



ShawverGroup.com

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PROPERTY HIGHLIGHTS

FORMER RESTAURANT BREWERY WITH FULL KITCHEN

119 Armour Road, North Kansas City, MO 64116

LOCATION

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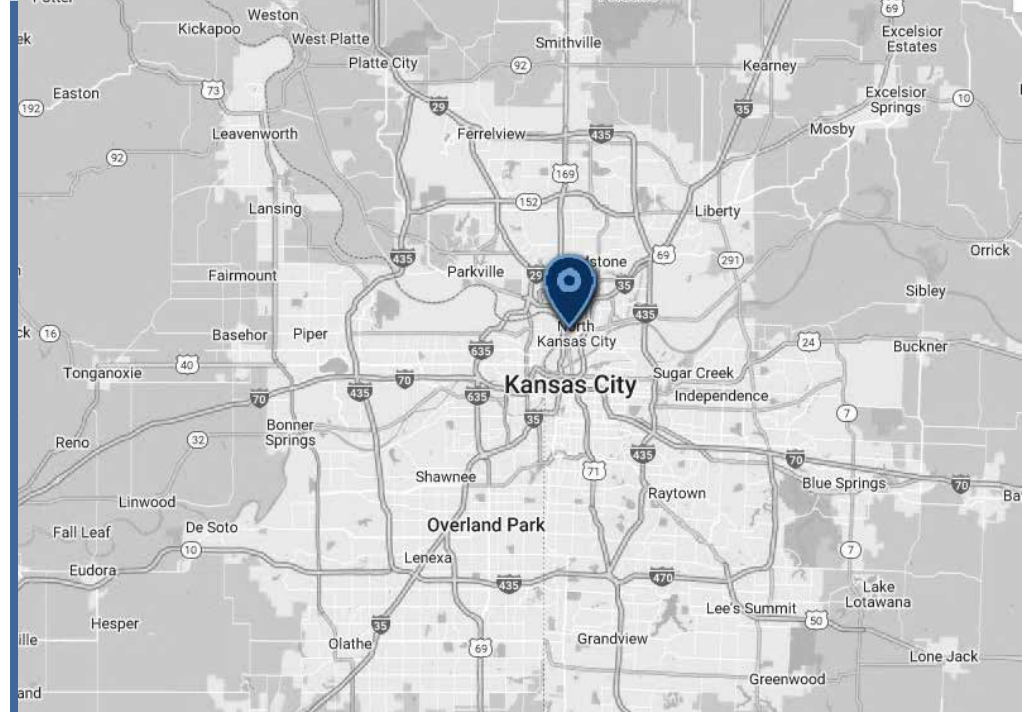
AVAILABLE

5,380 SF South portion of the building plus covered patio with open-air event space
Kitchen contains walk-in cooler and hood
2,286 SF North portion of the building - Leased to Tropical Smoothie Cafe

RATES

Available Upon Request

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- Located in the heart of North Kansas City
- Street parking with evening parking to the east
- Walking distance to over ±550 new apartments
- A 5-minute drive to downtown Kansas City
- No earnings tax for businesses

