



ShawverGroup.com

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PROPERTY HIGHLIGHTS

PREMIER CORNER IN NORTH KANSAS CITY

1561 Swift Street, North Kansas City, MO 64116

LOCATION

1561 Swift Street
North Kansas City, MO 64116

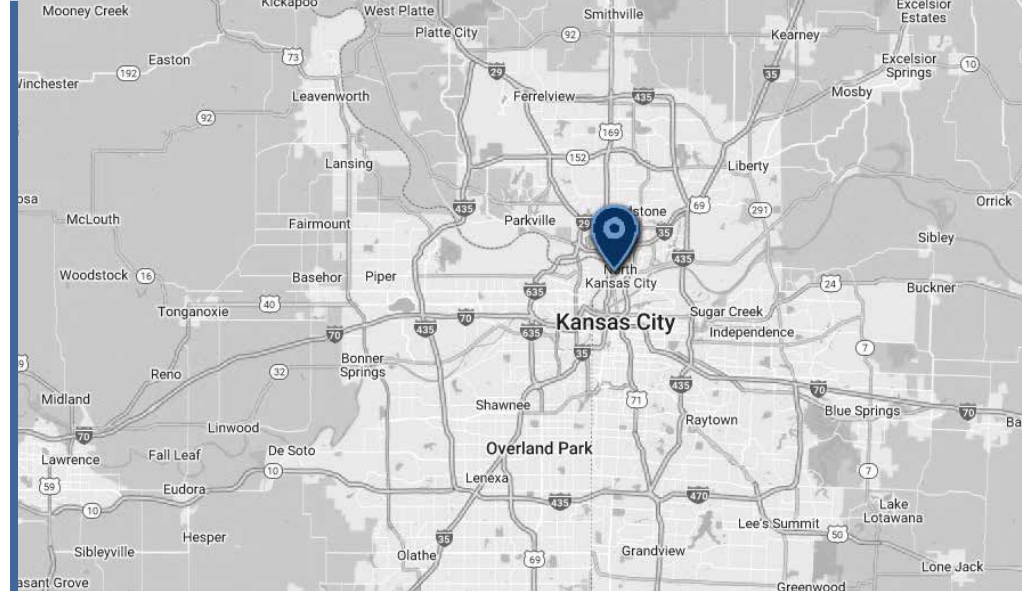
AVAILABLE

3,854 SF First floor with a full basement
Excellent storefront of nearly **50 feet**

RATES

Available Upon Request

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- 3,854 SF First floor with a full basement & small freight lift
- Beautiful wood floors and 10-foot ceilings on the first floor
- Great retail location with no earnings tax for businesses
- Neighboring businesses include Chicken N Pickle, Iron District, Scimeca's Deli, Chef Tito's Mexican Restaurant, Sugar & Spice Catering, Callsign Brewing & Sonic
- Walking distance to ±550 new apartments
- A 5-minute drive to downtown Kansas City

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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



