

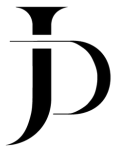


ReeceNichols
REAL ESTATE

For Sale

Turn-Key 2nd Gen Restaurant Property

2117 S 34th Street, Kansas City, KS 66106



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LOCATION 2117 S 34th, Kansas City, KS 66106

BUILDING 3,073 SF

ACRES 0.47 m/l

PRICE \$750,000

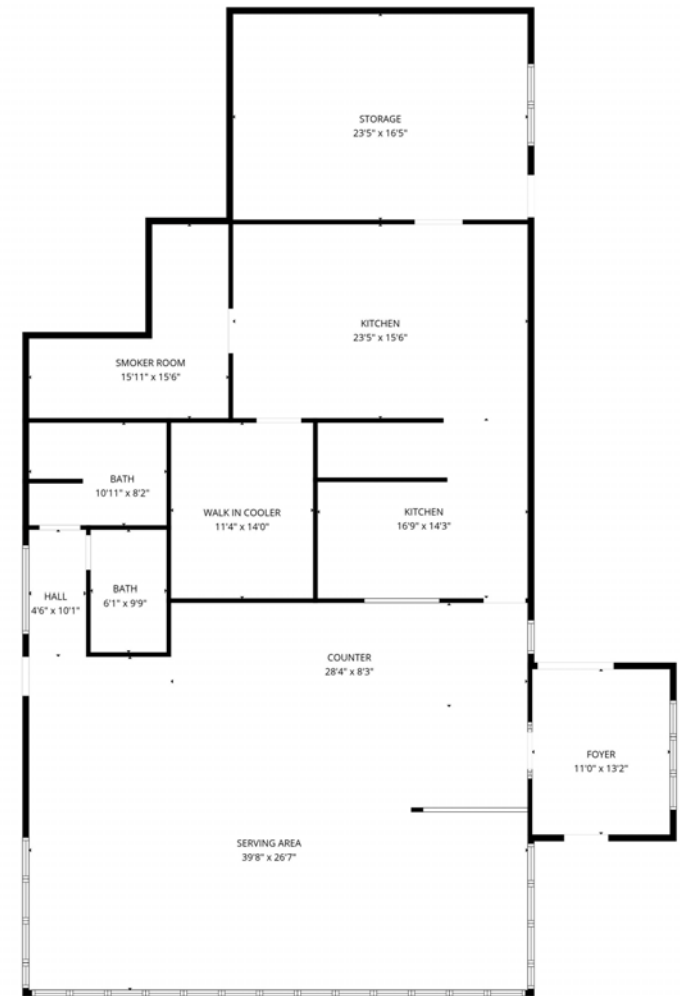
ZONING C1 - See Zoning Map

GENERAL A rare opportunity to acquire a well-established freestanding restaurant property in Kansas City, Kansas. Situated on approximately 0.47 acres with excellent visibility and approximately 145 feet of frontage along South 34th Street, the property features a 3,073-square-foot building designed for efficient food-service operations. The existing 2nd-generation restaurant improvements provide a substantial advantage for an owner-user seeking to avoid the time, cost, and complexity associated with building out a restaurant from the ground up.

The property includes a functional dining area, outdoor patio seating area w/ built-in tables, commercial kitchen, prep and storage areas, service counter, restrooms, and on-site parking. Existing infrastructure includes a commercial exhaust hood, deep fryers, grease trap, walk-in refrigerator, freezer, stacked convection ovens, dish machine, stainless-steel prep and work tables, and a built-in smoker/pit located beneath a dedicated exhaust hood. These improvements make the property well suited for a wide range of restaurant concepts, including barbecue, American, Mexican, Asian, breakfast, café, catering, ghost kitchen, or other food-service operations.

