



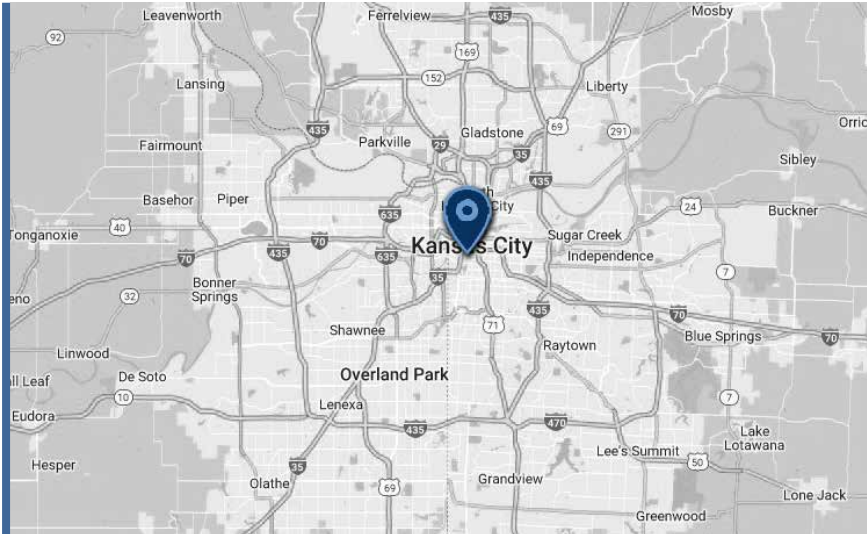
ShawverGroup.com  
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**Monica Enloe**  
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## PROPERTY HIGHLIGHTS

### CROSSROADS LIVE/WORK/INVESTMENT OPPORTUNITY

2030 Broadway Blvd, Kansas City, MO 64108



#### FOR SALE - REDUCED PRICE ~~\$1,950,000~~ \$1,750,000

- Three-story historic brick +/-4,135 SF building fully renovated in 2021 – gutted to the studs with modern finishes on 0.14 AC
- Two licensed Airbnb units located on the 2nd and 3rd floors, rentable separately or together, with 4 bedrooms, 2.5 bathrooms and private outdoor balcony
- 1st floor retail or office space with great street presence
- 8 dedicated off-street parking spaces
- Live/work setup ideal for owner-user, investor, or mixed-use operator

#### AREA BUSINESSES



#### FOR LEASE - \$27 PSF + NNN

- ±1,570 SF turnkey first floor retail or office space
- Dedicated off-street parking plus street parking

#### PROPERTY HIGHLIGHTS

- Situated in the heart of Kansas City's Crossroads neighborhood with excellent walkability and I-35 access
- In walking distance to notable development projects in progress, including luxury apartments
- Neighboring businesses include Town Topic, Lulu's Thai Noodle Shop, Crossroads Hotel, Jack Stack, Lidia's, Up-Down KC, and more

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WIDE  
AERIAL

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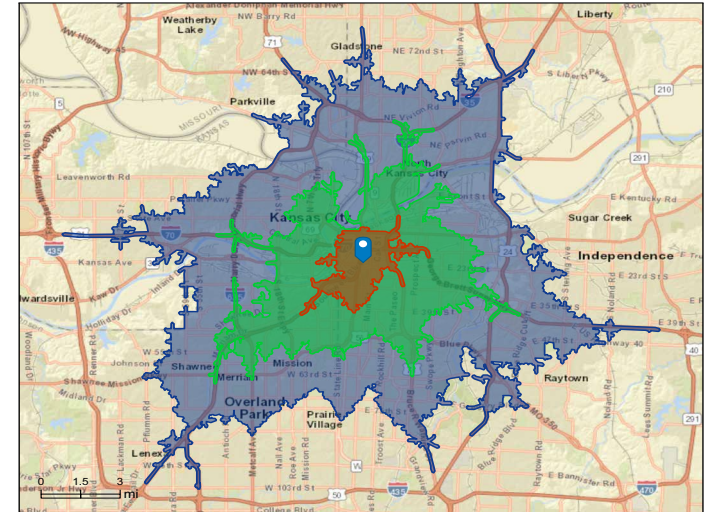




