



# NEW WALDO OBERON MIXED USE DEVELOPMENT 74th Terrace & Broadway (NEC), Kansas City, Missouri



## CALL FOR PRICING | 1,500 SF TO 5,000 SF SPACES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,604	96,088	245,726
Avg. Household Income	\$137,104	\$150,391	\$119,875

- Prime retail and restaurant spaces available
- New mixed-use development with 284 apartments
- Located in the Waldo District
- Strong demographics with close proximity to the Plaza and Brookside
- Projected Q3 2026 opening

 [CLICK HERE TO VIEW THE BLOCK & COMPANY WEBSITE](#)

For More Information Contact:

*Exclusive Agents*

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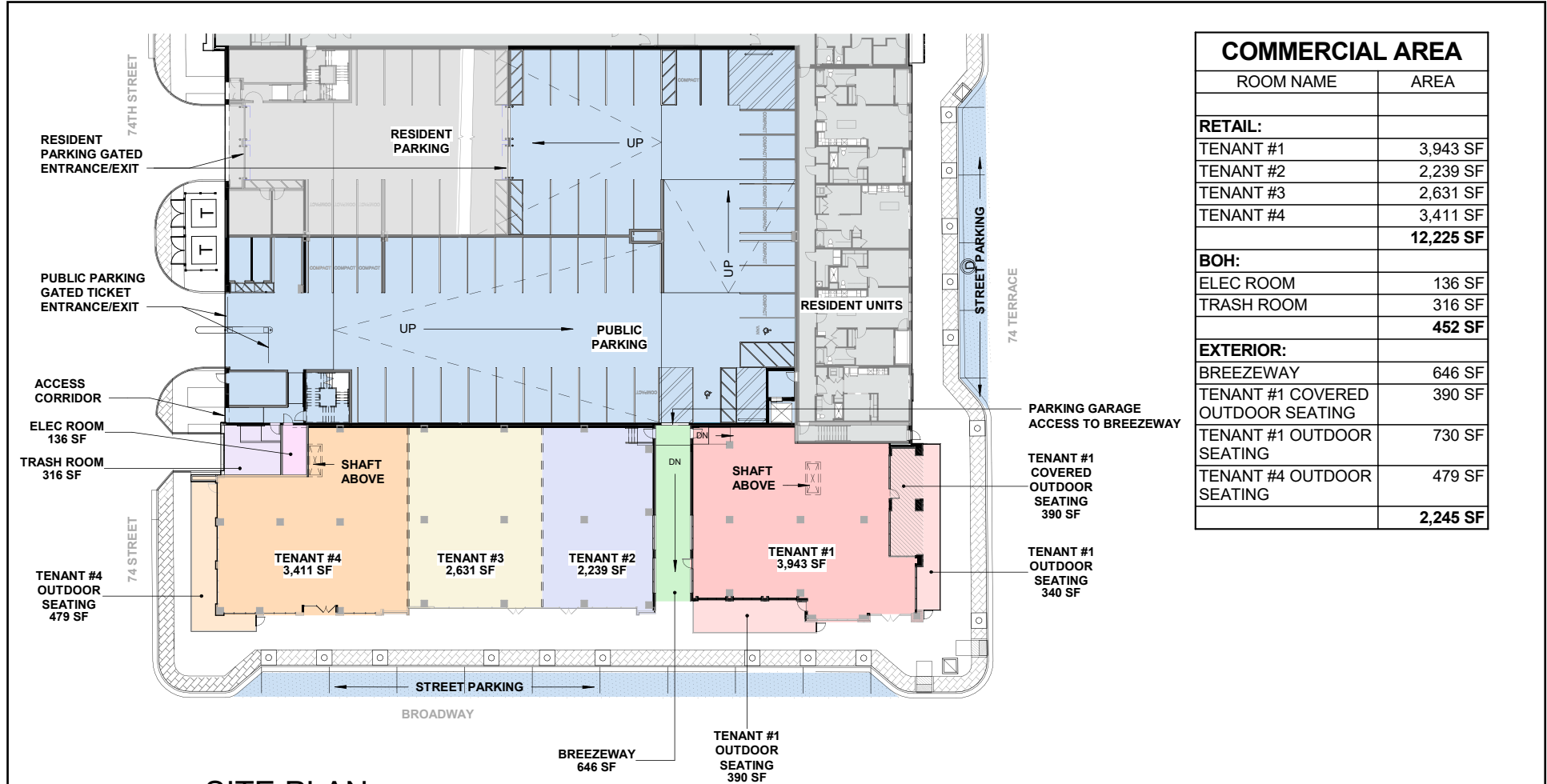
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RENDERINGS