Property Highlights

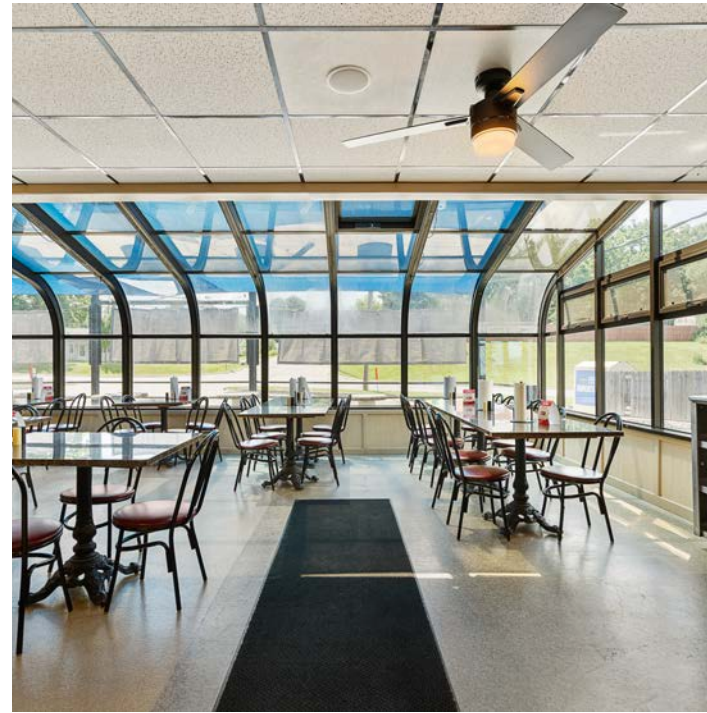
- Turn-key second-generation restaurant infrastructure; suitable for a wide range of restaurant and food-service concepts
- Freestanding 3,073-square-foot restaurant building situated on approximately 0.47 acres
- Approximately 145 feet of frontage along South 34th Street, with strong visibility and on-site parking
- Fully equipped commercial kitchen featuring a built-in BBQ smoker with its dedicated exhaust hood, exhaust hood, walk-in cooler, grease trap, refrigeration, fryers, ovens, ice machine, dishwashing system, three-compartment sinks, prep tables, storage shelving, and chest freezers. All equipment and systems are included in their present condition, subject to buyer verification of operation, code compliance, and licensing requirements.



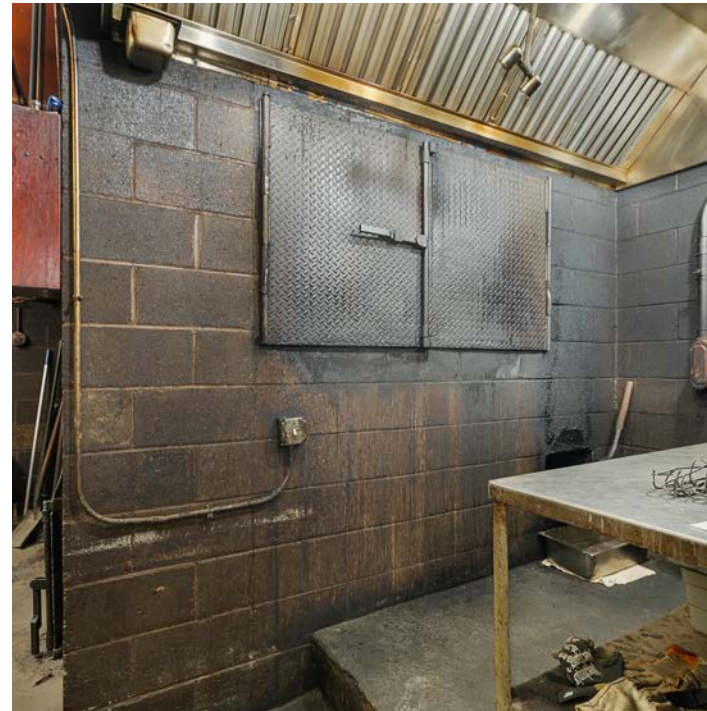
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

