



**CONCEPTUAL RENDERING**

ShawverGroup.com

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# PROPERTY HIGHLIGHTS

## FREE-STANDING BUILDING: RESTAURANT OR ENTERTAINMENT VENUE OPPORTUNITY

2021 Swift Street, North Kansas City, MO 64116

### LOCATION

2021 Swift Street  
North Kansas City, MO 64116

### AVAILABLE

**±6,600 SF** Building  
Landlord has vision for an amazing restaurant with outdoor space or an entertainment venue

### RATES

Available Upon Request

### AREA BUSINESSES



### PROPERTY HIGHLIGHTS

- ±6,600 SF Free-standing building with open space ideal for restaurant or entertainment venue
- Great visibility on Swift Street with convenient parking to the east and street parking
- Great outdoor space and patio potential
- Neighboring businesses include Chicken N Pickle, McLain's Market, Sail Away Wine, Screenland Armour Theater, Chappell's, Jefferson's, Hawaiian Bros, District Biscuits, Cinderblock Brewery, First Watch and CVS
- Walkable community with over ±550 new apartments, including The Oxbow luxury apartments
- No earnings tax for businesses
- 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

**SITE**

16th Ave  
IRON DISTRICT  
NKC

Metro Park  
Warehouses

Harrah's  
KANSAS CITY  
& Hotel

Charles B. Wheeler  
Downtown Airport

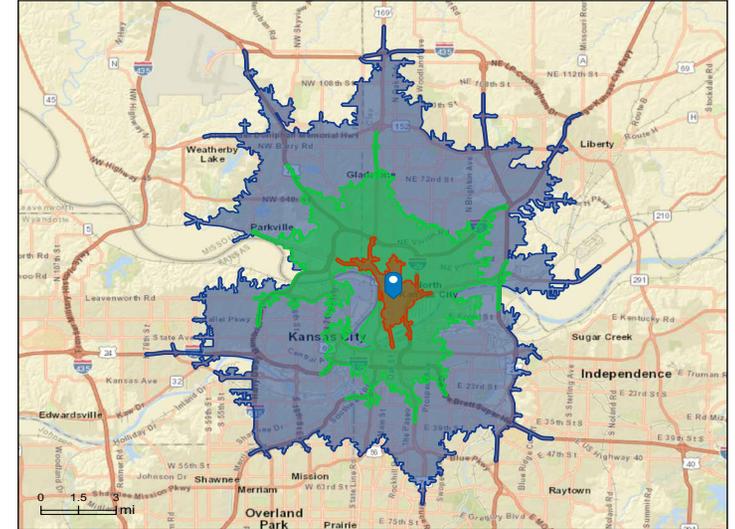
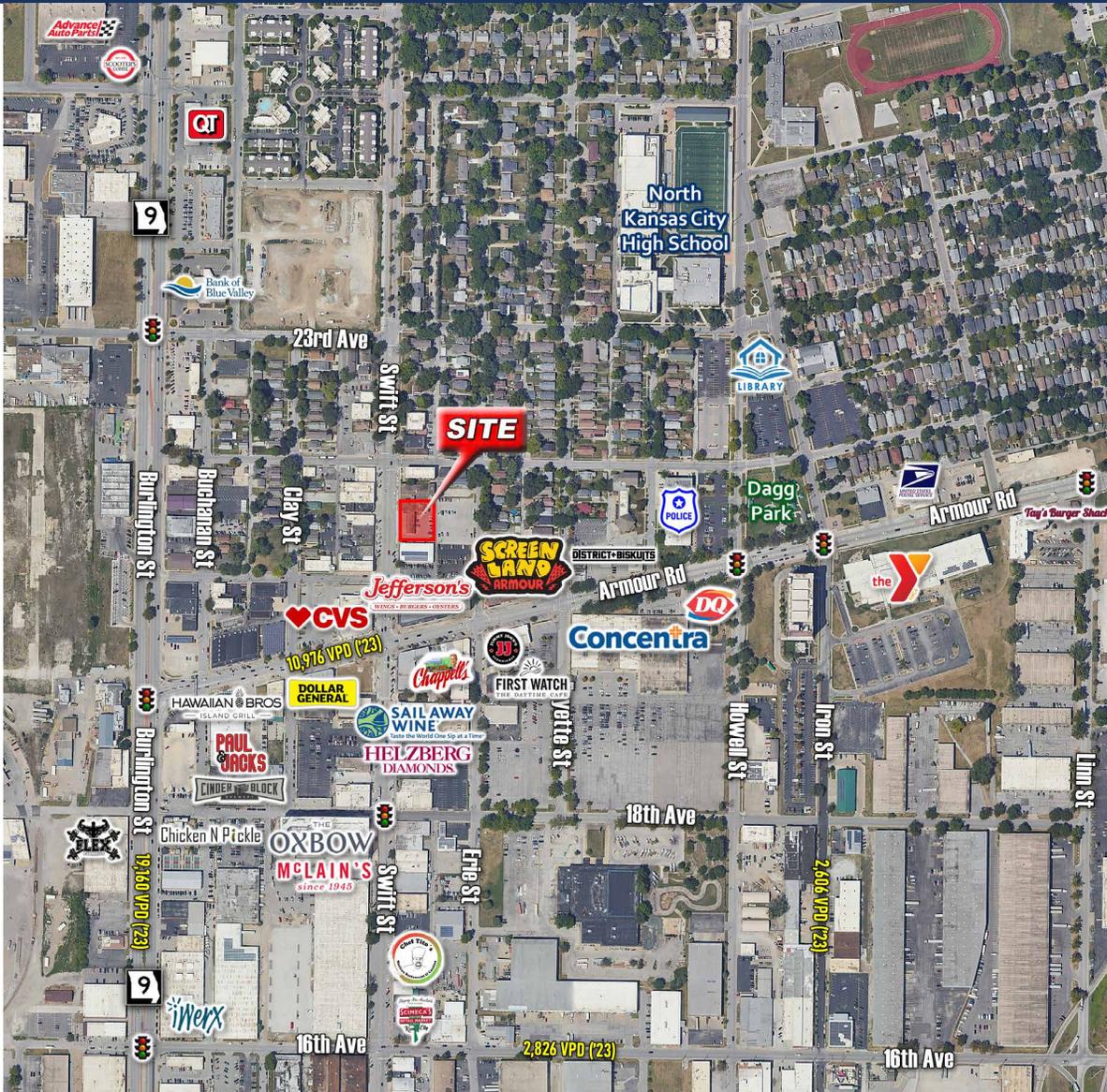
Northeast  
Industrial District