### SITE PLAN



COMMERCIAL AREA	
ROOM NAME	AREA
<b>RETAIL:</b>	
TENANT #1	3,943 SF
TENANT #2	2,239 SF
TENANT #3	2,631 SF
TENANT #4	3,411 SF
	<b>12,225 SF</b>
<b>BOH:</b>	
ELEC ROOM	136 SF
TRASH ROOM	316 SF
	<b>452 SF</b>
<b>EXTERIOR:</b>	
BREEZEWAY	646 SF
TENANT #1 COVERED OUTDOOR SEATING	390 SF
TENANT #1 OUTDOOR SEATING	730 SF
TENANT #4 OUTDOOR SEATING	479 SF
	<b>2,245 SF</b>

### SITE PLAN



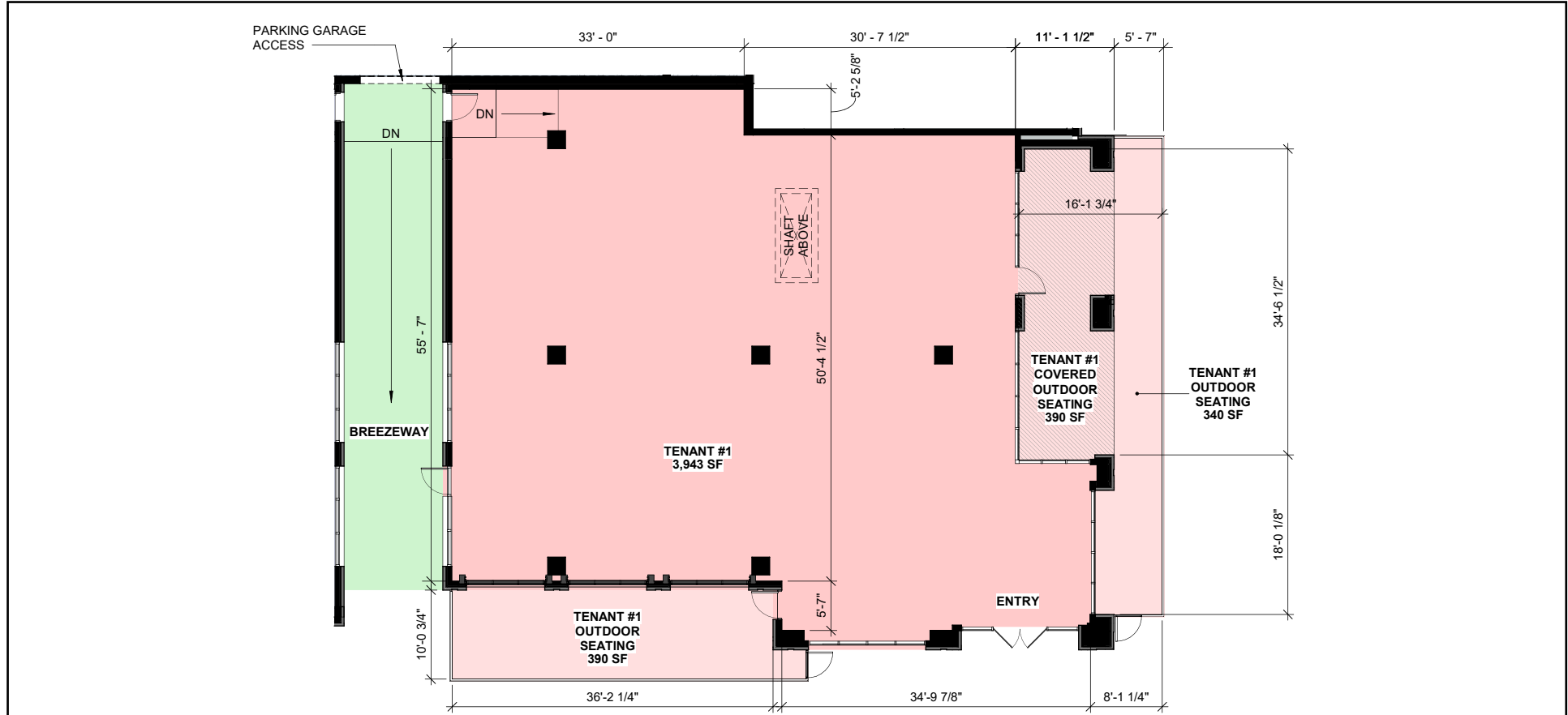
**74BROADWAY | 222 W 74th TER**  
**KANSAS CITY, MO 64114-1539**  
 RETAIL AREA | 1" = 30'-0"

