



3645 TROOST

3645 Troost Avenue, Kansas City, MO 64109

LEVEL UP LAWN

Cole Stewart

ASSOCIATE

816.621.2130

cole@clemonsrealestate.com

Audrey Navarro

MANAGING BROKER

816.621.2130

audrey@clemonsrealestate.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

3645 Troost Avenue offers a highly visible leasing opportunity along one of Kansas City's most active and evolving corridors. Positioned directly on Troost Avenue, the property benefits from strong daily traffic counts, easy access, and on-site parking—making it well suited for retail, service, or street-oriented commercial users. The space provides a flexible layout that can accommodate a range of concepts, with the ability to customize the interior based on tenant needs. With its prominent frontage and improving surrounding development, this location offers tenants the opportunity to establish a strong presence in a corridor that continues to see investment and growth.

This is a solid option for businesses looking for visibility, accessibility, and a foothold along Troost.

PROPERTY HIGHLIGHTS

- Prominent location on the Troost corridor with high visibility
- Flexible layout for various retail concepts
- Modern amenities and customizable interior
- Contemporary facade for a professional and inviting appearance
- Versatile space suitable for retail or street retail ventures

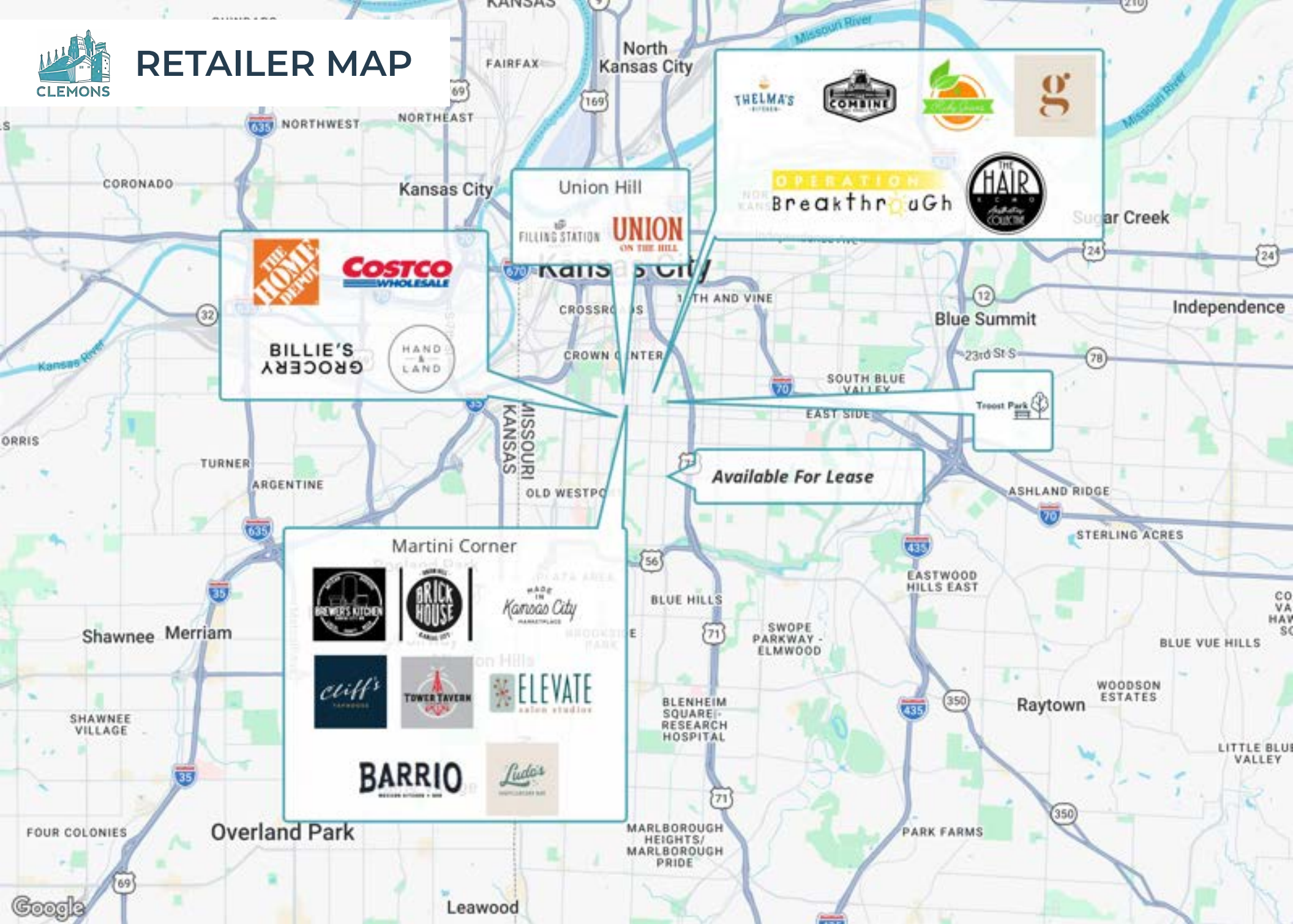
Offering Summary

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	1,803 - 2,743 SF
Term:	Negotiable
Building Size:	10,000 SF





RETAILER MAP





DEMOGRAPHICS MAP

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,133	5,208	18,165
Average Age	38	38	37
Average Age (Male)	39	38	38
Average Age (Female)	37	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	606	2,655	9,512
# of Persons per HH	1.9	2	1.9
Average HH Income	\$105,111	\$86,676	\$76,516
Average House Value	\$457,643	\$387,114	\$313,284

2020 American Community Survey (ACS)

