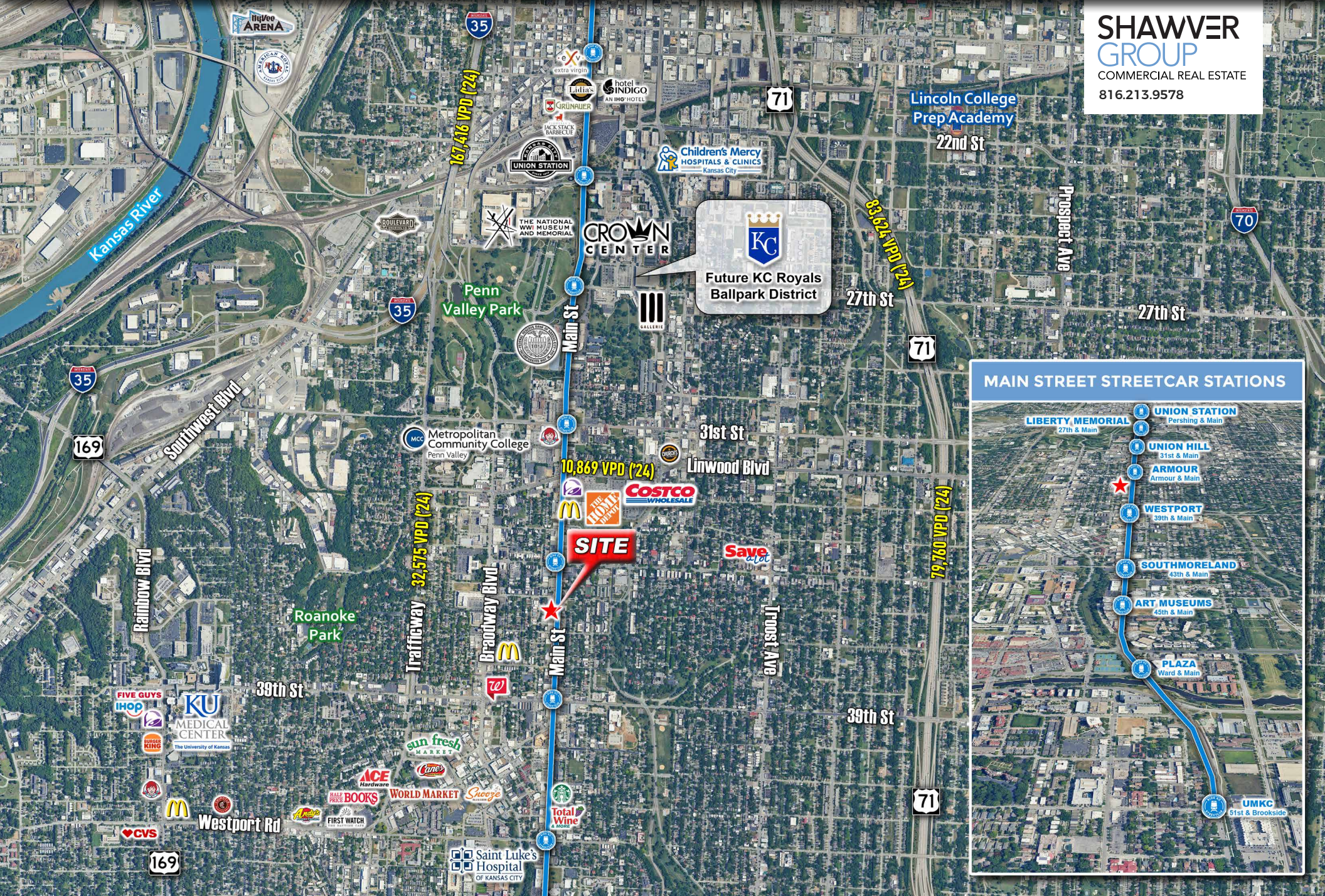
WIDE
AERIAL

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MAIN STREET STREETCAR STATIONS

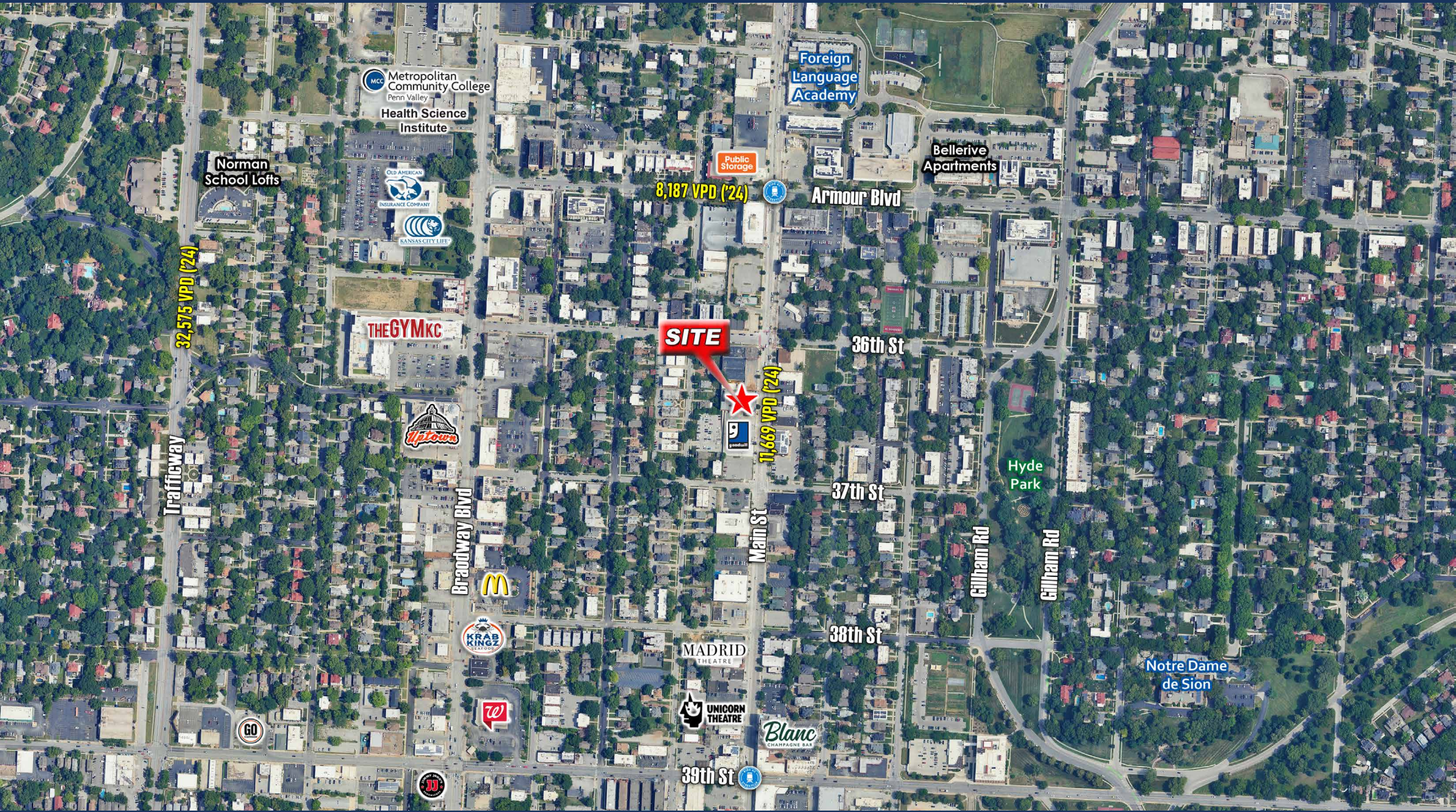
- LIBERTY MEMORIAL (27th & Main)
- UNION HILL (31st & Main)
- ARMOUR (Armour & Main)
- WESTPORT (39th & Main)
- SOUTHMORELAND (45th & Main)
- ART MUSEUMS (45th & Main)
- PLAZA (Ward & Main)
- UMKC (51st & Brookside)

Note: A red star on the map indicates the 'SITE' location between Union Hill and Westport stations.

