



ShawverGroup.com

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# PROPERTY HIGHLIGHTS

## SPACE AVAILABLE IN NORTH KANSAS CITY

1727-1731 Swift Street, North Kansas City, MO 64116

### LOCATION

1727-1731 Swift St, North Kansas City, MO 64116

### AVAILABLE

Space 1: Occupied with Barber Shop

Space 2: **±980 SF** Space

Space 3: **±4,300 SF** Open Space ideal for Creative Retail or Restaurant

Spaces 2 & 3 Could Be Combined

### RATES

Available Upon Request

### AREA BUSINESSES



### PROPERTY HIGHLIGHTS

- **±980 SF** Space
- **±4,300 SF** Open space ideal for creative retail or restaurant
- Great visibility on Swift Street, right across from McLain's Market and The Oxbow luxury apartments
- Other neighboring businesses include Chicken N Pickle, Iron District, Scimeca's Deli, Chef Tito's Mexican Restaurant, Sugar & Spice Catering, Callsign Brewing and Sonic
- Walking distance to over **±550** new apartments
- No earnings tax for businesses
- A 5-minute drive to downtown Kansas City

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

**SHAWVER**  
**GROUP**  
COMMERCIAL REAL ESTATE

**FedEx**



Missouri River

North Kansas City  
High School

North  
Kansas City  
Hospital

Office Park

THE  
**OXBOW**  
MCLAIN'S  
since 1940

**SITE**

16th Ave  
IRON DISTRICT

Metro Park  
Warehouses

Harrah's  
KANSAS CITY  
& Hotel

Charles B. Wheeler  
Downtown Airport

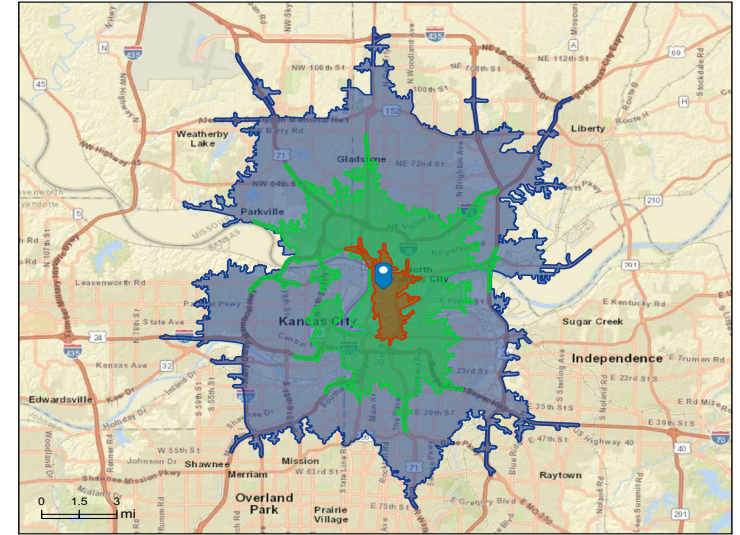
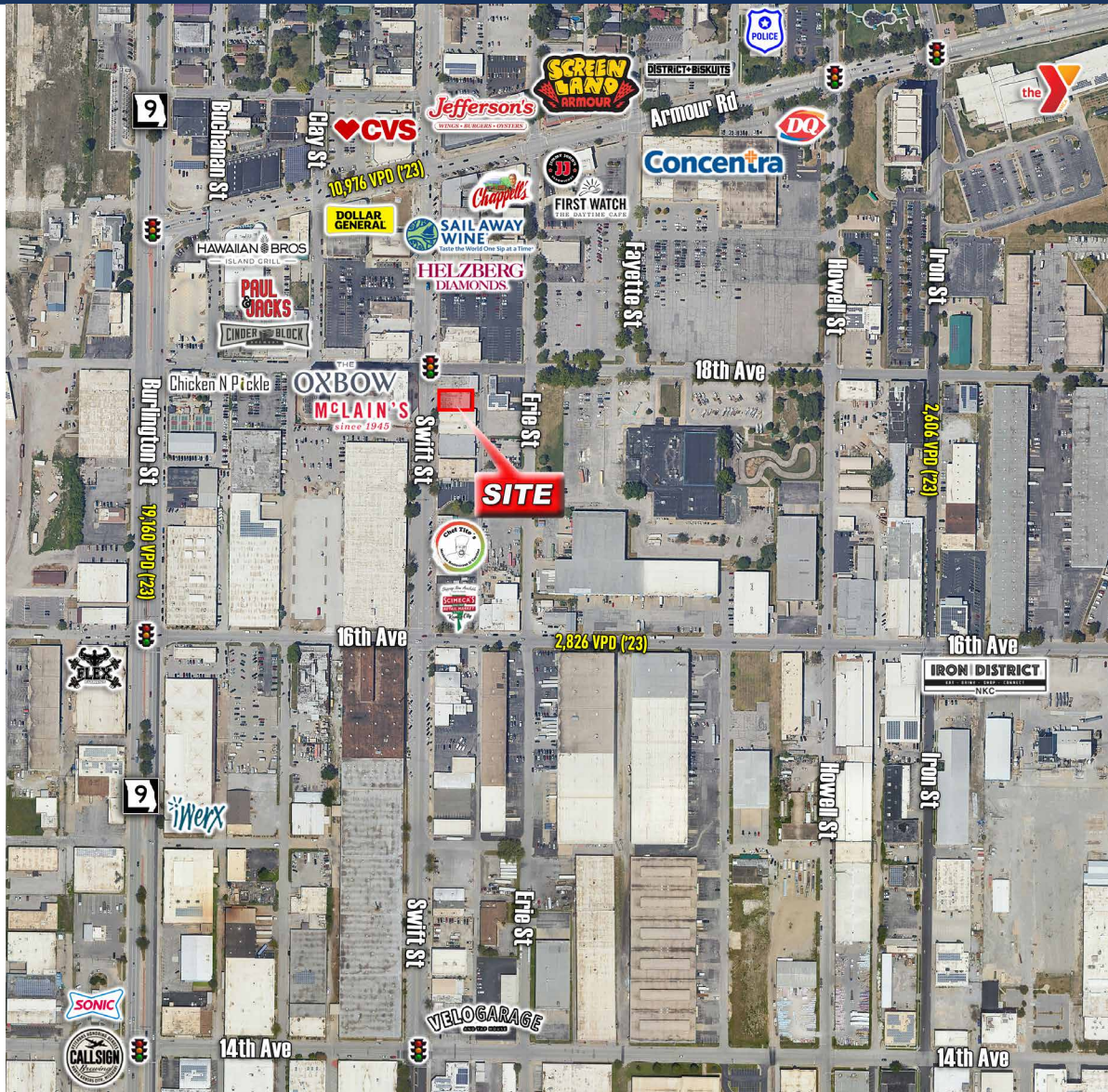
Northeast  
Industrial District

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	9,464	125,915	436,359
Households	5,244	56,819	185,701
AVG HH Income	\$74,186	\$79,666	\$82,658
Median Age	35.9	34.2	34.9

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