# SITE AERIAL & DEMOS

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### DEMOGRAPHICS

|               | 5-Minute<br>Drive Time | 10-Minute<br>Drive Time | 15-Minute<br>Drive Time |
|---------------|------------------------|-------------------------|-------------------------|
| Population    | 26,476                 | 183,202                 | 473,631                 |
| Households    | 15,059                 | 85,025                  | 204,216                 |
| AVG HH Income | \$97,042               | \$78,348                | \$86,309                |
| Median Age    | 32.7                   | 33.8                    | 35.2                    |

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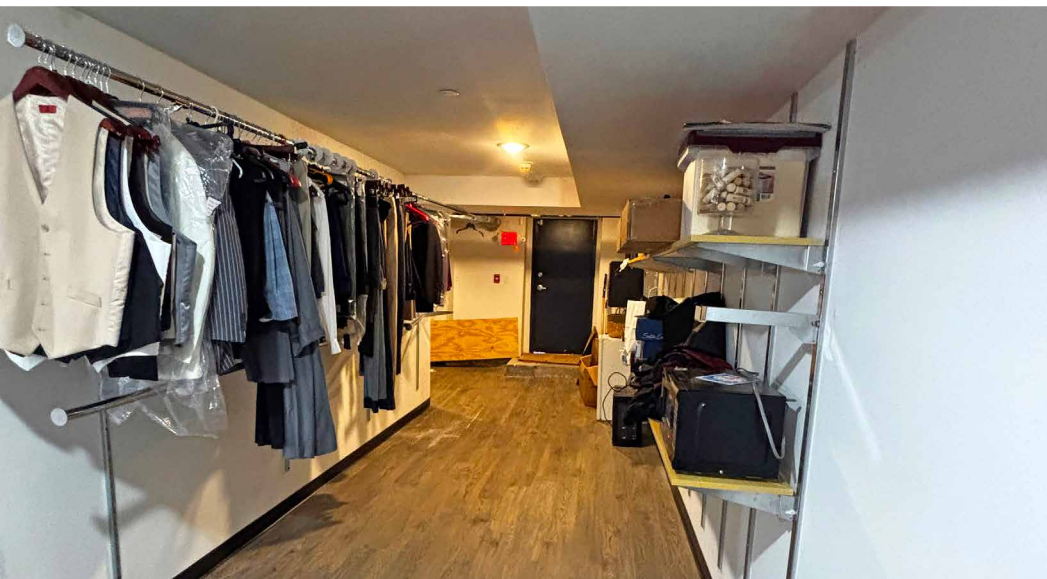
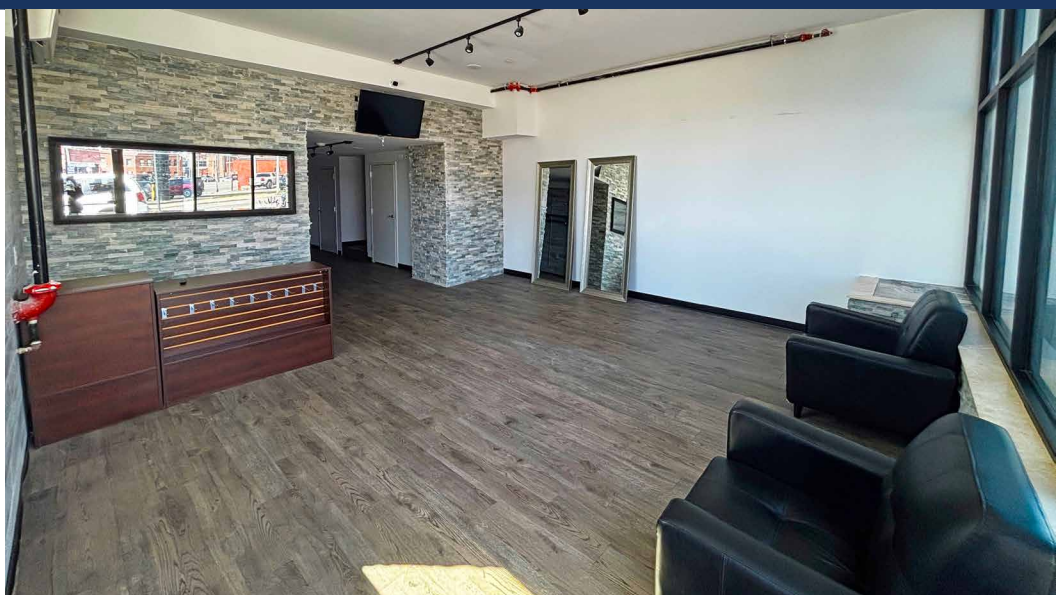
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# 1ST FLOOR PHOTOS

