



ShawverGroup.com

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# PROPERTY HIGHLIGHTS

## FORMER BREWERY / RESTAURANT / SHOP

119 Armour Road, North Kansas City, MO 64116

### LOCATION

119 Armour Road  
North Kansas City, MO 64116

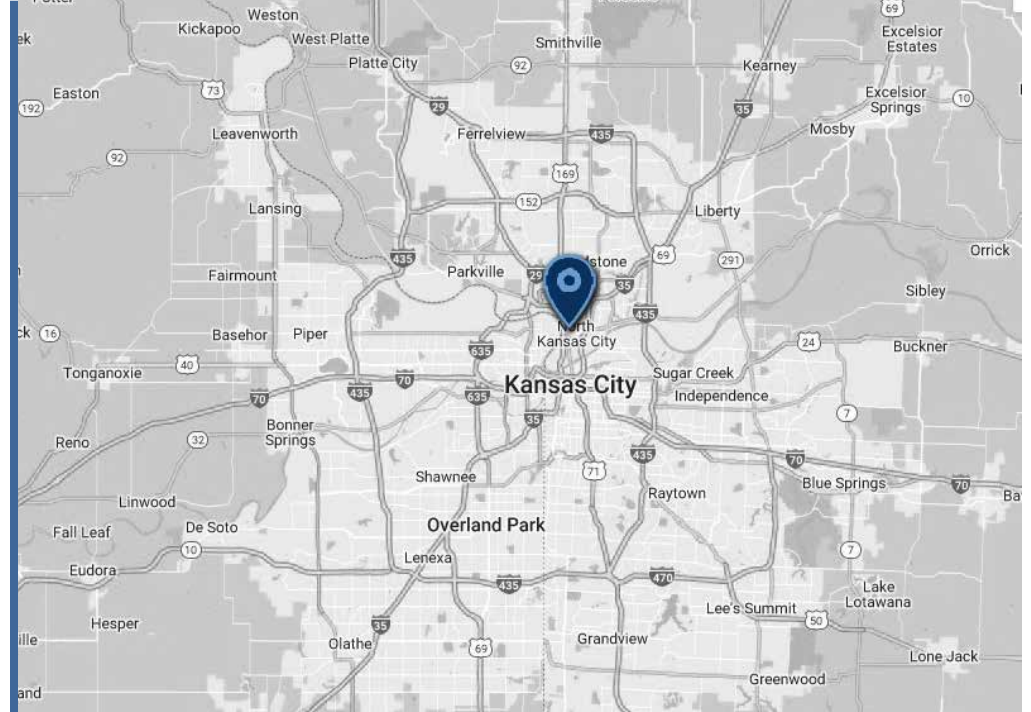
### AVAILABLE

**±8,500 SF** Building  
Covered patio with open-air event space  