SITE AERIAL

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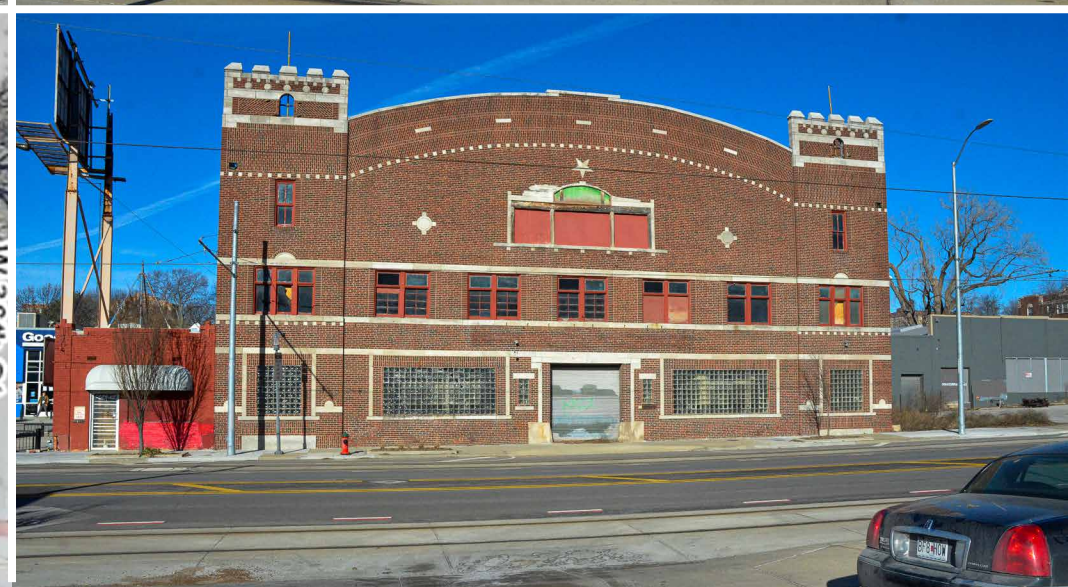
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EXTERIOR PHOTOS

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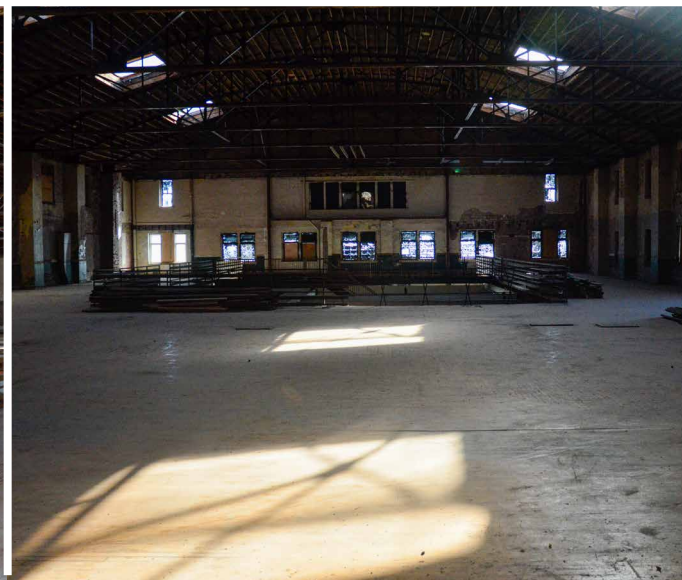
