



2ND GEN BROOKSIDE RESTAURANT & 1ST FLOOR RETAIL

701-751 E 63rd, Kansas City, MO 64110

Audrey Navarro
MANAGING BROKER
816.621.2130
audrey@clemonsrealestate.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover the prime space you've been searching for at 701 E 63rd, Kansas City, MO, 64110. Located on a high-traffic corridor, this property offers unbeatable visibility and easy access for patrons. With a restaurant that has a flexible layout perfectly suited for dine-in, carryout, or fast-casual concepts, the potential for your restaurant concept is limitless. Surrounded by established neighborhoods, this space can also be divided into retail & offices spaces as well that benefits from a consistent customer base and presents strong growth potential for multiple business types.

PROPERTY HIGHLIGHTS

- On a high-traffic corridor in Kansas City
- Strong visibility with easy access
- Flexible layout for dine-in, carryout, or fast-casual concepts
- Surrounded by established neighborhoods and ongoing area investment
- Consistent customer base with strong growth potential

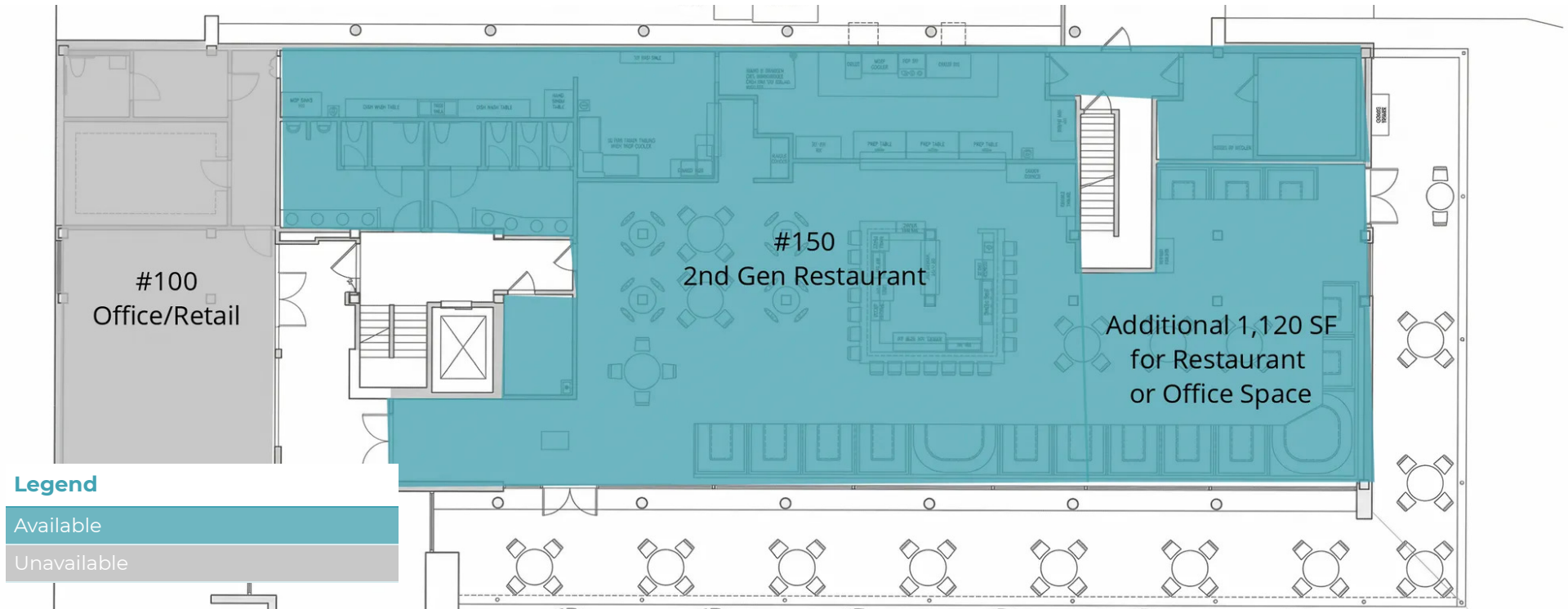
Offering Summary

Lease Rate:	\$23 - 24 SF/yr (MG; NNN)
Available SF:	4,039 - 5,159 SF
Building Size:	68,300 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	490	1,887	6,871
Total Population	910	3,860	15,767
Average HH Income	\$108,648	\$105,021	\$120,608