Street parking with evening parking to the east

### RATES

Available Upon Request

### AREA BUSINESSES



### PROPERTY HIGHLIGHTS

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

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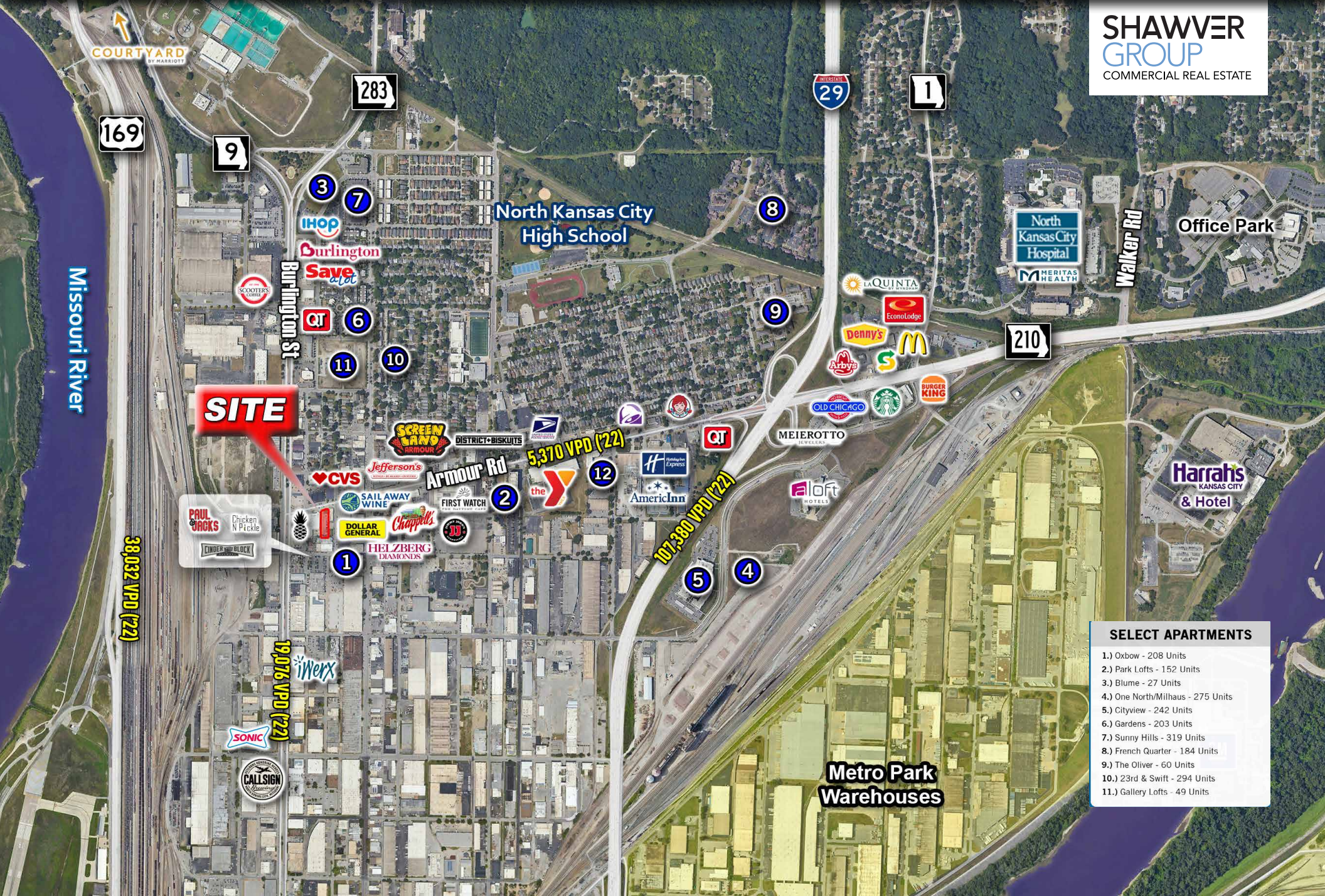
WIDE  
AERIAL

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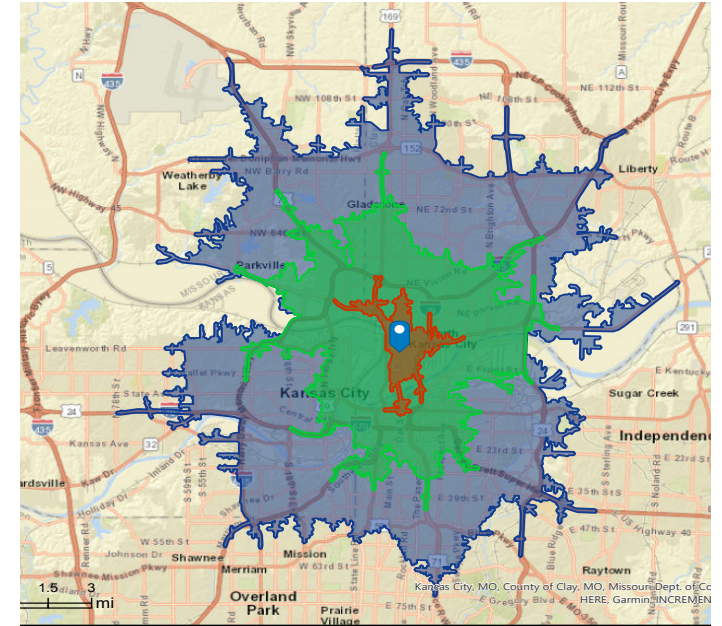


