



ShawverGroup.com

Monica Enloe
monica@shawvergroup.com
913.961.5314

Chance Barrow
chance@shawvergroup.com
816.337.5088

PROPERTY HIGHLIGHTS

OFFICE & RETAIL SPACES AT WALDO'S PREMIER INTERSECTION

404-406 W 75th Street, Kansas City, MO 64114

LOCATION

404-406 W 75th Street
Kansas City, MO 64114

AVAILABLE

404 W 75th St: **1,060 SF** 1st Floor Retail Space
406 W 75th St: **390-2,750 SF** 2nd Floor Office Space

RATES

Available Upon Request



AREA BUSINESSES



PROPERTY HIGHLIGHTS

- 1,060 SF 1st floor retail space fronting 75th Street
- 390 - 2,750 SF 2nd floor office or retail space
- Turnkey, second generation space with great windows & light
- Dedicated parking lot
- Walkable to coffee shops, varied dining options, bars, entertainment and fitness concepts
- Neighboring businesses include Pickleman's, Chipotle, Crows Coffee, Bōru Asian Eatery, Dodson's Bar & Commons, Waldo Pizza, Summit Grill, CVS and Aldi
- New mixed-use development underway with 290+ apartments and retail within walking distance

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COMMERCIAL REAL ESTATE

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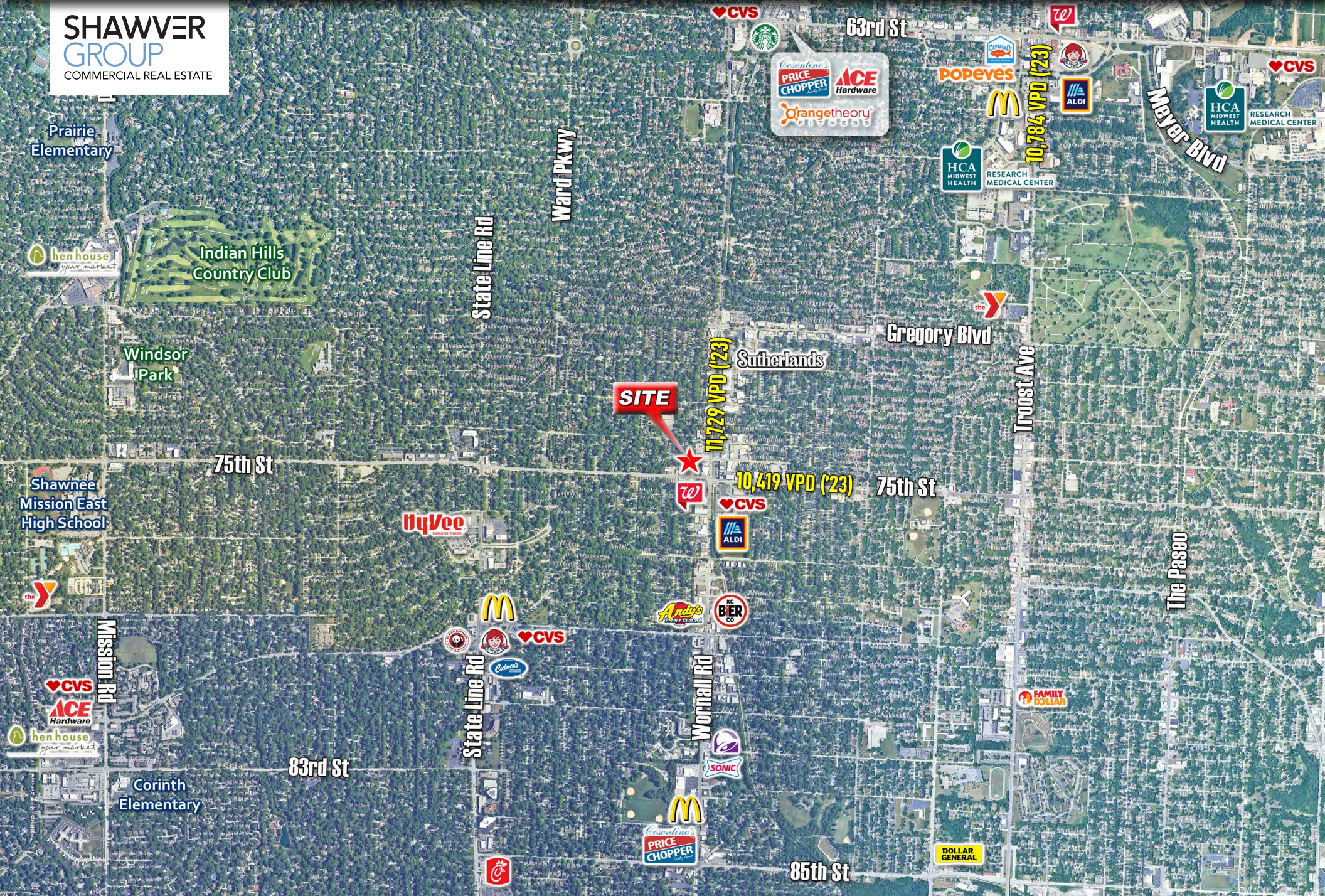
WIDE AERIAL