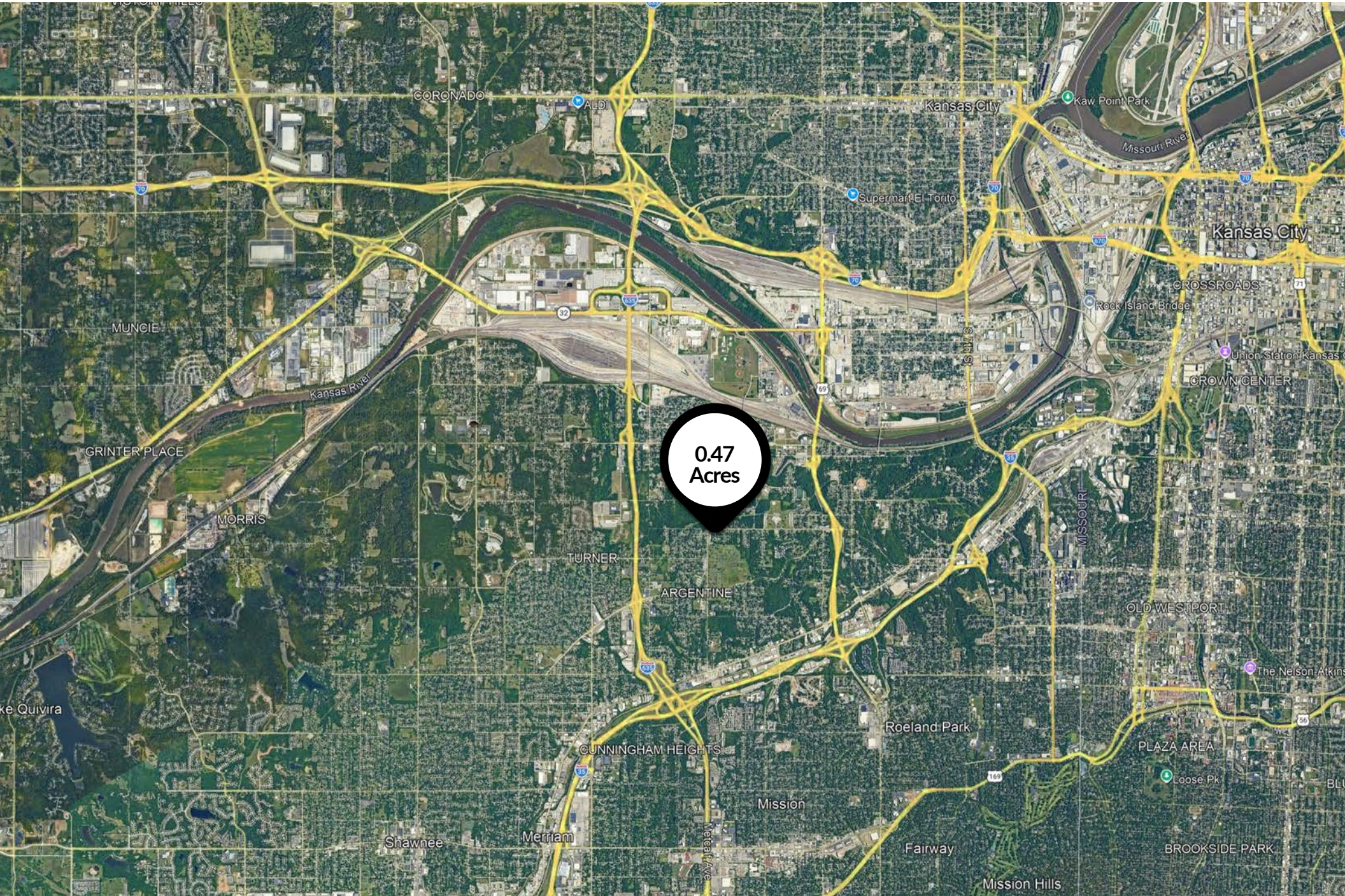


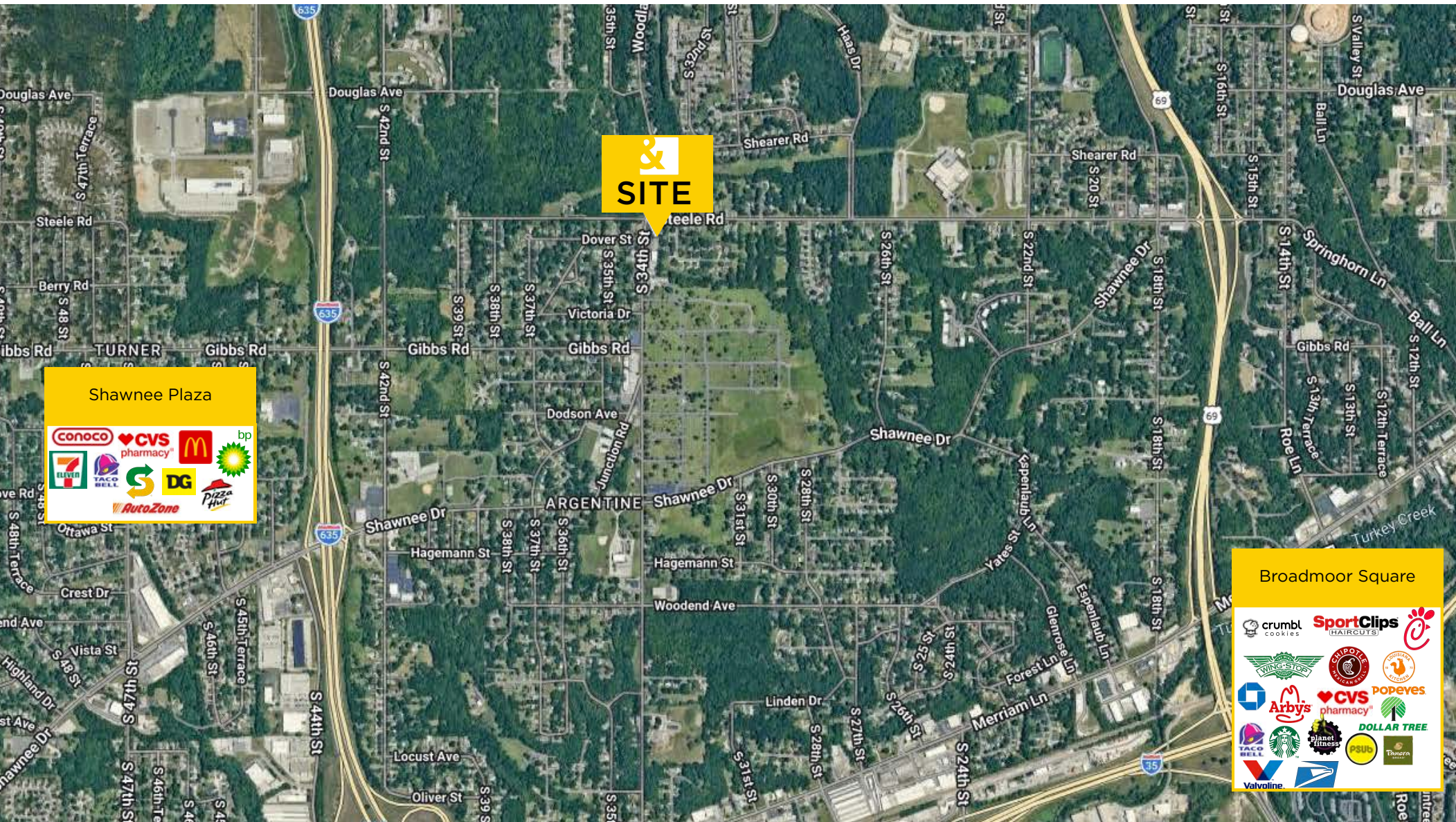
 Dining Area



 Kitchen Area



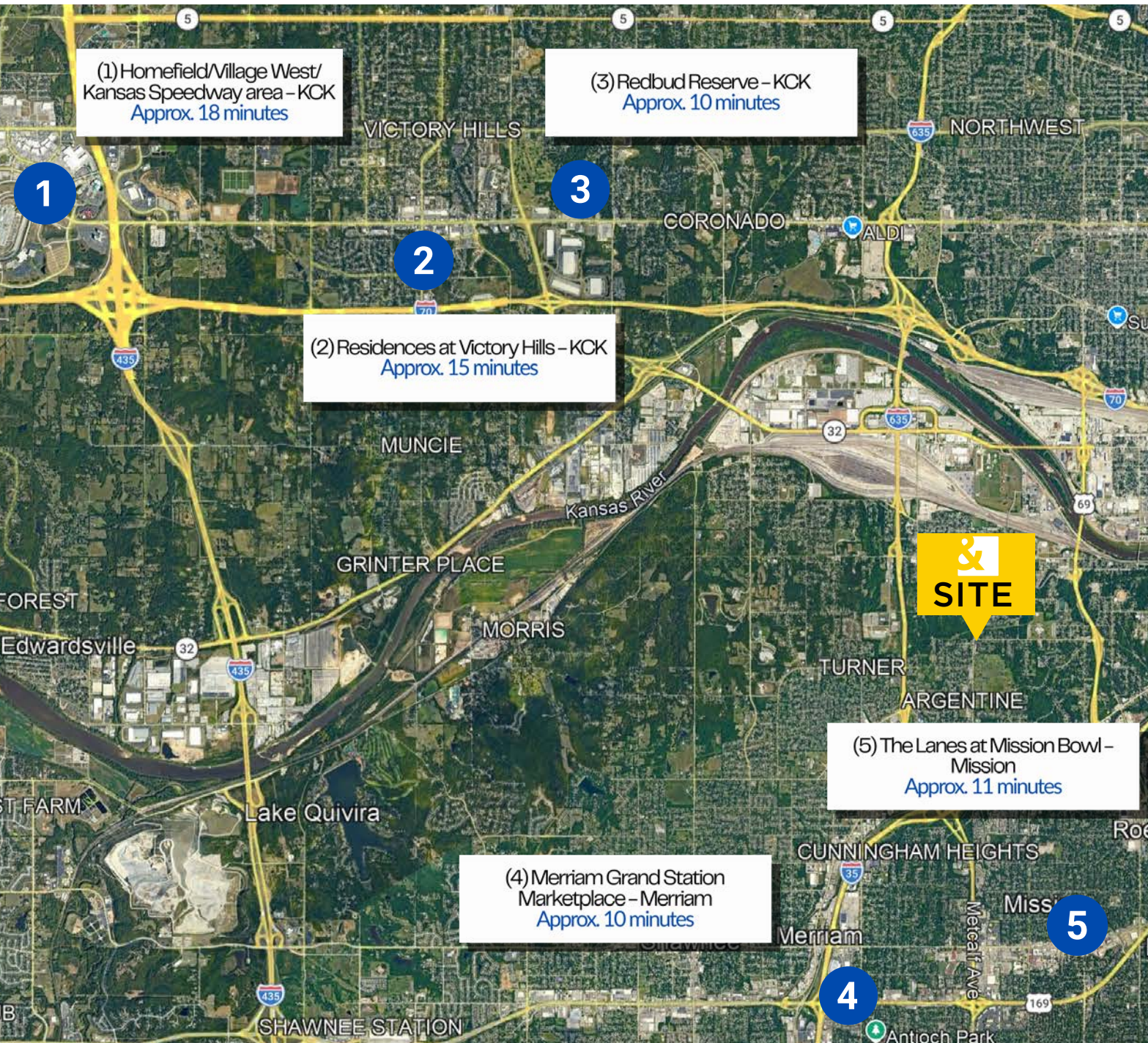




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Proximity to Local Developments



1 Homefield / Village West / Kansas Speedway area – KCK

Approx. 15–18 minutes
Large-scale entertainment, sports, hospitality, and mixed-use growth area. Homefield is described as an \$838M development near 94th & State Ave, and the Margaritaville Hotel is part of that broader development.

2 Residences at Victory Hills – KCK

Approx. 12–15 minutes
A \$41.3M, 152-unit affordable multifamily community at 745 N 78th St, with clubhouse, walking trail, community garden, fitness facility, and family-oriented amenities.