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION  
 The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font, style, construction variations required by building codes or inspectors, material availability or final design detailing.

**P001**  
 09/05/24



### FLOOR PLAN



### TENANT #1 - PLAN



**74BROADWAY | 222 W 74th TER**  
**KANSAS CITY, MO 64114-1539**  
**TENANT #1 | 3/32" = 1'-0"**

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**P002**  
**09/05/24**

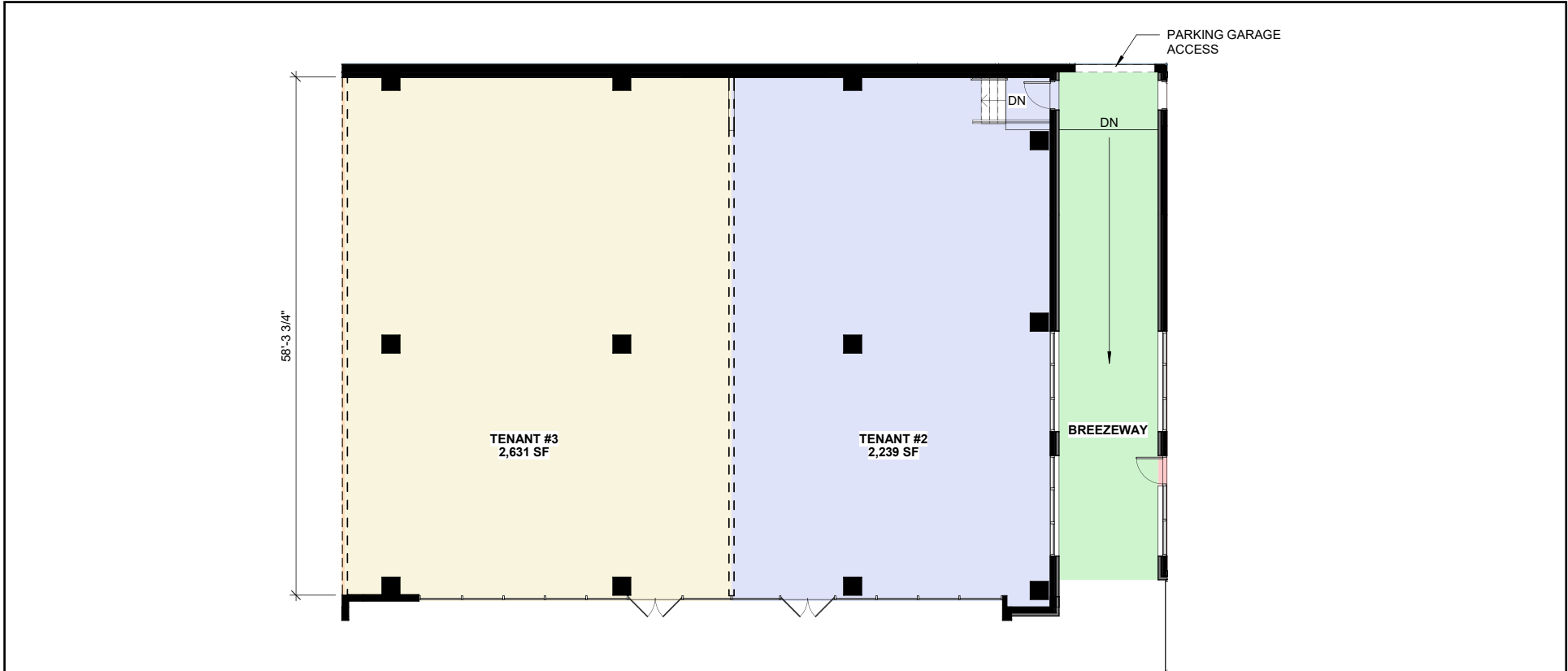




# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri

### FLOOR PLAN



**74BROADWAY | 222 W 74th TER**  
**KANSAS CITY, MO 64114-1539**  
**TENANT #2 & #3 | 3/32" = 1'-0"**

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**P003**  