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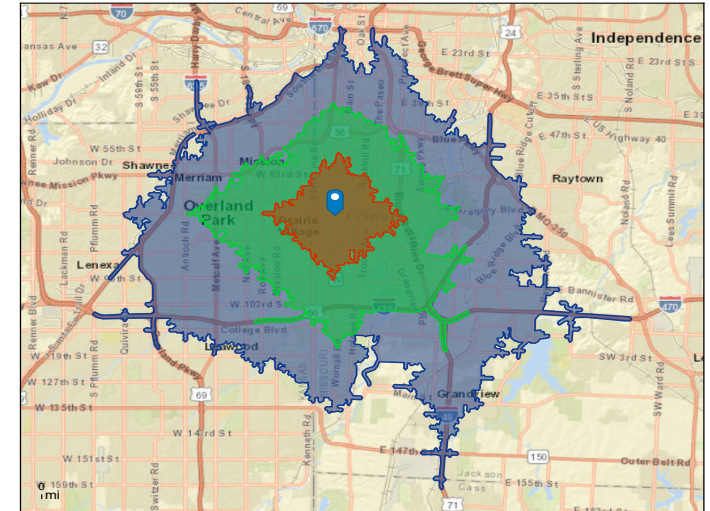
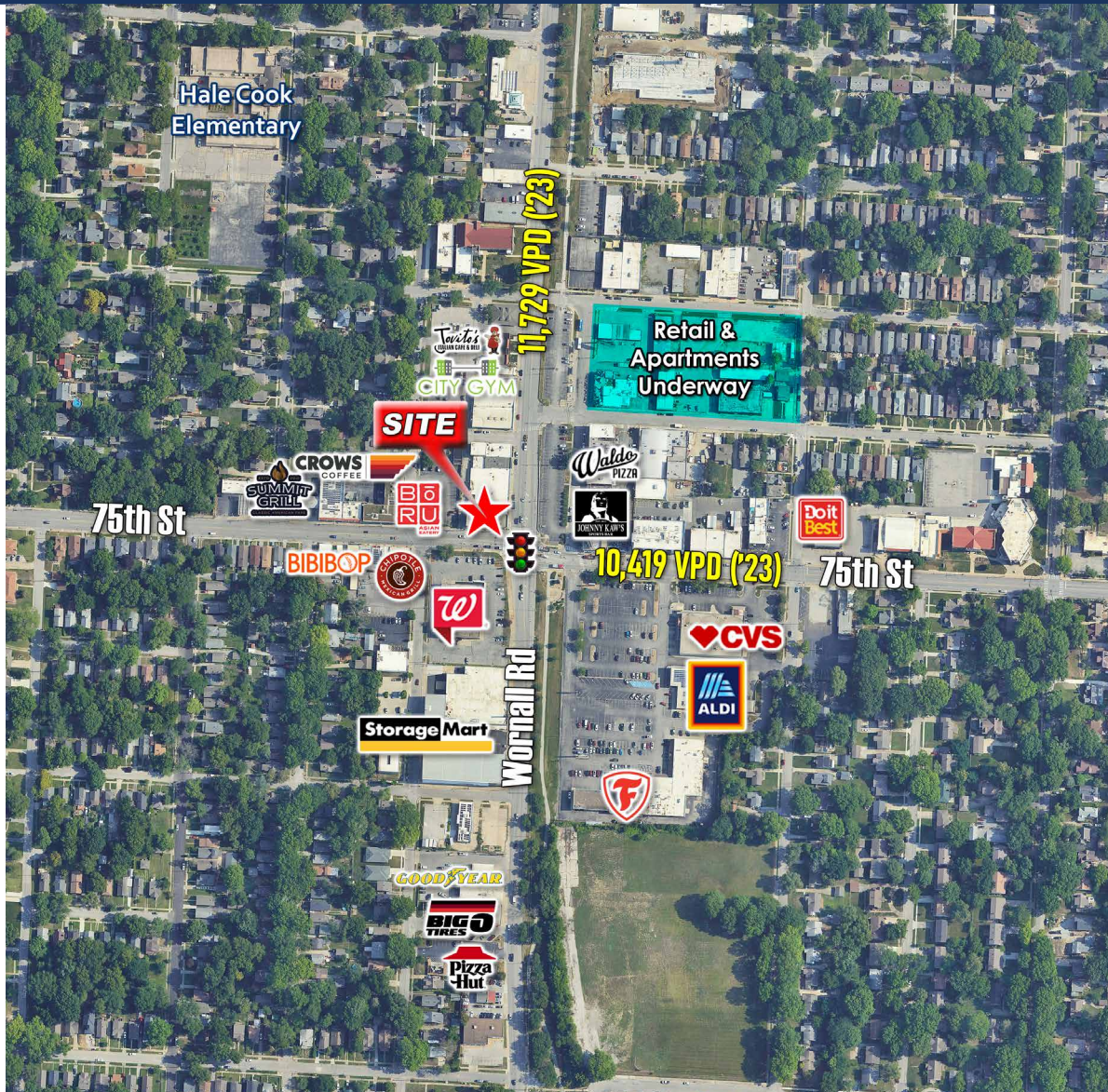
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SITE AERIAL & DEMOS

