



3222-3228 TROOST AVE

3222-3228 Troost Ave, Kansas City, MO 64109

Audrey Navarro

MANAGING BROKER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

10,000 SF brick-and-steel building located at 32nd & Troost in Kansas City, MO. The property features a generous footprint and includes three additional parcels behind the building, offering approximately a quarter acre of paved parking

PROPERTY HIGHLIGHTS

- Zoned B4-5
- Prime Midtown location
- Surrounded by multiple completed redevelopments
- Adjacent property for sale - opportunity for assemblage

Offering Summary

Sale Price:	\$600,000
Lot Size:	0.32 Acres
Building Size:	10,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	398	2,533	8,262
Total Population	868	4,905	16,008
Average HH Income	\$63,849	\$69,506	\$78,018



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LOCATION DESCRIPTION

Discover the vibrant energy of the Midtown market surrounding 3222-3228 Troost Ave, Kansas City, MO. This neighborhood experienced dozens of redevelopment projects in recent years including Reconciliation Services, Marcato Apartments, Wonder Shops & Flats, Operation Breakthrough Campus, Glory at Midtown, Mac Properties expansion of Armour & Troost, & Beacon Hill Apartments. These projects total hundreds of millions of dollars in new development along the Troost corridor.

Immediately adjacent to this site is another 25,000 sf building & lot which could be acquired for a larger assemblage. In addition, the land immediately to the North is being developed into a large multifamily/mixed-use project that breaks ground in Summer of 2026.