PLANS



LEASE INFORMATION

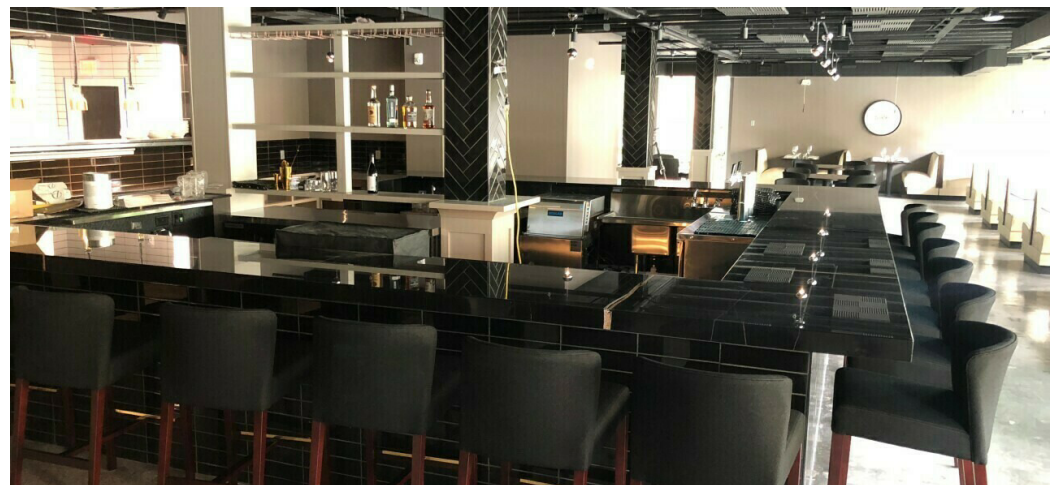
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,039 - 5,159 SF	Lease Rate:	\$24 SF/yr

AVAILABLE SPACES

Suite	Size	Type	Rate
100	1,120 - 6,500 SF	Modified Gross	-
2nd Generation Restaurant	4,039 - 5,159 SF	NNN	\$24.00 SF/yr