Charles B. Wheeler
Downtown Airport

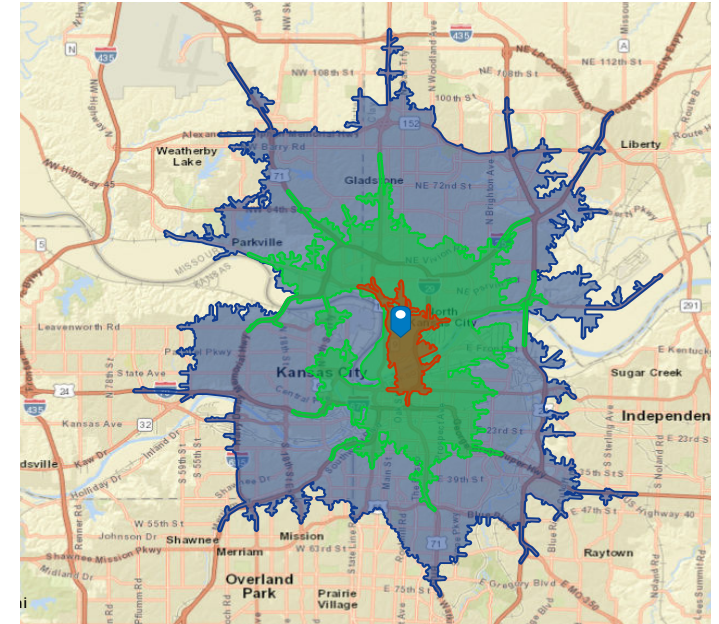
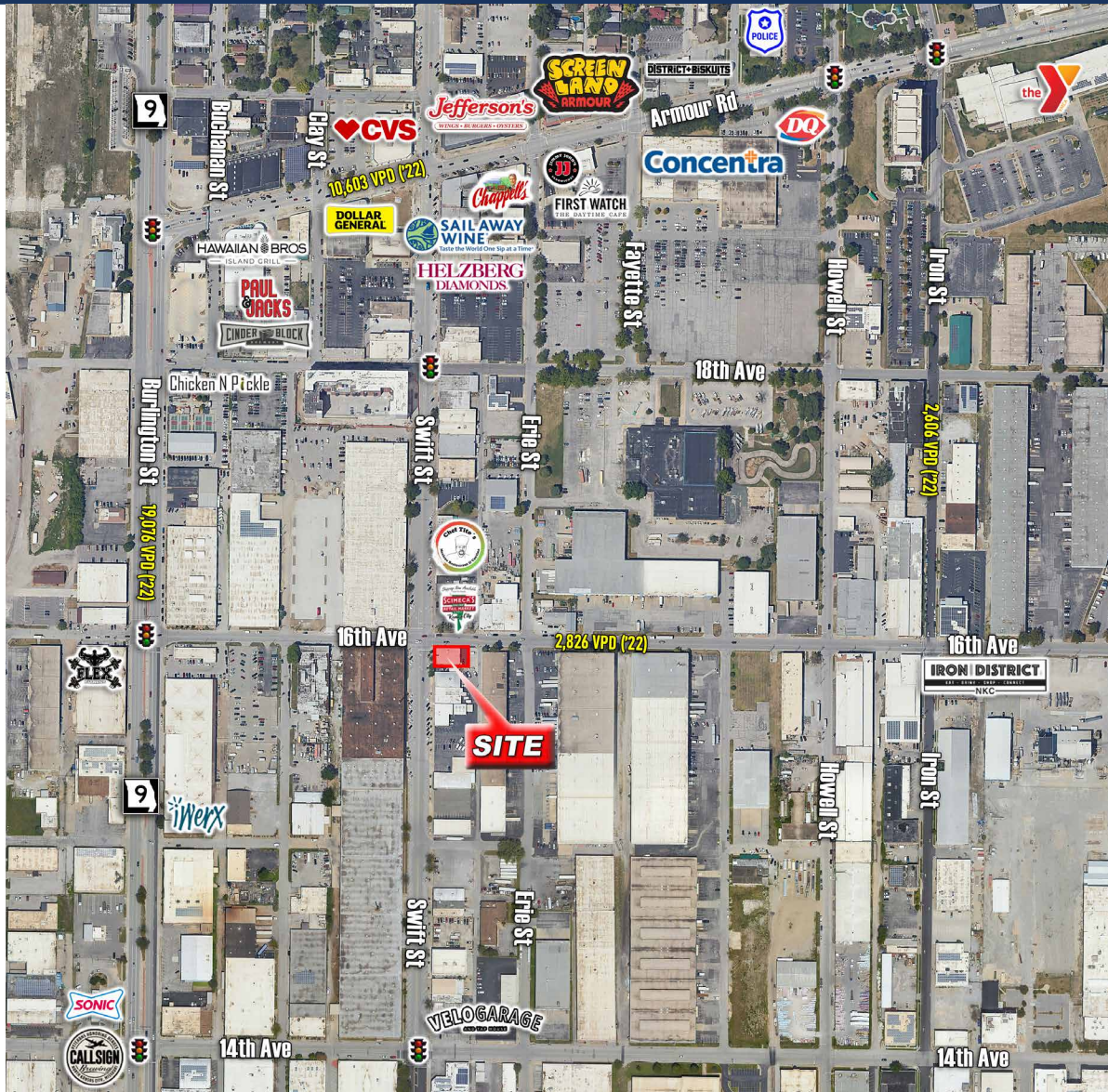
Bally's KANSAS CITY

