

FOR LEASE

1921 E TRUMAN

KANSAS CITY, MO 64127



ZACHERY FOWLE

BROKERAGE ASSOCIATE

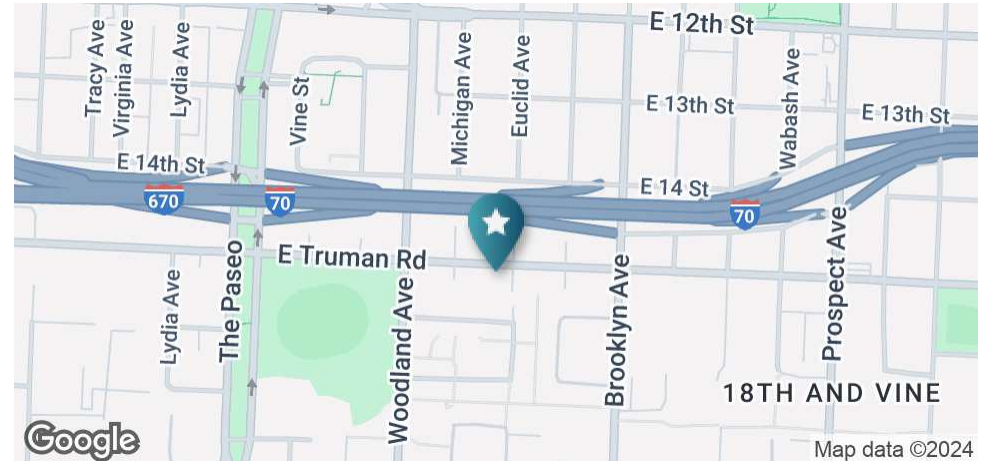
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CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 816.621.2130 **CLEMONSLIFE.COM**

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OFFERING SUMMARY

Available SF: 2,150 - 4,300 SF

Lease Rate: \$8.00 - 12.00 SF/yr (MG)

Building Size: 8,762

Market: Kansas City

PROPERTY OVERVIEW

This spacious property offers easy access to I-70 and provides convenient storage access, a freight elevator, and dock facilities for seamless operations. The second and third floor are wide open and ready to be occupied! Situated in a prime location, this property provides a versatile space to suit a variety of business needs.

LOCATION OVERVIEW

Situated just down the street from the Kansas City MLB Urban Youth Academy on Truman Road between Woodland Ave and Brooklyn Ave with great highway access to I-70.

PROPERTY HIGHLIGHTS

- Direct Access to I-70
- Spacious Open Floor Plan For Variety of Uses
- Freight Elevator
- Dock Access

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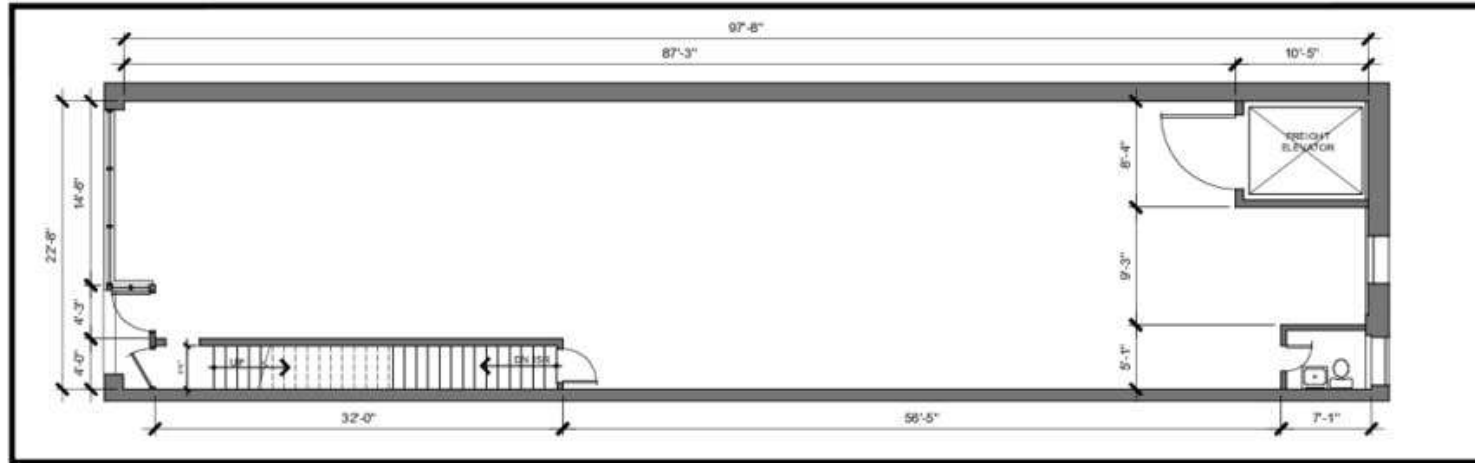
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SUITE 100