SELECT APARTMENTS	
1.)	Oxbow - 208 Units
2.)	Park Lofts - 152 Units
3.)	Blume - 27 Units
4.)	One North/Milhaus - 275 Units
5.)	Cityview - 242 Units
6.)	Gardens - 203 Units
7.)	Sunny Hills - 319 Units
8.)	French Quarter - 184 Units
9.)	The Oliver - 60 Units
10.)	23rd & Swift - 294 Units
11.)	Gallery Lofts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

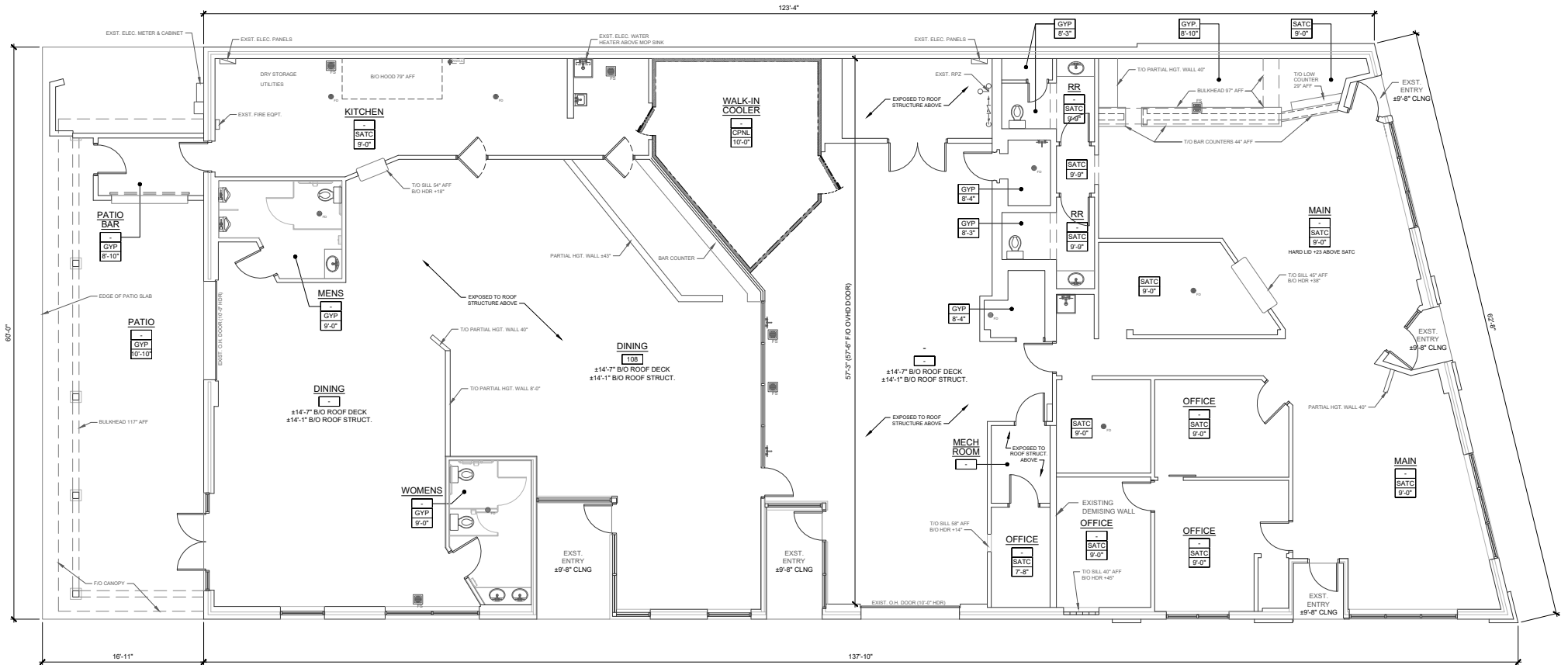
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# SITE PLAN

