



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

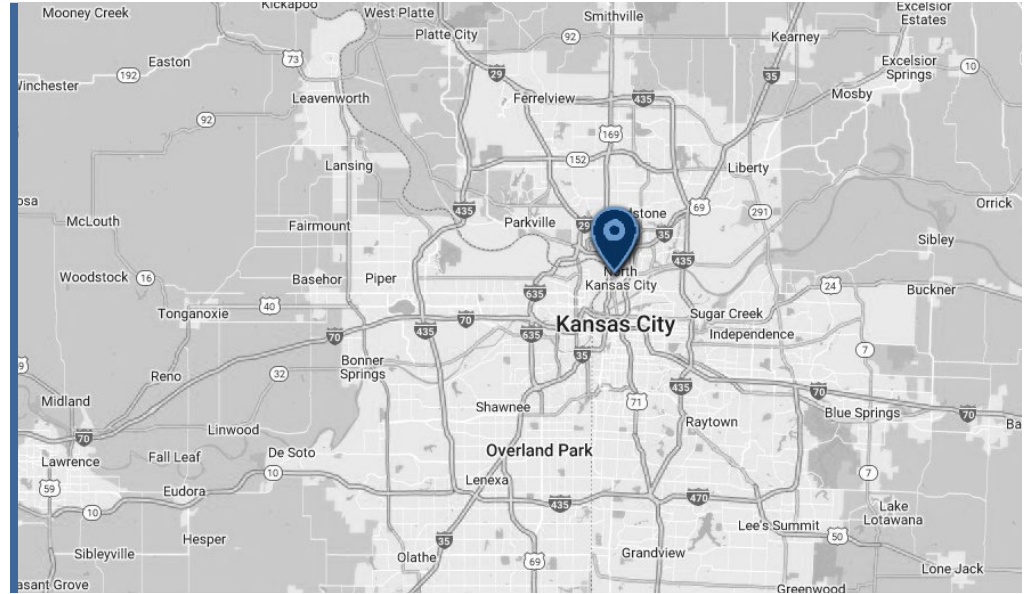
AVAILABLE

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

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FedEx



Missouri River

North Kansas City
High School

North
Kansas City
Hospital

Office Park

SITE