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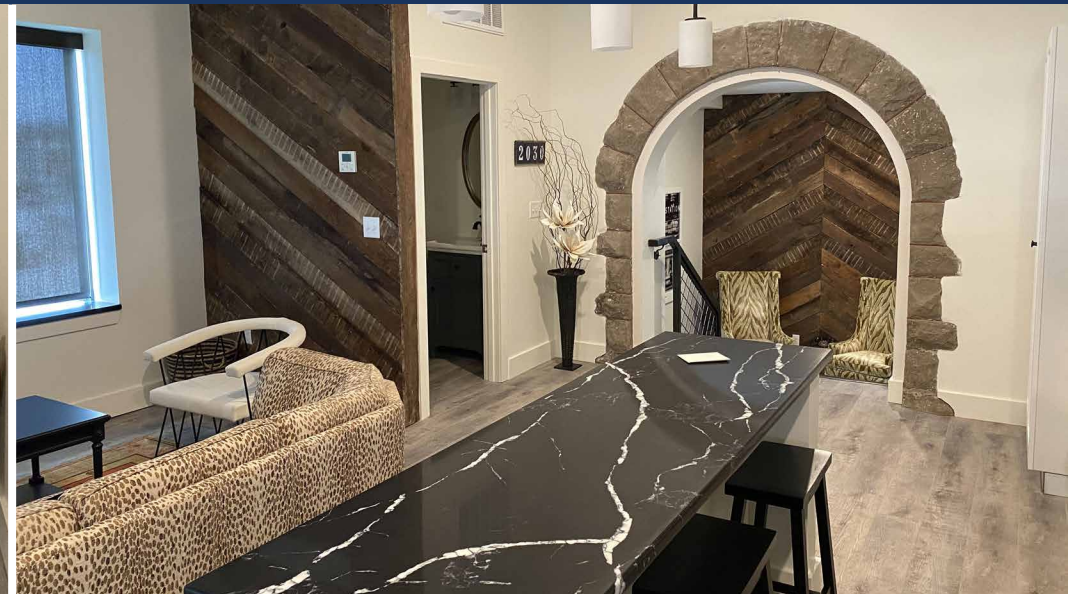
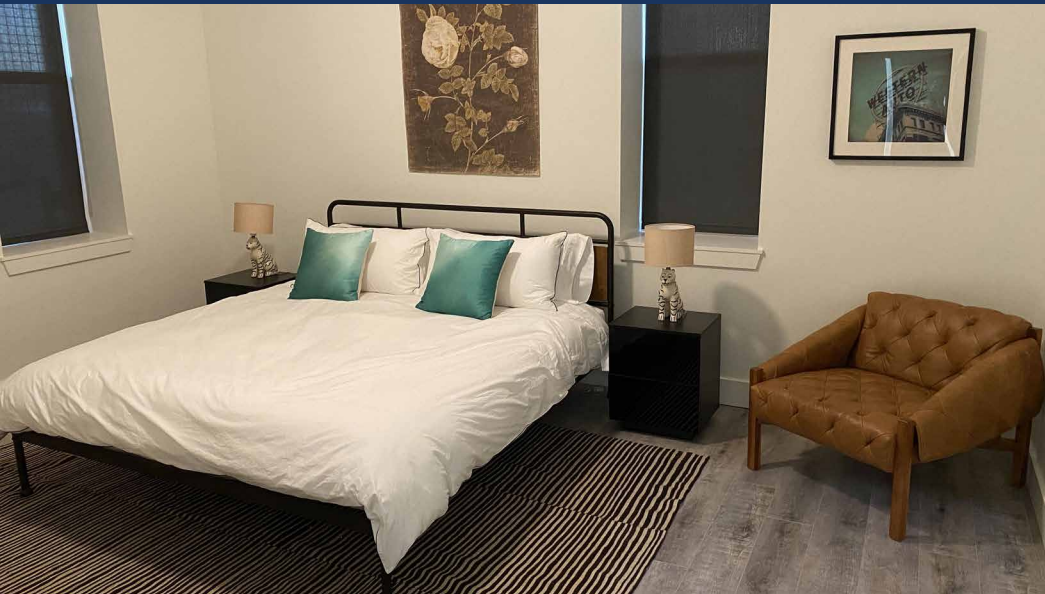
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## 2ND FLOOR PHOTOS