3 Redbud Reserve / State Ave & 69th St area – KCK

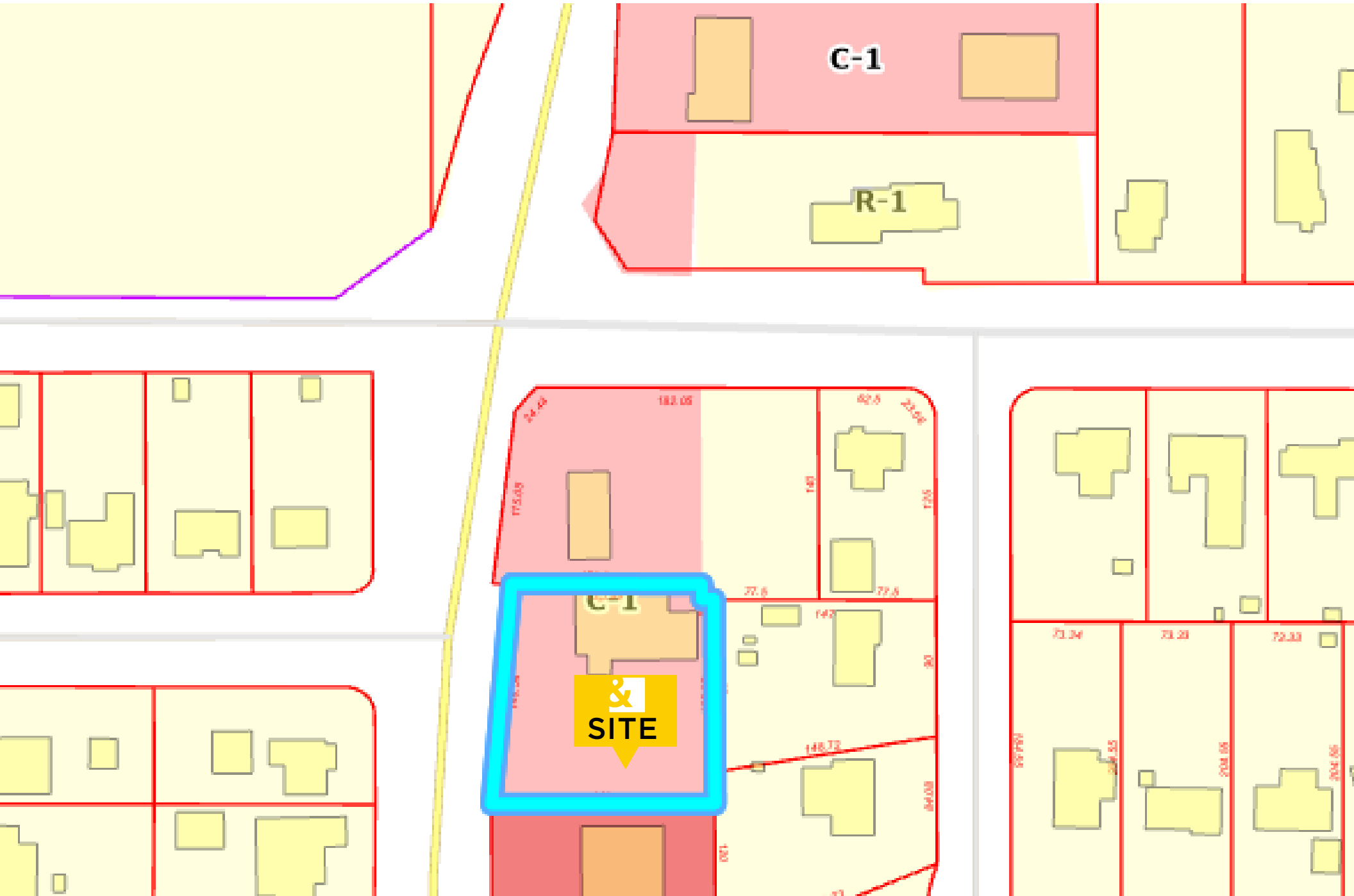
Approx. 10 minutes
A planned \$52.5M, 192-unit affordable apartment community near 69th & State Ave, close to KCKCC and the Turner Diagonal.

4 Merriam Grand Station Marketplace – Merriam

Approx. 8–10 minutes
Major \$102M mixed-use redevelopment along Shawnee Mission Parkway near Antioch/Ikea Way, with 200+ apartments, restaurants, green space, and Trader Joe's as the grocery anchor.