OFFICE & RETAIL SPACES AT WALDO'S PREMIER INTERSECTION

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	40,847	145,844	379,587
Households	18,462	66,414	173,284
AVG HH Income	\$131,066	\$122,210	\$101,579
Median Age	41.2	40.6	39.3

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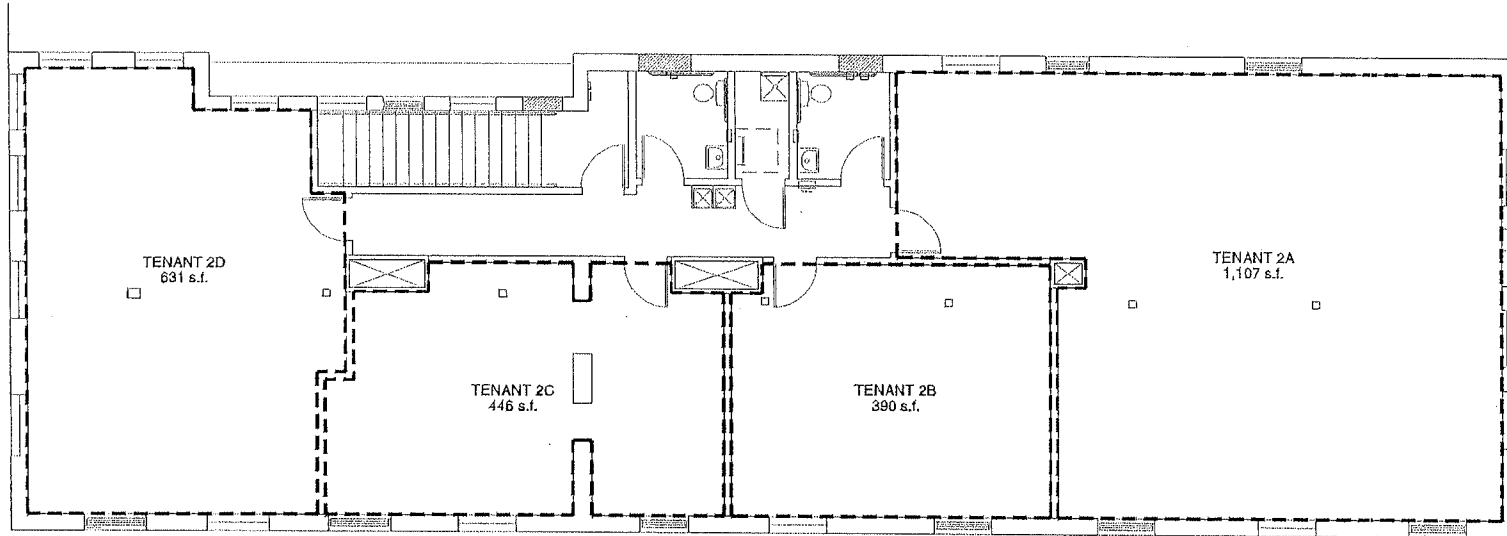