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	7,553	113,834	432,957
Households	4,147	51,887	182,876
AVG HH Income	\$77,305	\$84,377	\$83,752
Median Age	38.6	34.4	35.0

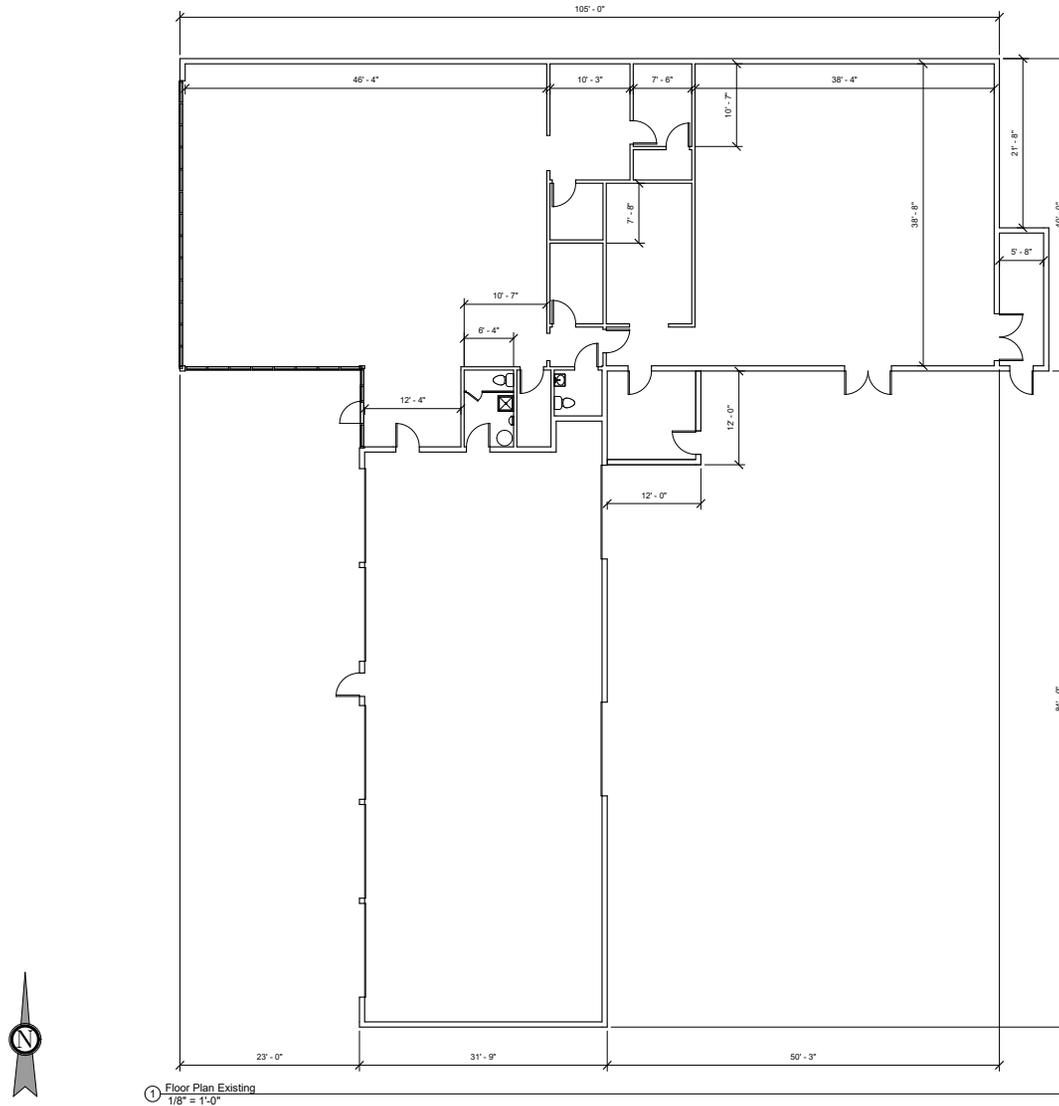
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# SITE PLAN

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