Metro Park
Warehouses

Harrah's
KANSAS CITY
& Hotel

Charles B. Wheeler
Downtown Airport

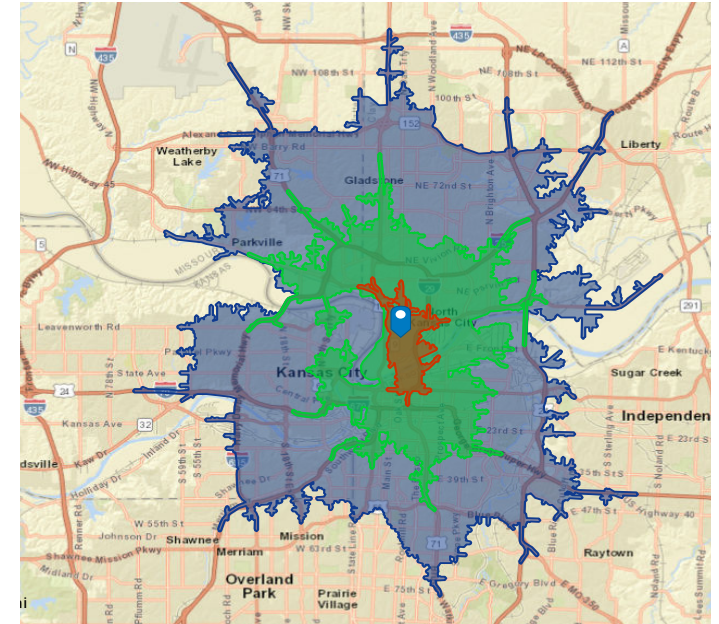
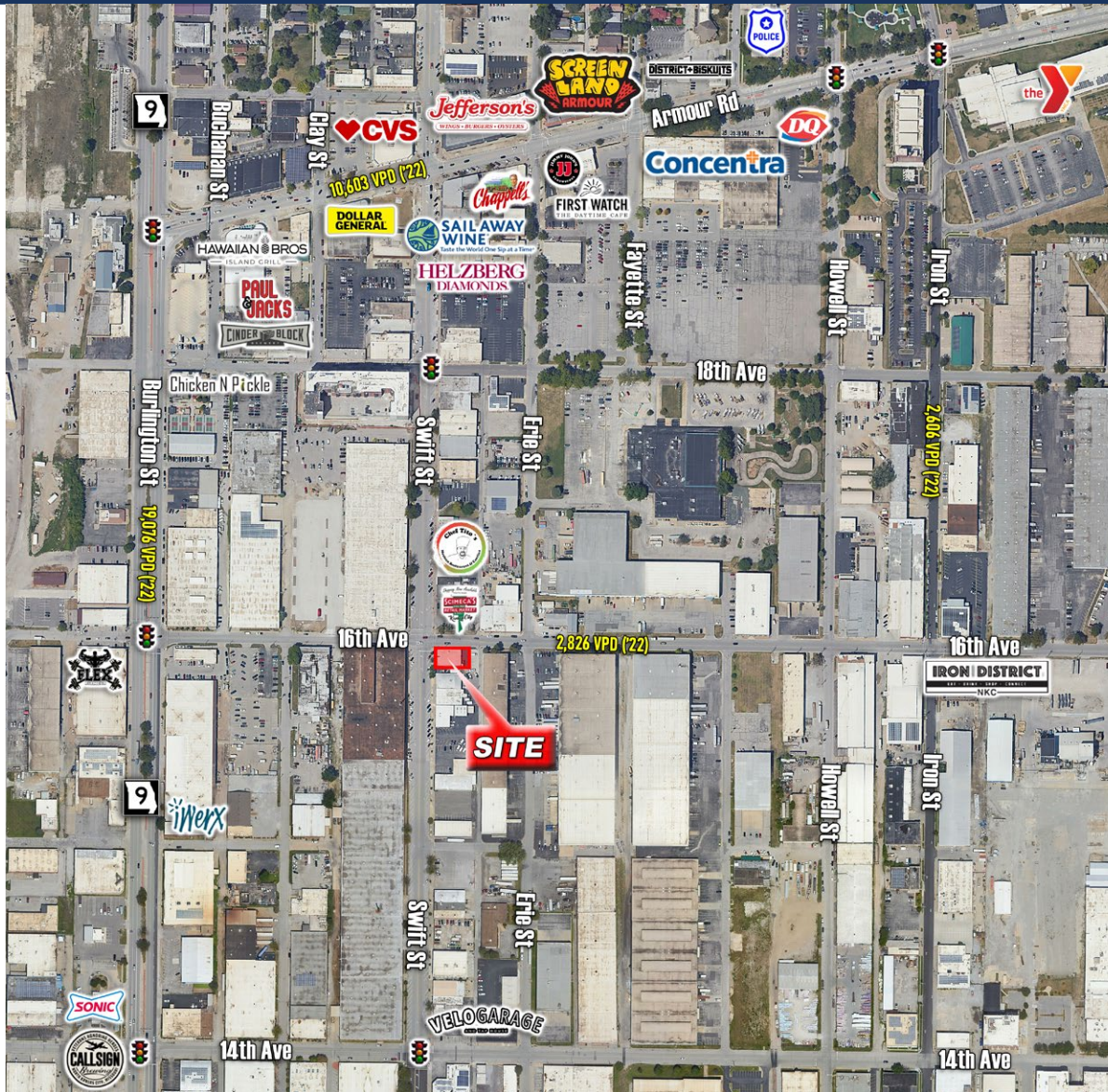
Northeast
Industrial District

Bally's KANSAS CITY

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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