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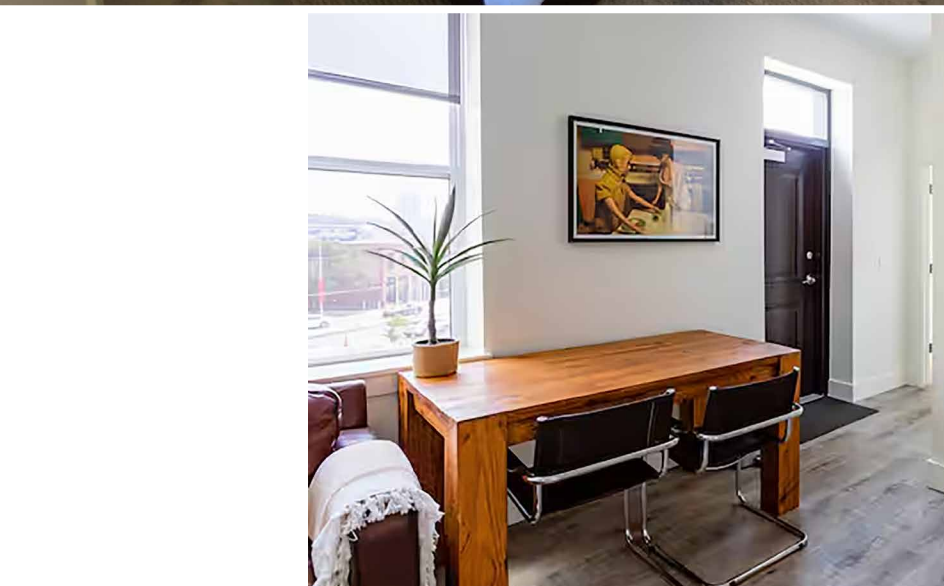
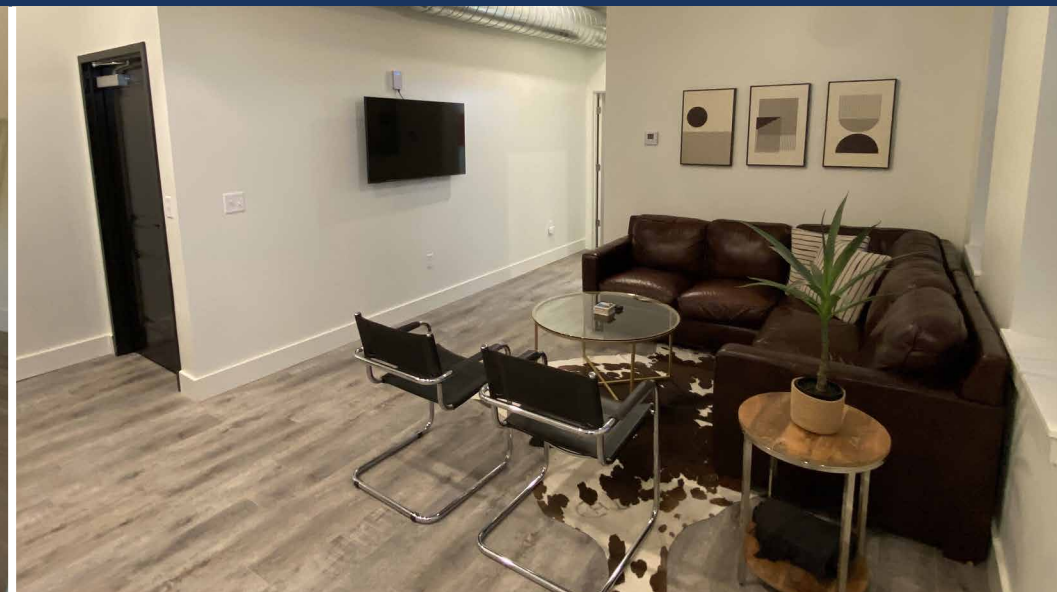