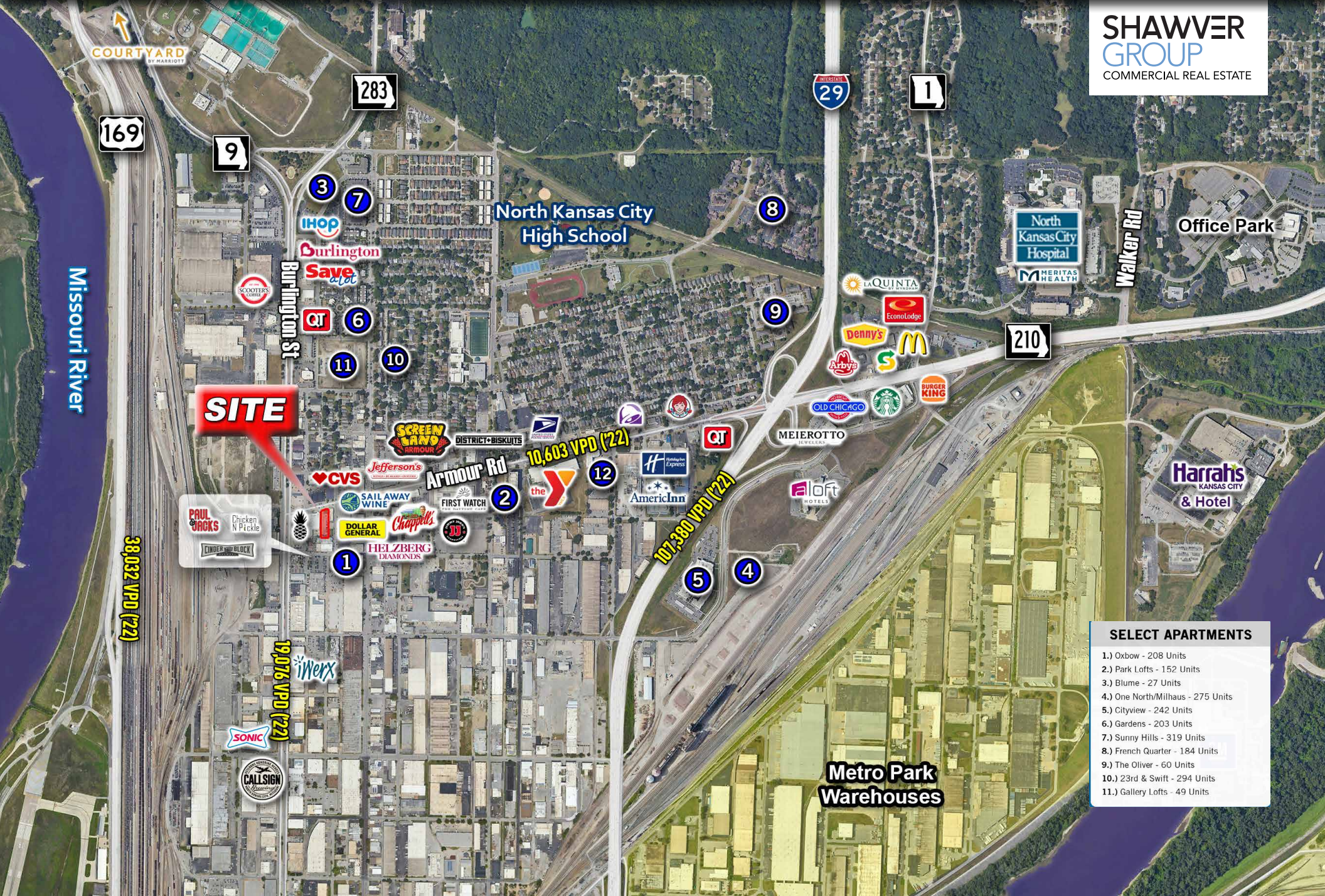
WIDE
AERIAL

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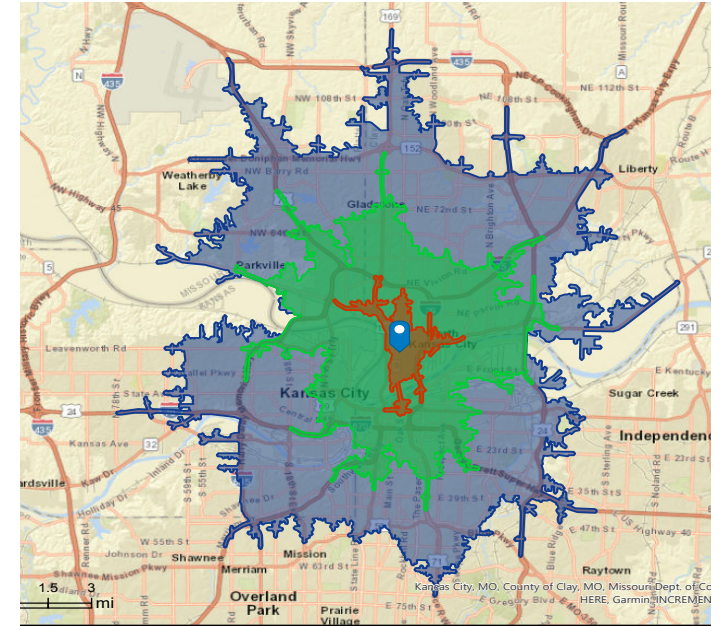