**09/05/24**

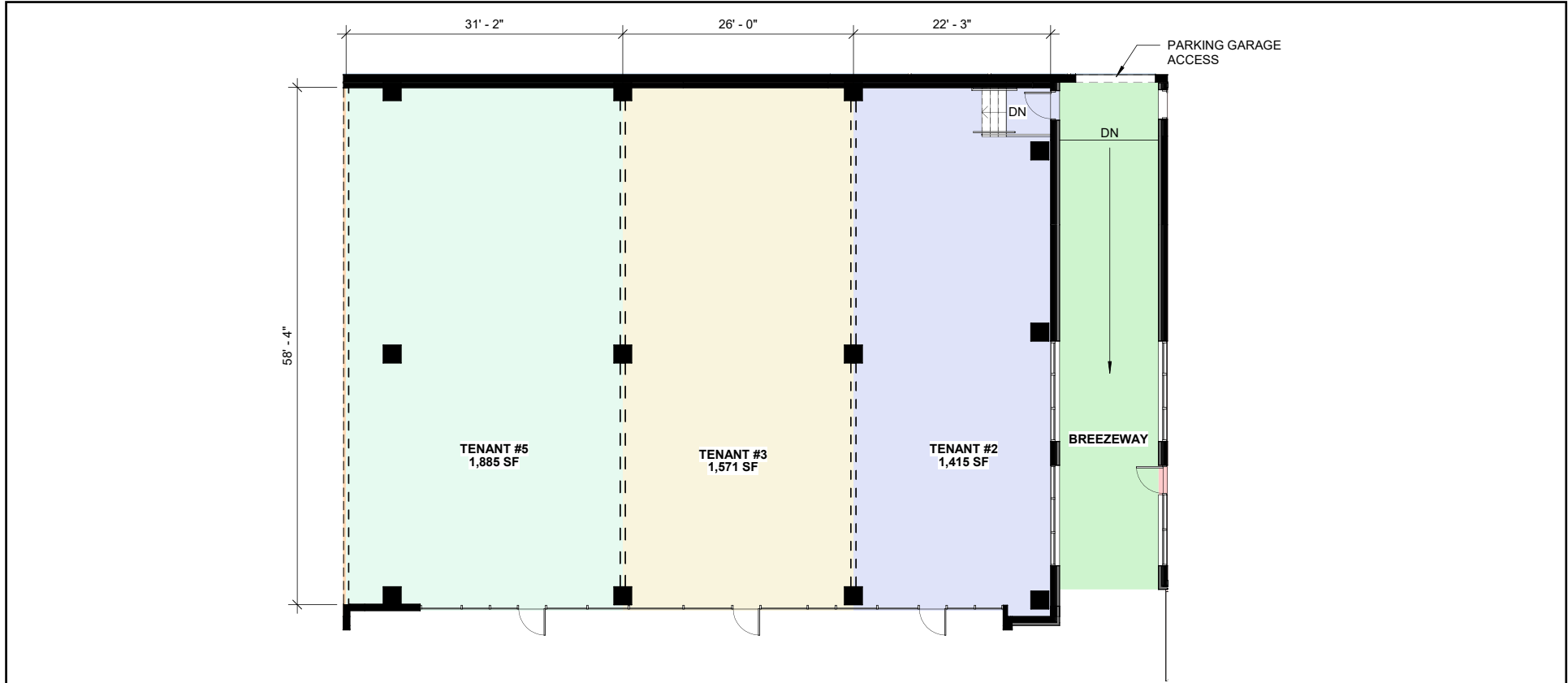




# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri

### FLOOR PLAN



**74BROADWAY | 222 W 74th TER**  
**KANSAS CITY, MO 64114-1539**  
**TENANT #2 & #3 | 3/32" = 1'-0"**

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**P003**  
**06/13/25**

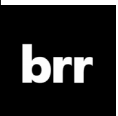
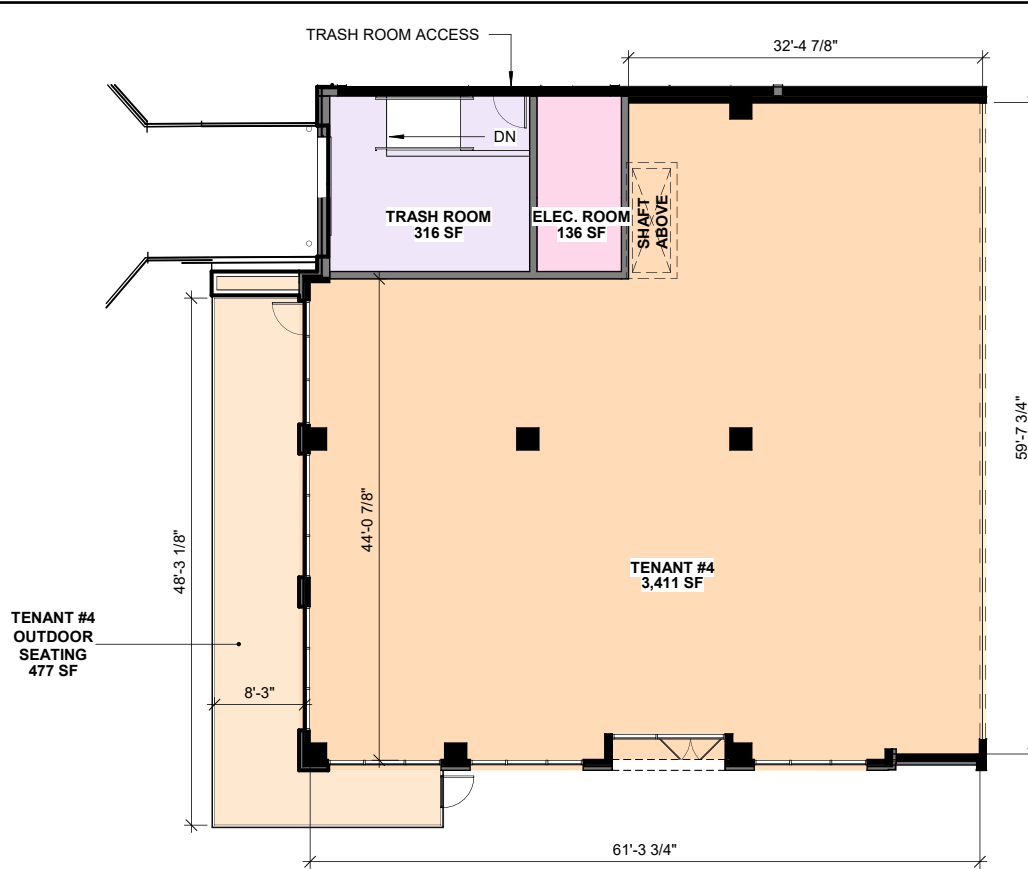




# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri

### FLOOR PLAN



**74BROADWAY | 222 W 74th TER**  
**KANSAS CITY, MO 64114-1539**  
**TENANT #4 | 3/32" = 1'-0"**

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**P004**  
**09/05/24**





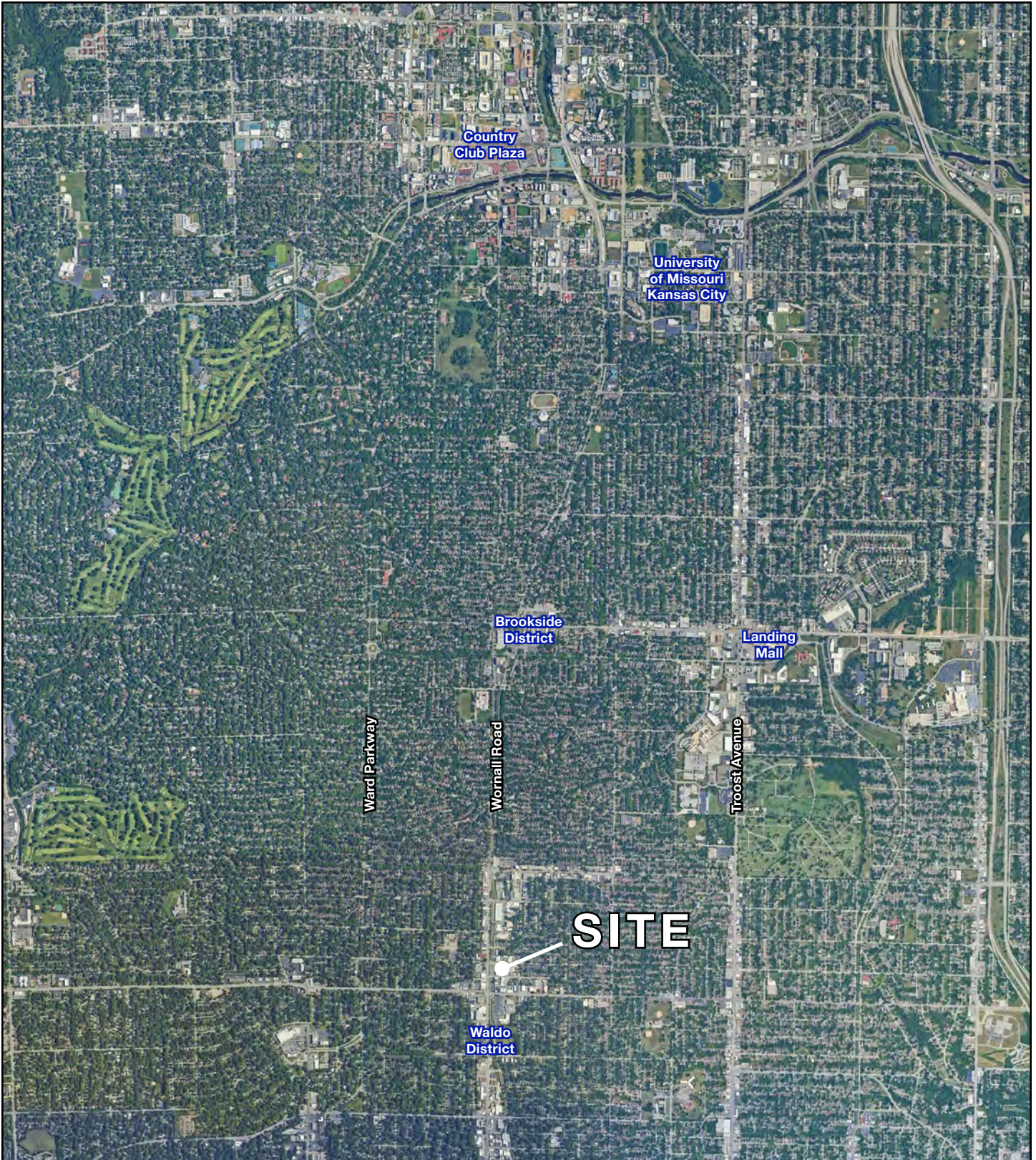
# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri