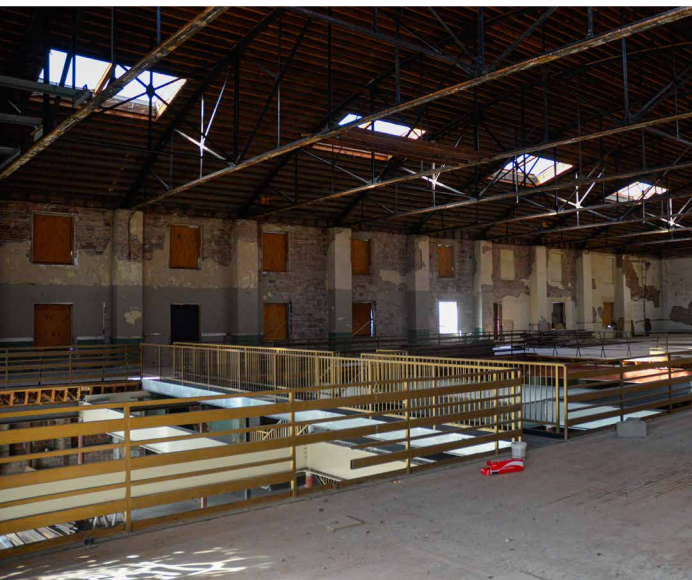
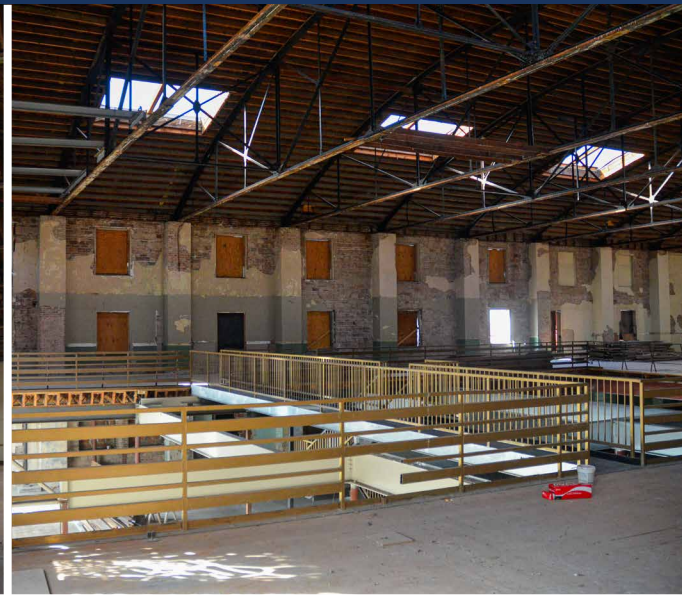
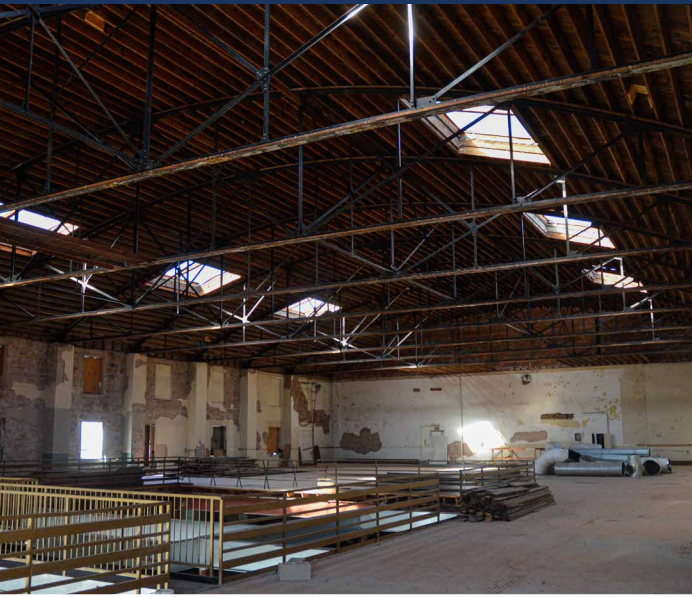
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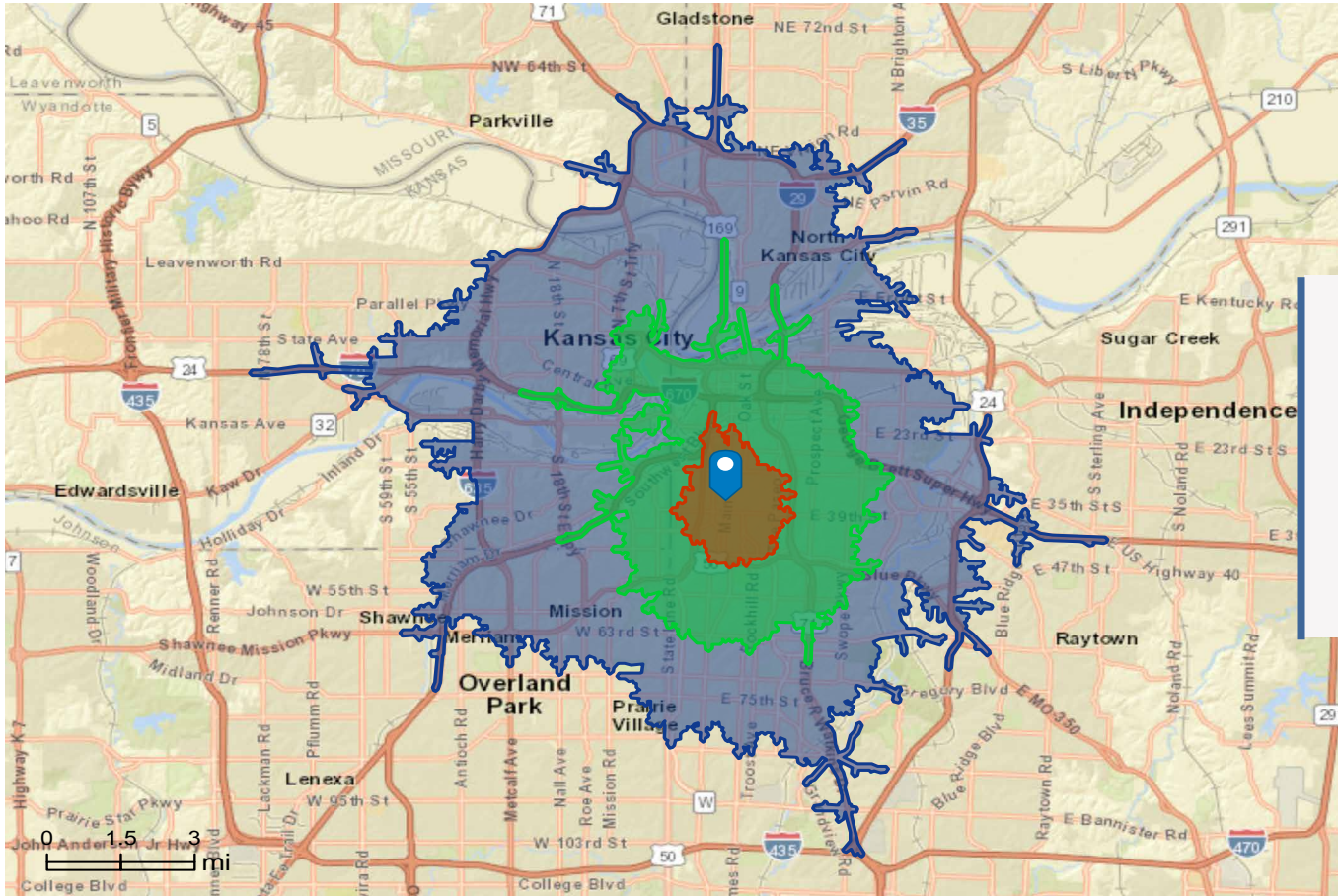
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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	32,219	136,309	350,515
Households	18,818	67,835	155,141
AVG HH Income	\$91,804	\$95,384	\$91,981
Median Age	33.7	34.4	35.1