SELECT APARTMENTS	
1.)	Oxbow - 208 Units
2.)	Park Lofts - 152 Units
3.)	Blume - 27 Units
4.)	One North/Milhaus - 275 Units
5.)	Cityview - 242 Units
6.)	Gardens - 203 Units
7.)	Sunny Hills - 319 Units
8.)	French Quarter - 184 Units
9.)	The Oliver - 60 Units
10.)	23rd & Swift - 294 Units
11.)	Gallery Lofts - 49 Units

SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	8,918	133,744	455,676
Households	4,947	60,135	194,045
AVG HH Income	\$78,087	\$80,329	\$81,403
Median Age	38.7	36.2	36.2

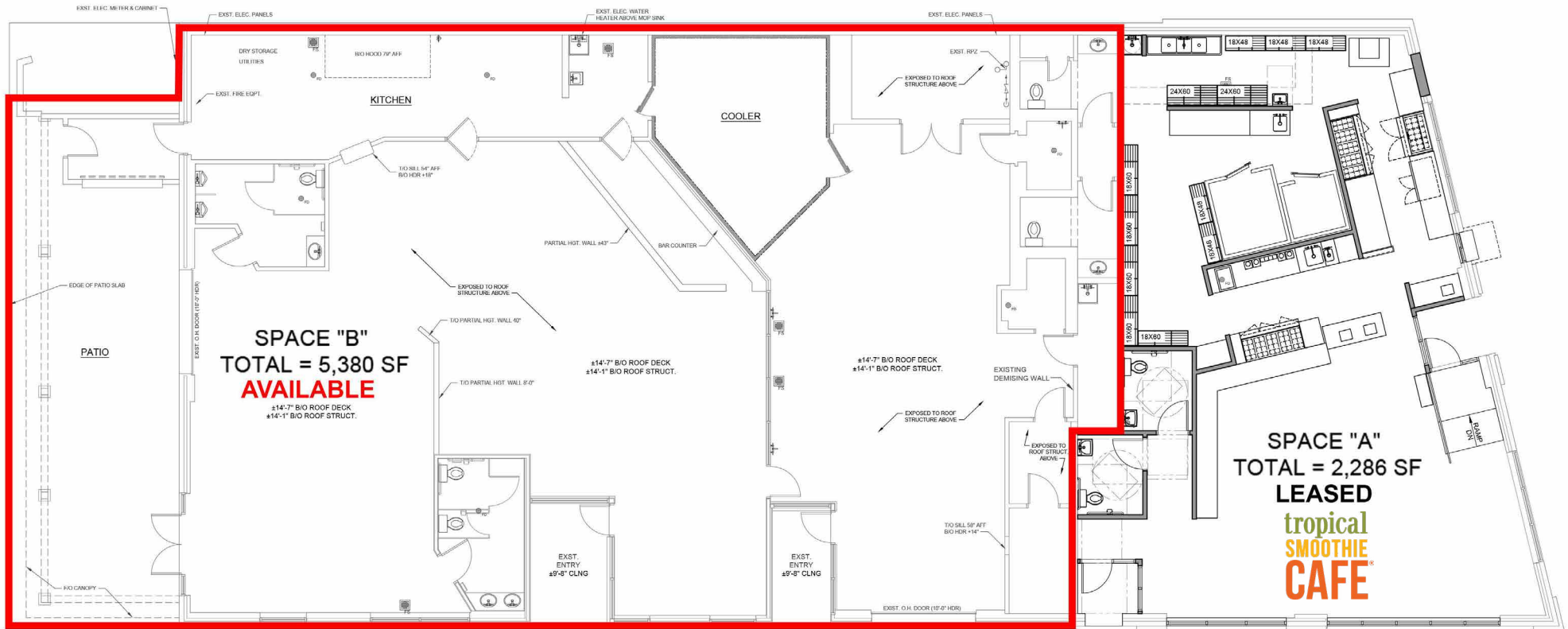
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SITE PLAN