RESTAURANT PHOTOS



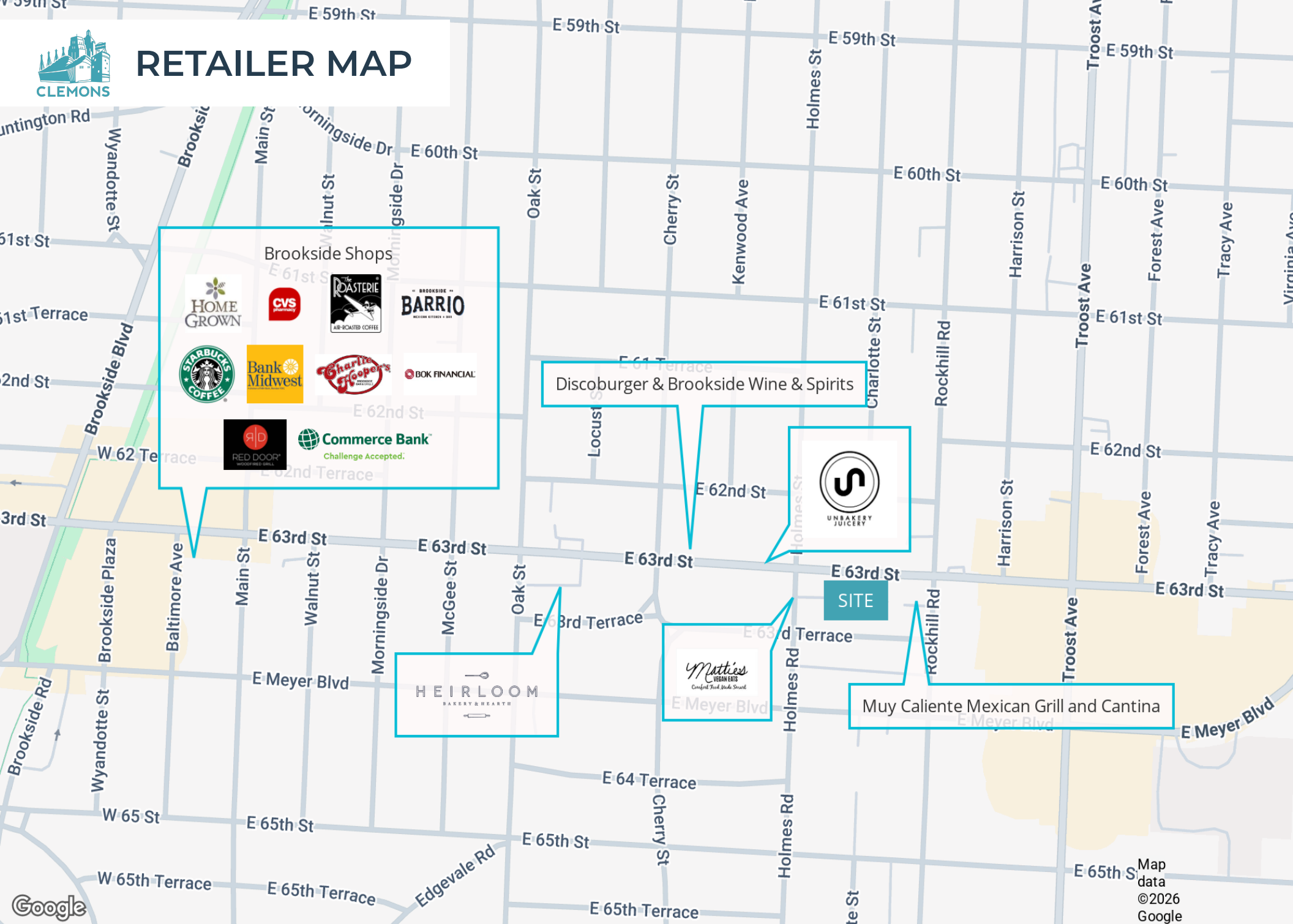


OFFICE/RETAIL PHOTOS





RETAILER MAP





MARKET PROFILE

BROOKSIDE

Brookside is one of Kansas City's most beloved and established neighborhoods—known for its tree-lined streets, classic architecture, and a strong sense of community. Just south of the Country Club Plaza, Brookside offers a walkable village center with locally owned shops, restaurants, and services that attract both residents and visitors year-round.

With a highly educated, affluent population and stable residential values, the area provides a built-in customer base for retail and service-oriented businesses. Limited commercial turnover, strong foot traffic, and consistent demand make Brookside a rare opportunity for long-term, neighborhood-driven investment in one of Kansas City's most enduring districts.