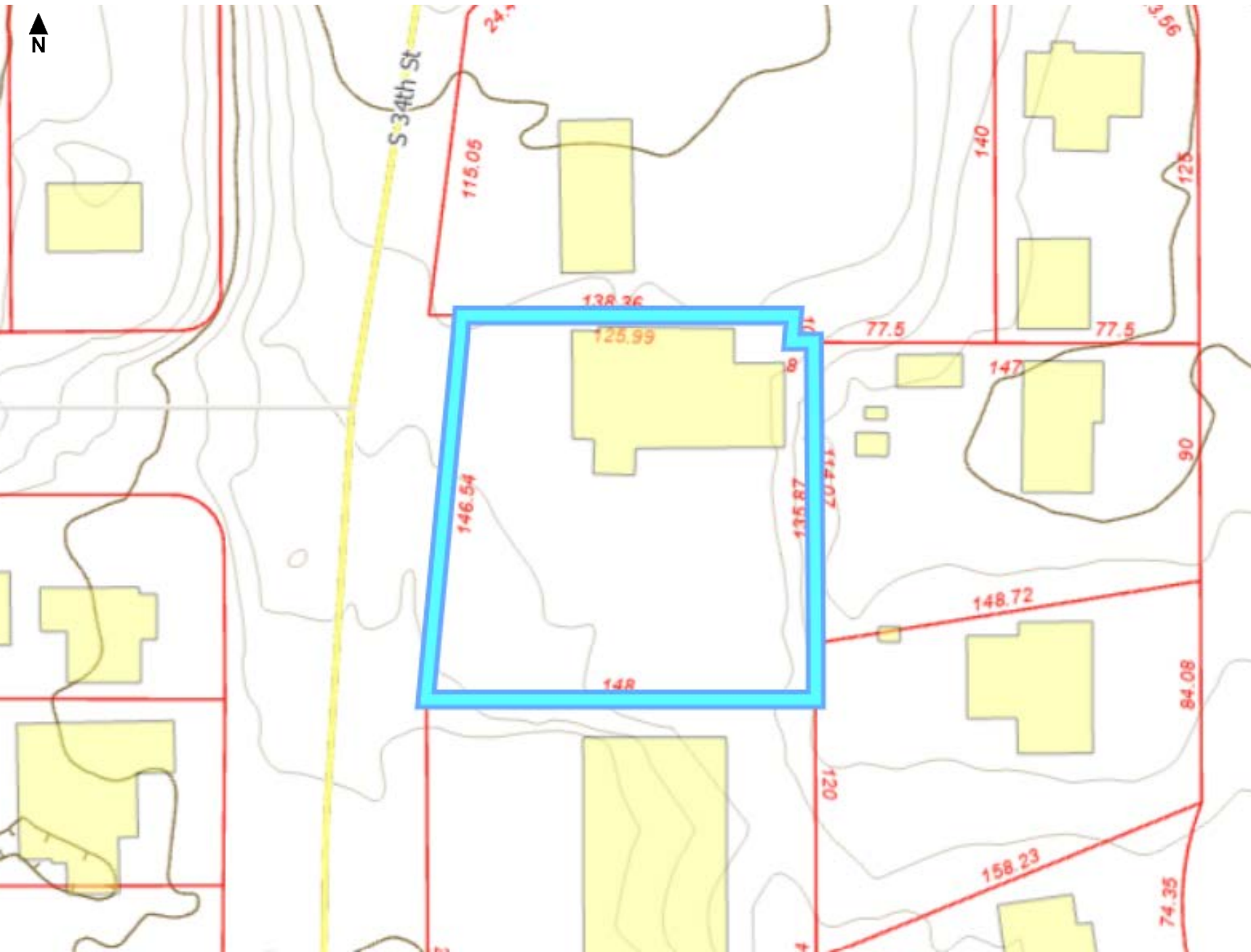
5 The Lanes at Mission Bowl / Downtown Mission

Approx. 11 minutes
New luxury apartment redevelopment at the former Mission Bowl site with 176 apartment units, plus additional Phase 2 apartment plans nearby.