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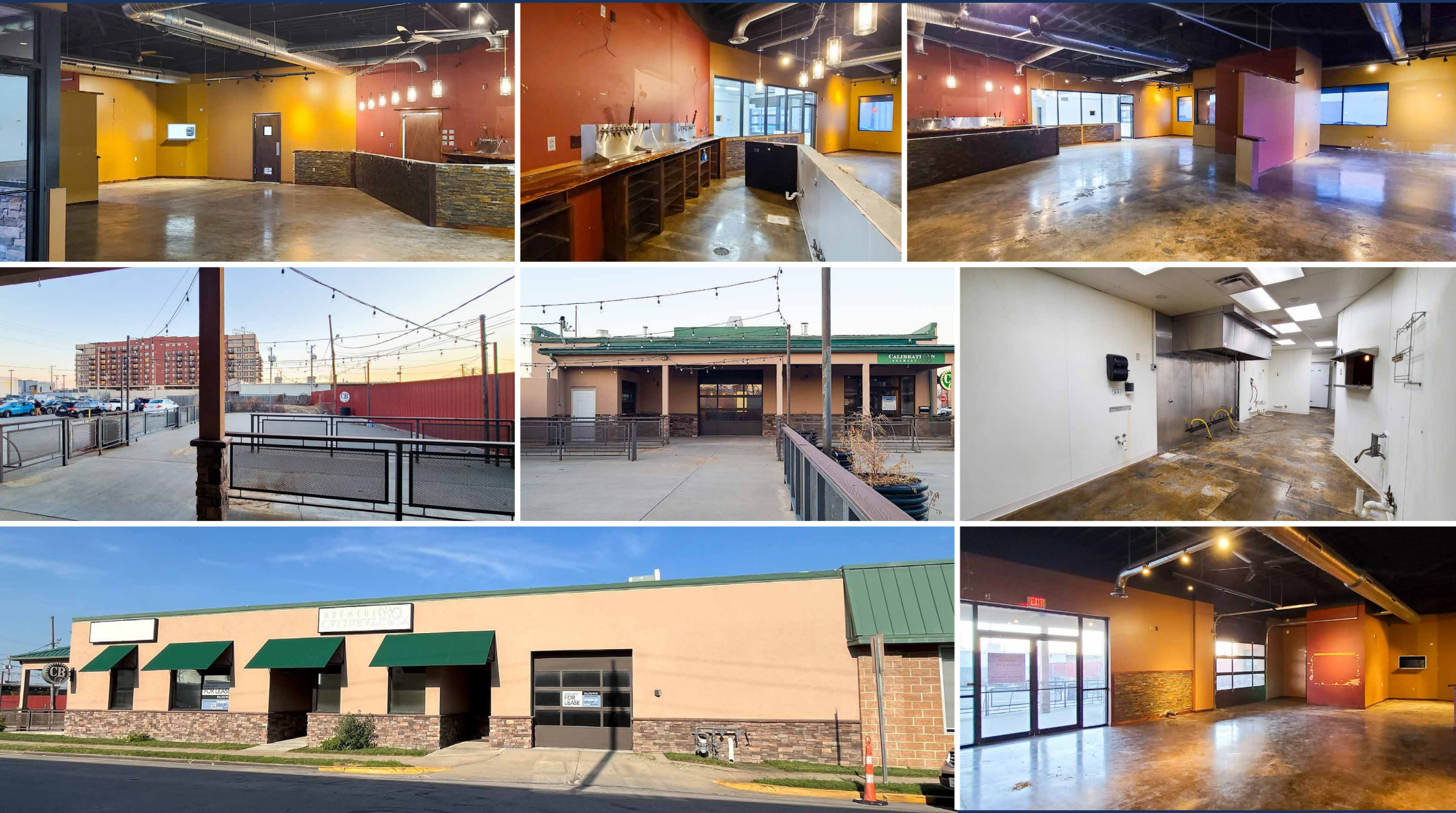
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SITE PHOTOS

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