Northeast
Industrial District

SITE AERIAL & DEMOS

PREMIER CORNER IN NORTH KANSAS CITY

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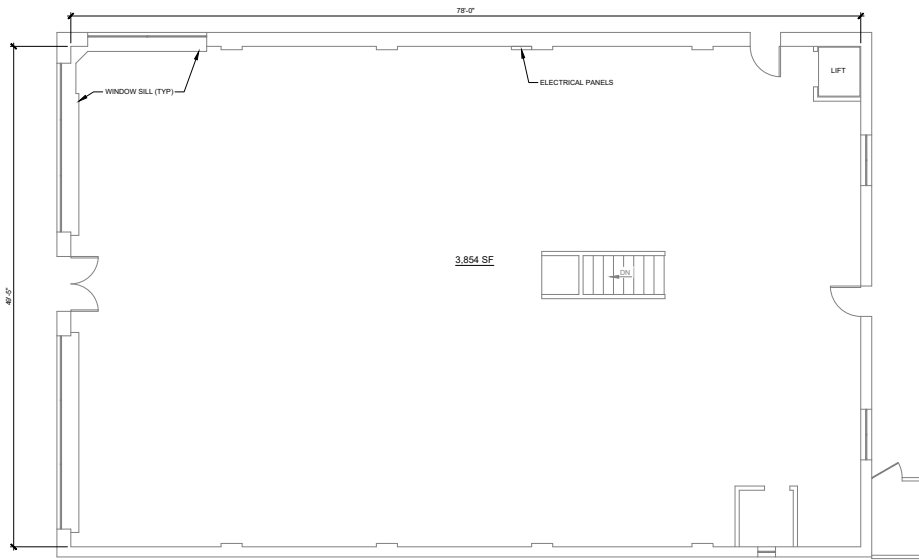


DEMOGRAPHICS

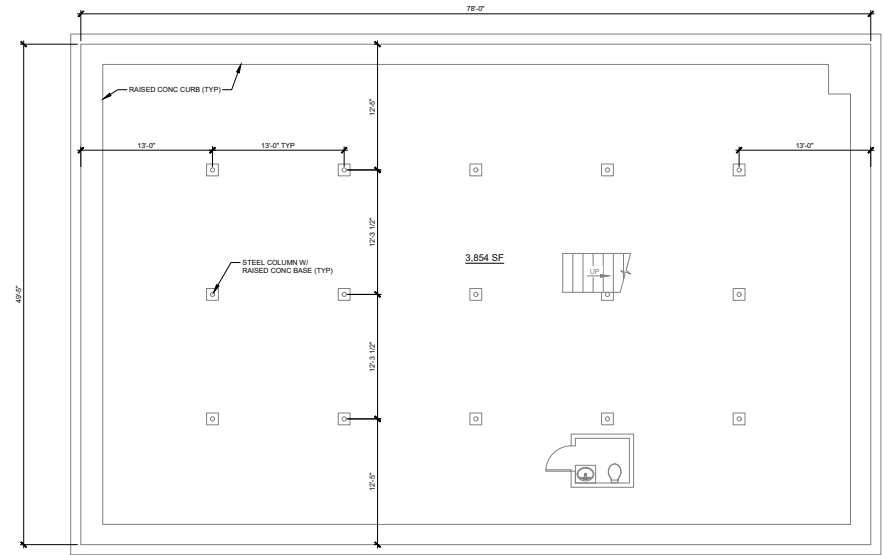
| | 5-Minute Drive Time | 10-Minute Drive Time | 15-Minute Drive Time |
|---------------|---------------------|----------------------|----------------------|
| Population | 9,124 | 122,357 | 430,353 |
| Households | 5,007 | 54,694 | 183,915 |
| AVG HH Income | \$69,590 | \$77,489 | \$79,539 |
| Median Age | 36.4 | 35.7 | 36.2 |

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FLOOR PLAN - EXISTING CONDITIONS
SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - EXISTING CONDITIONS
SCALE: 3/16" = 1'-0"

SITE PHOTOS

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