Topography Map



LEGEND

- Property



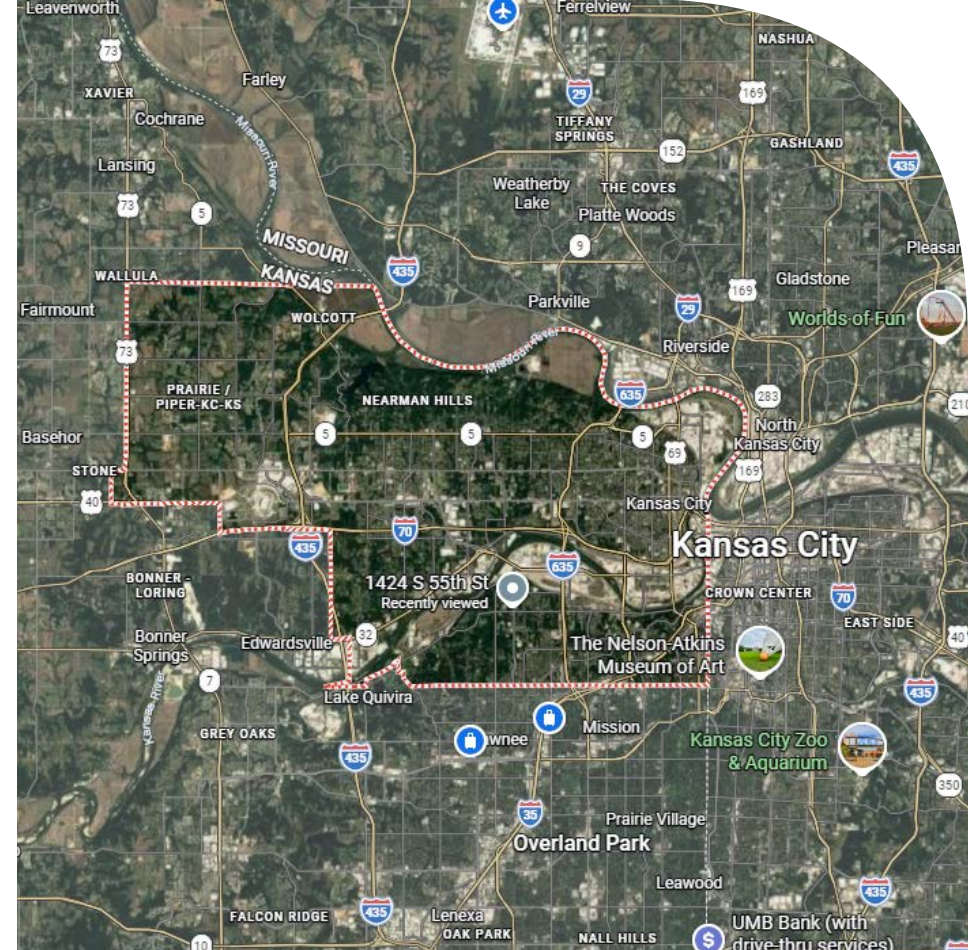
POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	8,103	62,608	215,441
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Households	2,905	26,047	93,736
2025 Avg Household Income	\$72,328	\$79,498	\$94,134

OVERVIEW

- Urban center of Wyandotte County with strong access to the entire KC metro.
- Conveniently connected by I-70, I-635, I-35, State Ave, and Shawnee Mission Parkway.
- Offers a lower cost basis than many nearby Johnson County and central KC locations.
- Diverse community base that supports churches, schools, service businesses, neighborhood retail, and community uses.
- Close to major employment hubs including KU Medical Center, downtown KC, industrial districts, and Village West.
- Strong redevelopment potential for adaptive reuse, infill housing, and mixed-use neighborhood projects.

BUSINESS & ECONOMY

- Economy supported by healthcare, education, logistics, manufacturing, government, retail, and entertainment.
- Major employment drivers include KU Medical Center, General Motors Fairfax, UPS, Amazon, BNSF, and local government.
- Retail market is stable with approximately 9.5M SF of retail inventory and a 4.6% vacancy rate as of Q2 2026.
- Average KCK retail asking rent is around \$18.72/SF, with 3.3% year-over-year rent growth.
- Retail investment activity is strong, with about \$140.8M in retail sales volume over the past 12 months.
- Village West remains a major regional draw with Legends, Kansas Speedway, sports venues, hotels, entertainment, and new commercial growth.



Kansas City Union Station

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