AERIAL

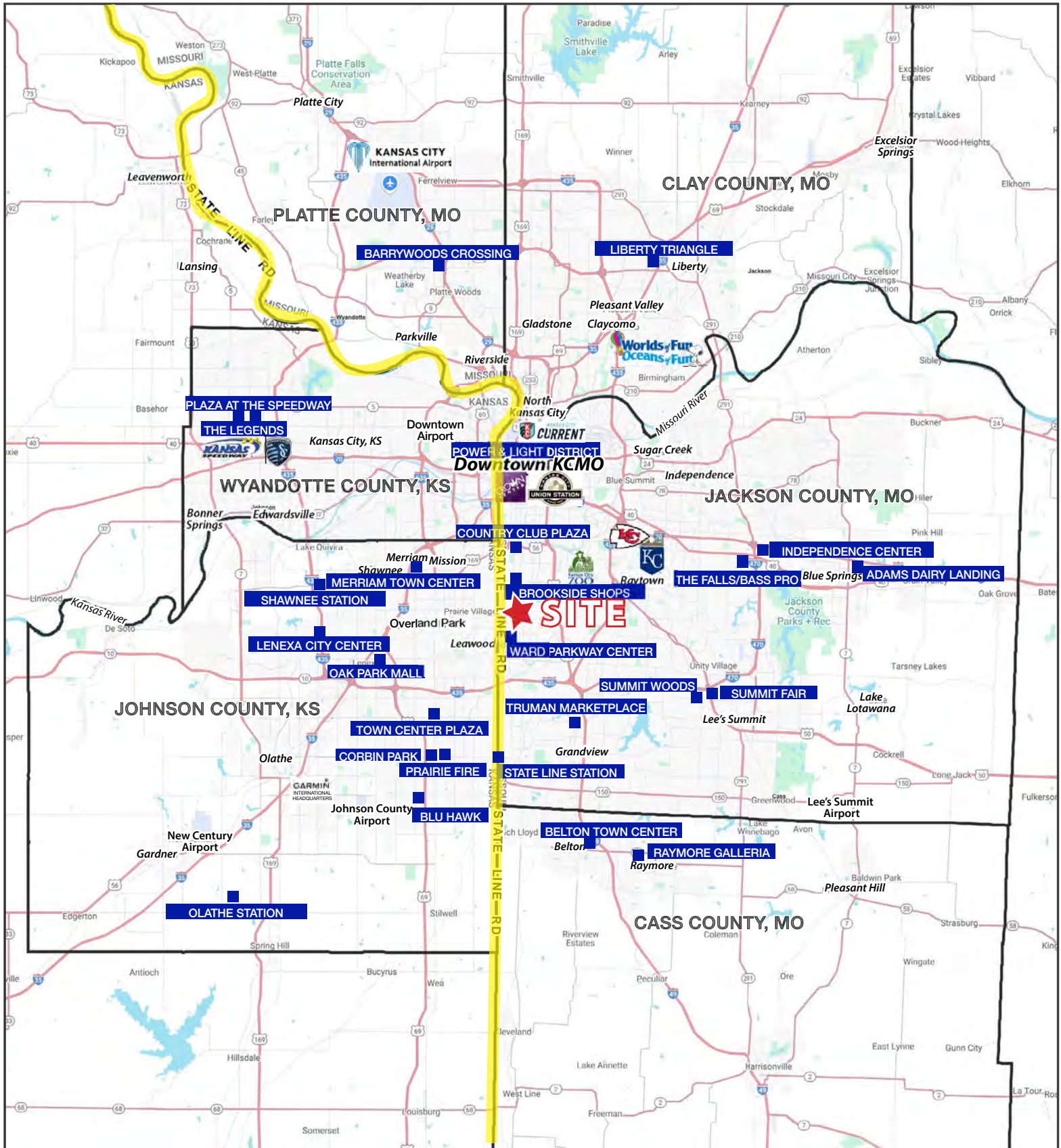


**AERIAL**



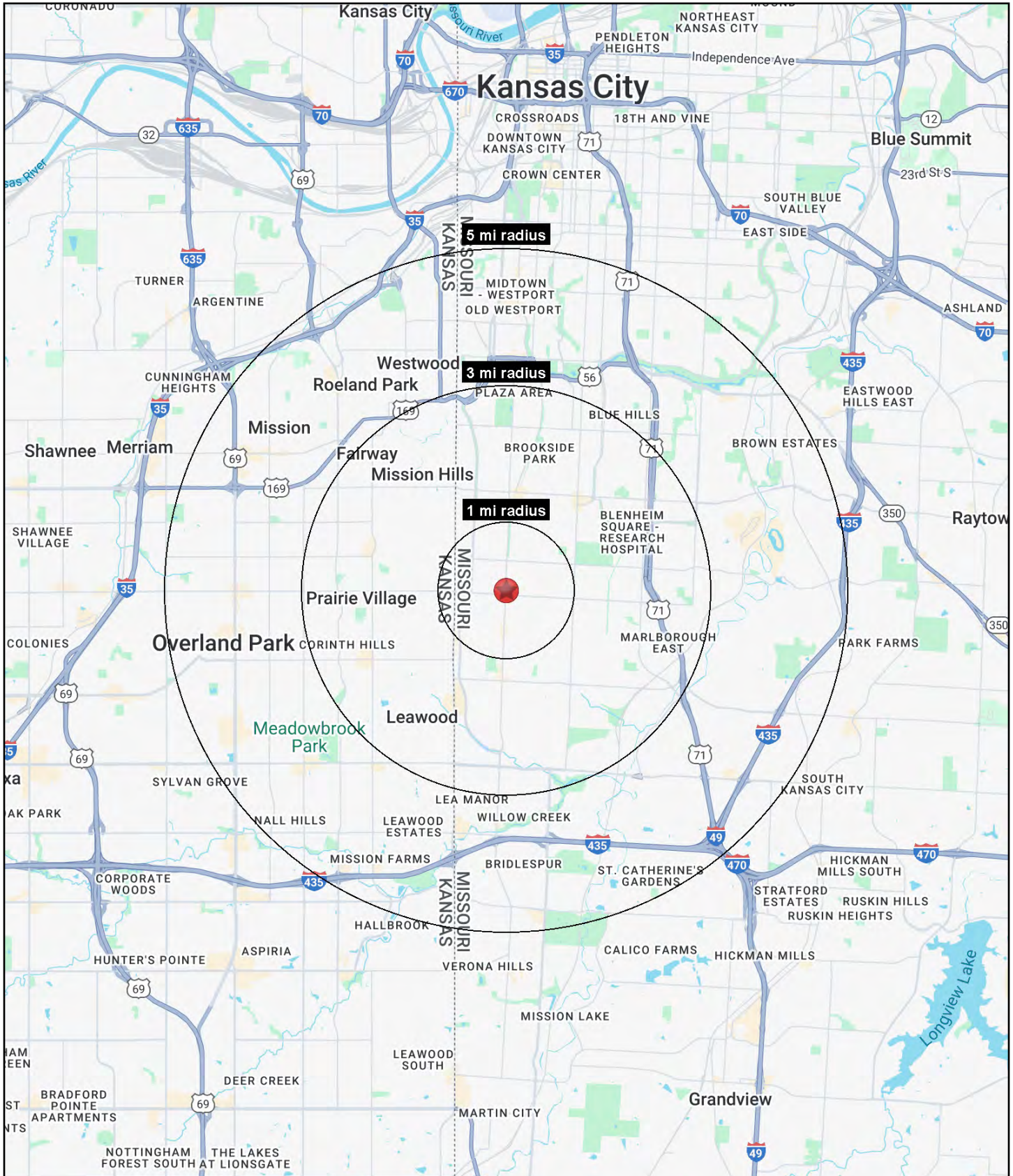
# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri



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# NEW WALDO OBERON MIXED USE DEVELOPMENT

## 74th Terrace & Broadway (NEC), Kansas City, Missouri

74th Terrace & Broadway Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	14,604	96,088	245,726
2029 Projected Population	14,536	94,884	245,565
2020 Census Population	15,268	97,203	242,300
2010 Census Population	14,811	94,015	232,880
Projected Annual Growth 2024 to 2029	-	-0.3%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%
2024 Median Age	37.8	38.3	37.6
<b>Households</b>			
2024 Estimated Households	7,060	42,027	116,620
2029 Projected Households	7,017	41,629	117,037
2020 Census Households	7,450	42,274	112,334
2010 Census Households	7,131	40,954	107,456
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	84.9%	68.7%	67.5%
2024 Estimated Black or African American	7.2%	23.0%	21.4%
2024 Estimated Asian or Pacific Islander	1.5%	1.7%	2.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	6.1%	6.3%	8.4%
2024 Estimated Hispanic	5.8%	5.8%	8.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$137,104	\$150,391	\$119,875
2024 Estimated Median Household Income	\$112,668	\$109,540	\$90,419
2024 Estimated Per Capita Income	\$66,302	\$65,897	\$57,018
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.4%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.3%	3.3%
2024 Estimated High School Graduate	10.8%	15.3%	17.1%
2024 Estimated Some College	13.9%	17.0%	18.2%
2024 Estimated Associates Degree Only	4.9%	5.5%	6.1%
2024 Estimated Bachelors Degree Only	37.7%	32.3%	31.5%
2024 Estimated Graduate Degree	30.5%	25.3%	22.0%
<b>Business</b>			
2024 Estimated Total Businesses	907	4,277	11,761
2024 Estimated Total Employees	6,094	40,716	130,942
2024 Estimated Employee Population per Business	6.7	9.5	11.1
2024 Estimated Residential Population per Business	16.1	22.5	20.9

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