



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

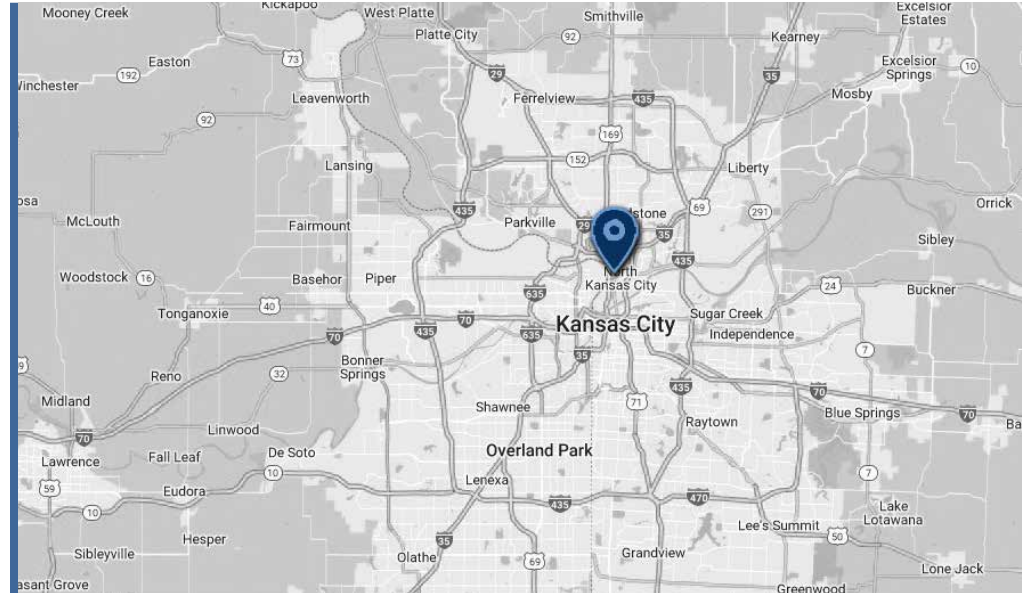
AVAILABLE

±4,200 SF First floor with a full basement
Excellent storefront of over **50 feet**

RATES

Available Upon Request

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- **±4,200 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

WIDE
AERIAL

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Joanna B. Shawver
joanna@shawvergroup.com
816.213.9578