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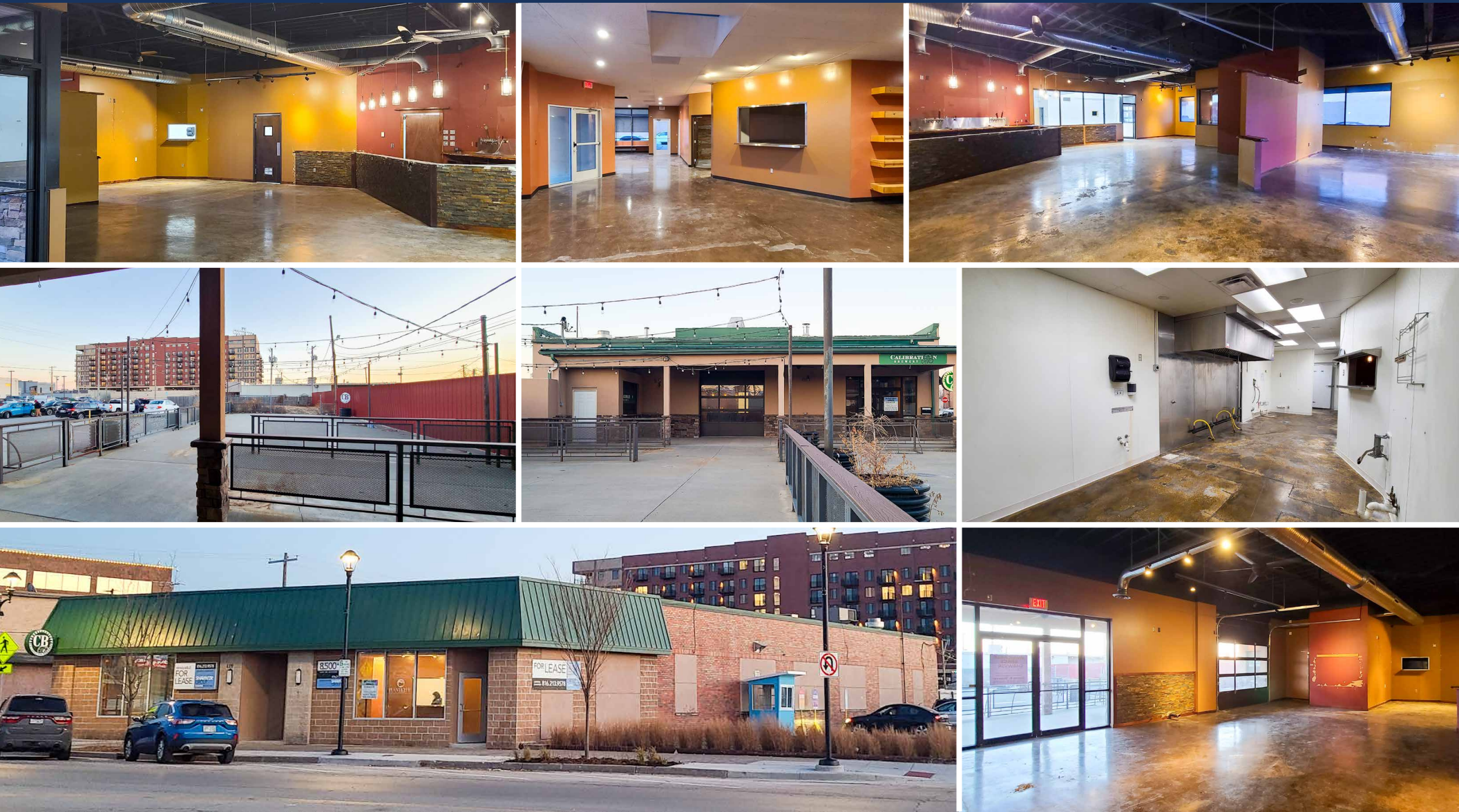


- BUILDING (INCL. PATIO BAR) = ±7,917 SQ.FT.
- INCL. COVERED PORCH = ±8,505 SQ.FT.

# SITE PHOTOS

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