BROOKSIDE DEMOGRAPHICS



53,502
Population



38,045
Daytime Population



\$396,936
Median Home Value



75%
Bachelors Degree or Higher

KANSAS CITY DEMOGRAPHICS



2.2 M
Population



474,110
Daytime Population



\$240,254
Median Home Value



37.2%
Bachelors Degree or Higher



POPULAR AREA BUSINESSES



**BILLIE'S
GROCERY**



BROOKSIDE DEVELOPMENT



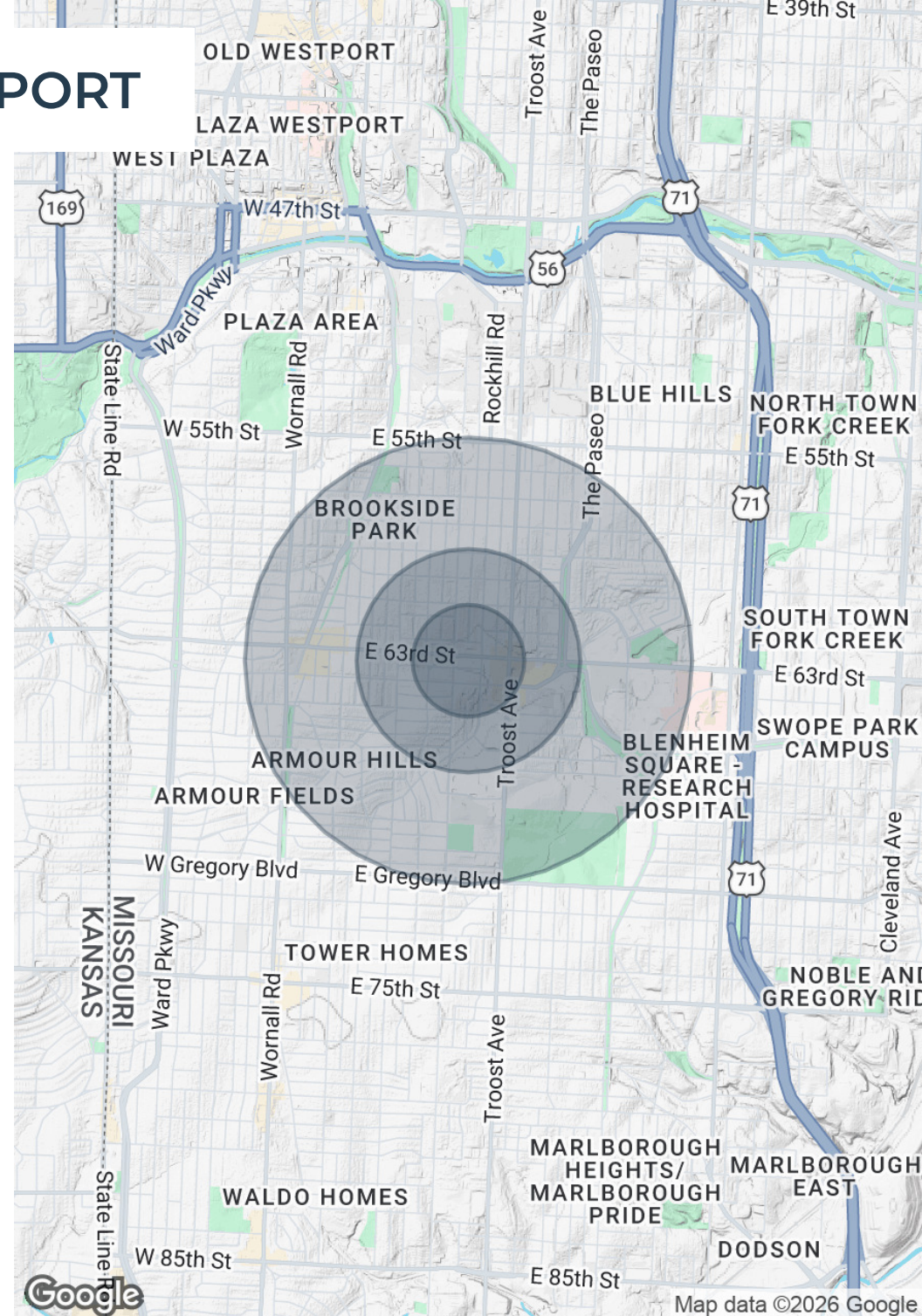


DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	910	3,860	15,767
Average Age	42.0	41.0	40.0
Average Age (Male)	39.1	36.0	37.3
Average Age (Female)	46.9	44.9	42.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	490	1,887	6,871
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$108,648	\$105,021	\$120,608
Average House Value	\$279,177	\$265,028	\$323,115

2023 American Community Survey (ACS)





CLEMONS REAL ESTATE 1 E. ARMOUR BLVD. SUITE 100 KANSAS CITY, MO 64111 816.621.2130 CLEMONSREALESTATE.COM