RETAILER MAP

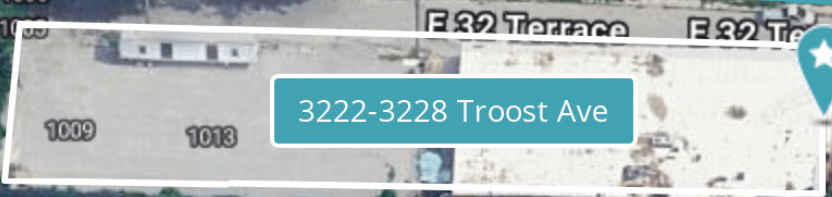




AERIAL MAP



Ongoing Multifamily Development



3222-3228 Troost Ave



Also For Sale
Call for details





TROOST DEVELOPMENT

Hospital Hill



Beacon Hill



Marcato Apartments



Wonder Shops & Flats



Operation Breakthrough Campus



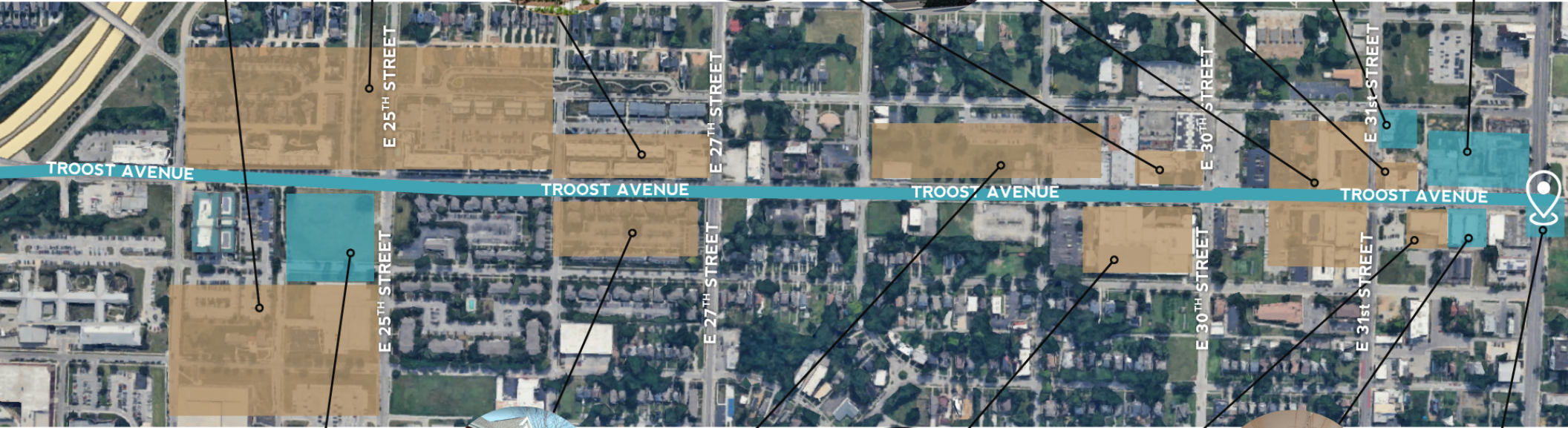
Reconciliation Services



Thank you, Walt Disney



Future Redevelopment



New UMKC School of Dentistry



26th St Station Apartments



KCPSD Headquarters



Metropolitan Community College



Reconciliation Services
Redevelopment



Glory at Midtown



3222-3228 Troost

MAP KEY:

 STABILIZED ASSET

 REDEVELOPMENT



MARKET PROFILE

MIDTOWN

The Midtown neighborhood is a thriving area for Kansas City real estate. Plexpod Westport Commons brings an anchor co-working and event space to the area. Nearby retailers include Costco and The Home Depot. Rounding out the area are local restaurants like The Russell, Billie's Grocery, and Ragazza. At the core of Midtown is Main Street, the home of the expanding KC Streetcar. The new line will span from Union Station to UMKC at 51st Street.

MIDTOWN DEMOGRAPHICS



61,924
Population



109,559
Daytime Population



\$188,359
Median Home Value



30%
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



MAJOR CORPORATIONS IN THE AREA





ADVISOR BIO



AUDREY NAVARRO

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PROFESSIONAL BACKGROUND

As managing partner of Clemons Real Estate, Audrey oversees a team of brokers and maintains an active role in acquisitions, redevelopment, strategic planning, and investment sales. Currently, Clemons Real Estate is one of the KC Business Journal's Most Active Commercial Real Estate Firms in Kansas City. Audrey is also a founding Member of WIRED (Women in Real Estate & Development) in Kansas City and successfully led the group to purchase multiple investment properties. In addition, Audrey was honored by the Kansas City Business Journal as one of 2018's Women Who Mean Business.

Prior to joining Clemons Real Estate, Audrey spent 12 years with Kessinger/Hunter & Co., a Cushman & Wakefield firm in Kansas City, as Director of Retail Brokerage. In her time with Kessinger/Hunter, she represented numerous ownership groups and national tenants, including Crown Center Redevelopment Corporation, Golfsmith, NorthFace, and Passco Companies.

KEY ASSIGNMENTS

Non-Profit Practice 2023-Present. Audrey launched a new specialty practice group within Clemons in 2023 that specializes in facilities consulting and site selection for nonprofit organizations. Her team has worked with many high quality organizations including schools, supportive housing providers, and nonprofit headquarters to define and execute their strategic plan in the market.

Warwick Corridor Redevelopment Project (Multi-Family) 2015-2017. Acquisition and Redevelopment of 100+ units along the historic Warwick Boulevard Corridor of Kansas City. Acquired blighted multi-family assets, and renovated into quality market rate apartments that are now 96% occupied. This project had a major impact on crime and occupancy in the neighborhood.

EDUCATION

BA and MBA from Rockhurst University

MEMBERSHIPS

Co-founder of WIRED - Women in Real Estate Development (2018-2023)

Board of Directors/Volunteer, MindDrive (2013-2023)

Urban Land Institute KC Advisory Board Member and CMA (2022-2023)

MainStreet CID Board Member (2021-2023)

Winner of the CCIM "Home Run Deal" award (2011)

Named a "Rising Star" by KC Business Magazine (2012)

Named one of KC Business Journal's 2018's "Women Who Mean Business"

Ranked #10 in Ingrams Magazine's Corporate Report (2018)

Named a Retail Power Broker by CoStar Group (2007-2013)

KS/MO Operations Chair International Council of Shopping Centers (2009)



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