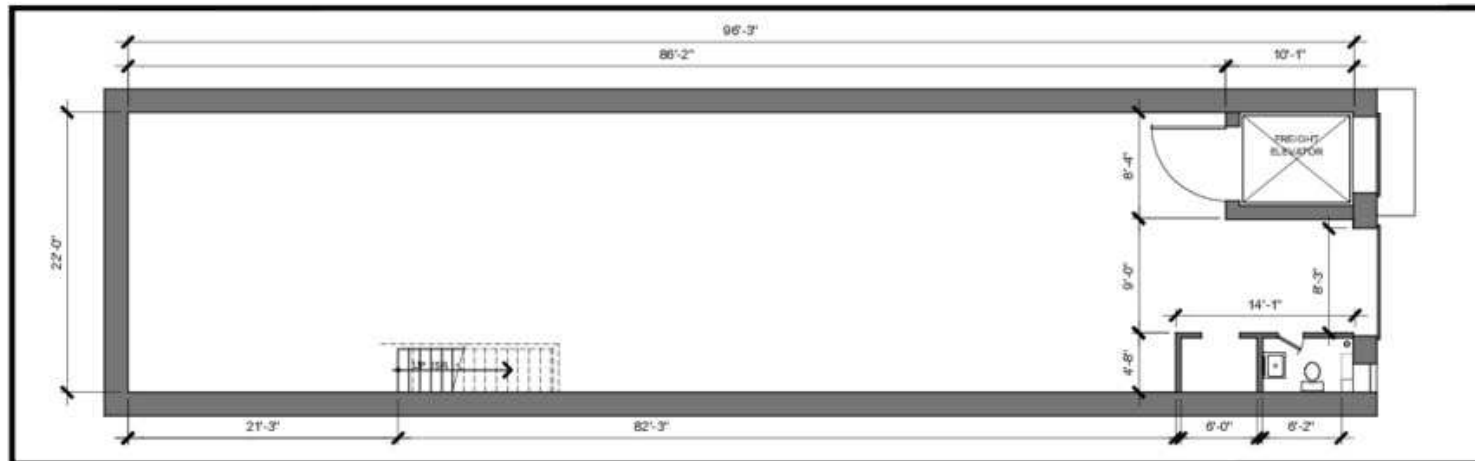
1 E. ARMOUR BLVD.

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2 AS-BUILT 1ST FLOOR PLAN
1/8" = 1'-0" 2,203 SQ FT 11'-11" CLG HT



1 AS-BUILT BASEMENT PLAN
1/8" = 1'-0" 2,116 SQ FT 7'-8" CLG HT

SQUAREONE COLLABORATIVE ARCHITECTURE DEVELOPMENT 100 WEST 80TH STREET SUITE 800 KANSAS CITY, MISSOURI 64114 TEL: 816.234.1234 FAX: 816.234.1235 WWW.SQUAREONECOLLABORATIVE.COM	
AS-BUILT FLOOR PLANS 1921 TRUMAN, LLC 1921 EAST TRUMAN ROAD KANSAS CITY, MISSOURI	
DATE: 10-25-2022 BY: [Signature]	
DWG # A1	SHEET # 2