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2ND FLOOR PLAN

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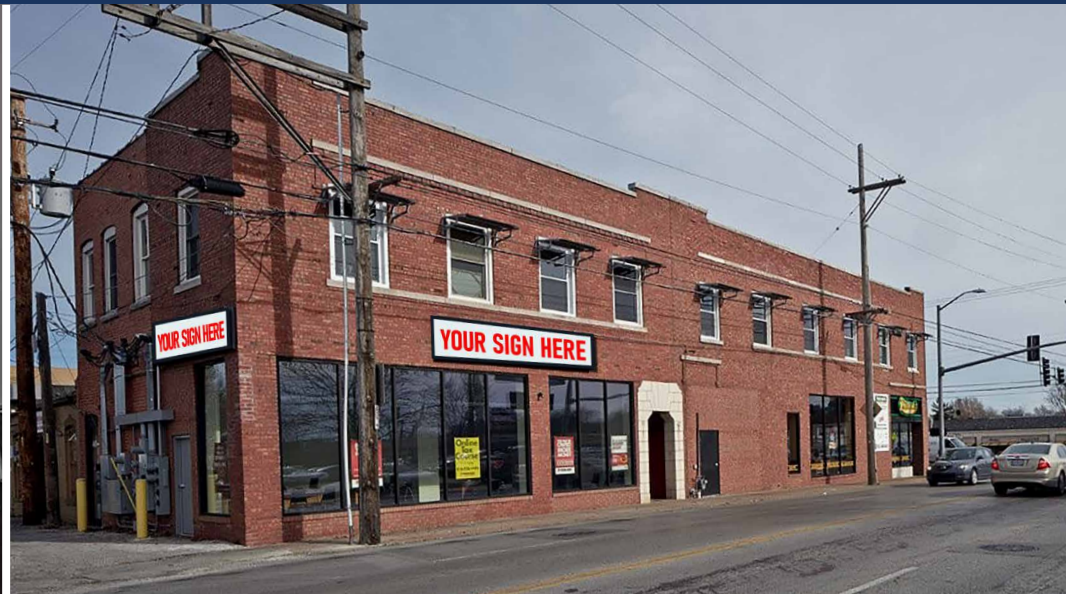
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SITE PHOTOS

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