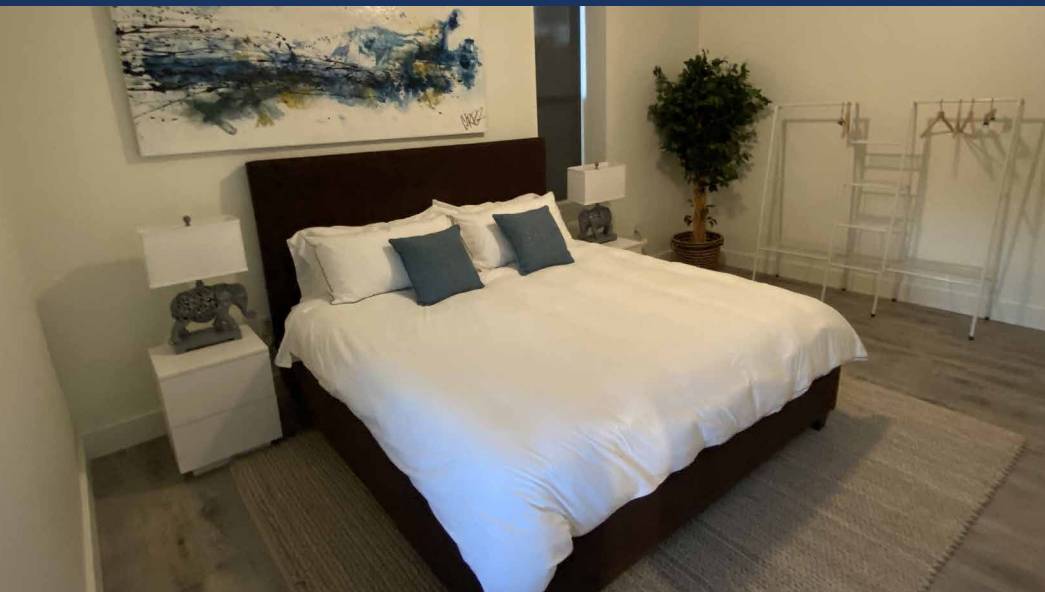
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## 3RD FLOOR PHOTOS

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