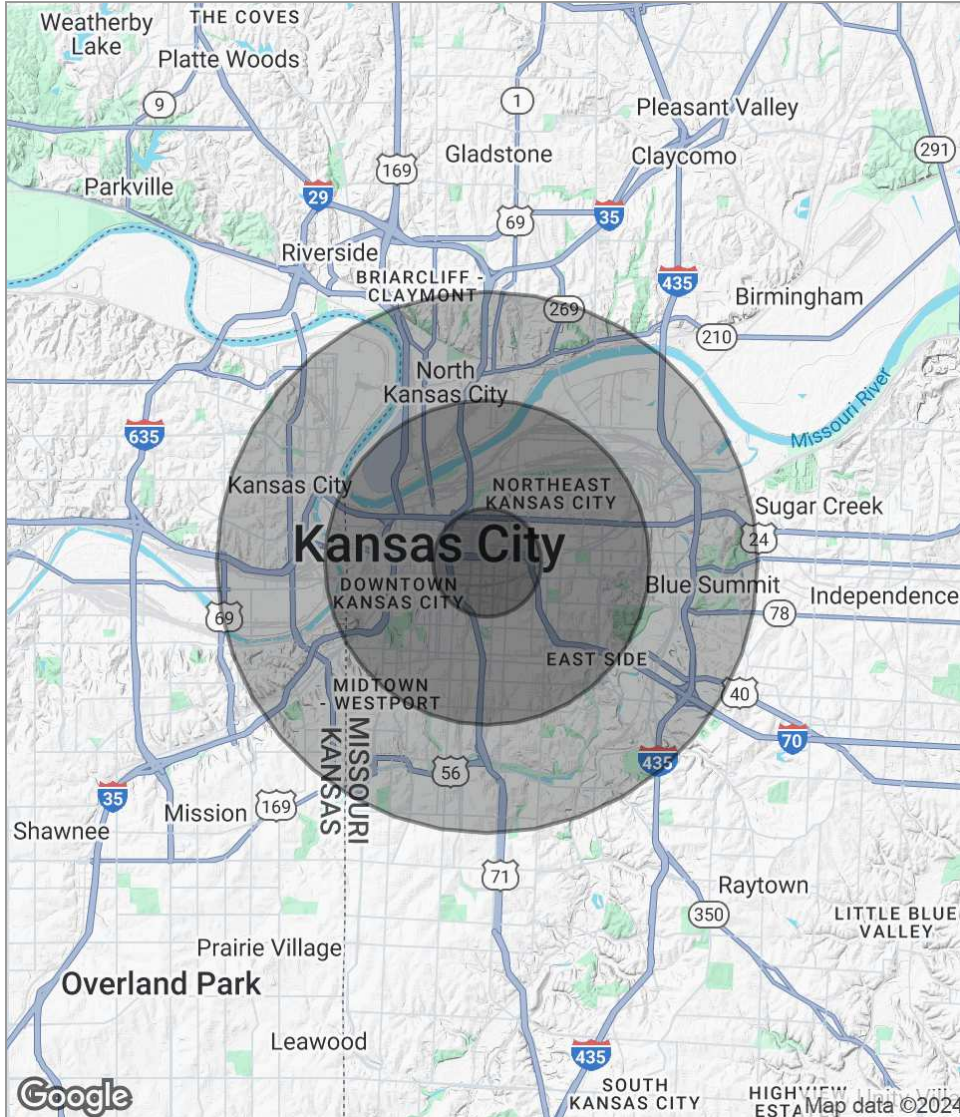
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,942	99,868	213,084
Median age	31.3	33.6	33.7
Median age (Male)	24.4	31.7	32.7
Median age (Female)	34.5	34.8	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,582	41,756	92,779
# of persons per HH	2.4	2.4	2.3
Average HH income	\$27,729	\$38,542	\$43,434
Average house value	\$129,405	\$114,253	\$140,366

* Demographic data derived from 2020 ACS - US Census

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