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



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FedEx

269

SITE

**Metro Park
Warehouses**

Office Park

**Harrah's
KANSAS CITY
& Hotel**

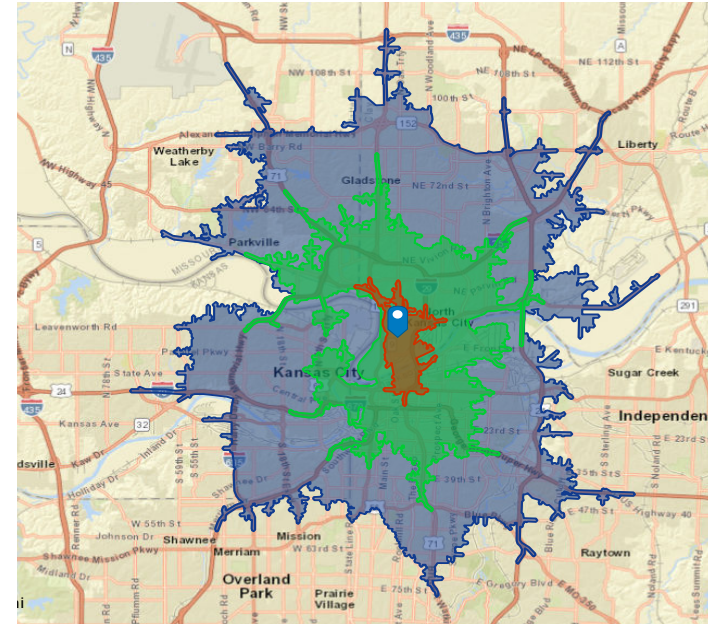
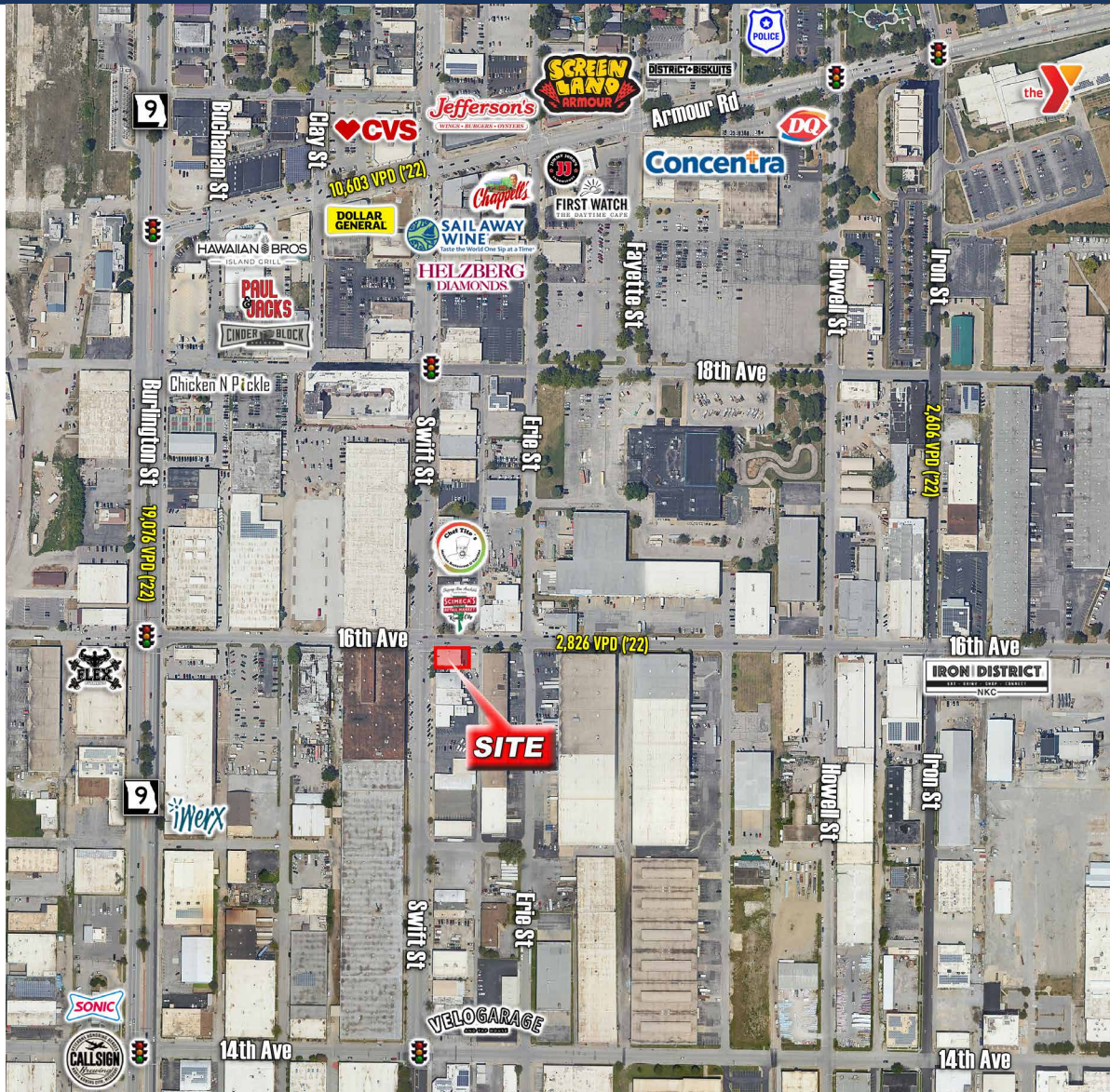
**Charles B. Wheeler
Downtown Airport**

**Northeast
Industrial District**

SITE AERIAL & DEMOS

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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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SITE PHOTOS

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