



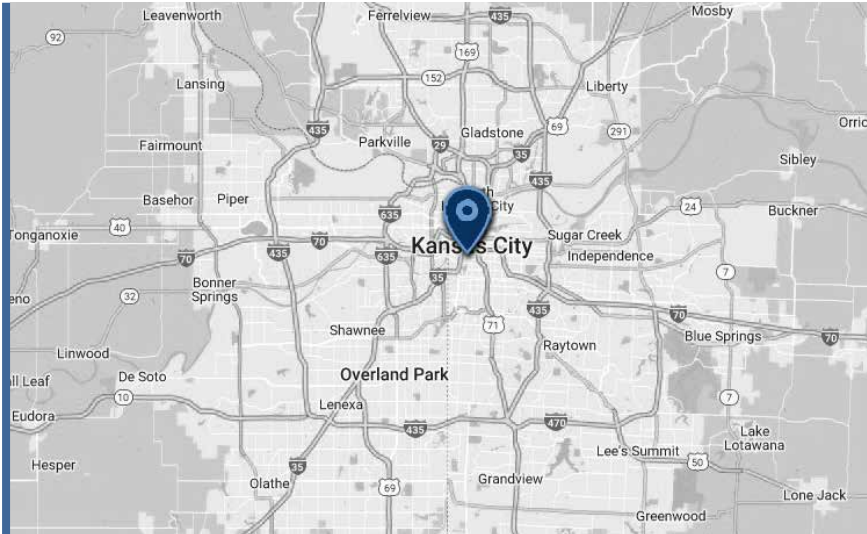
ShawverGroup.com
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PROPERTY HIGHLIGHTS

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 - \$20 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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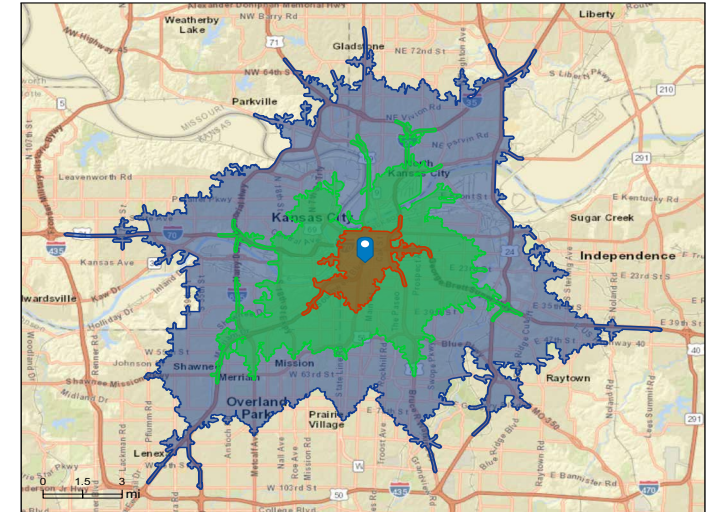
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute 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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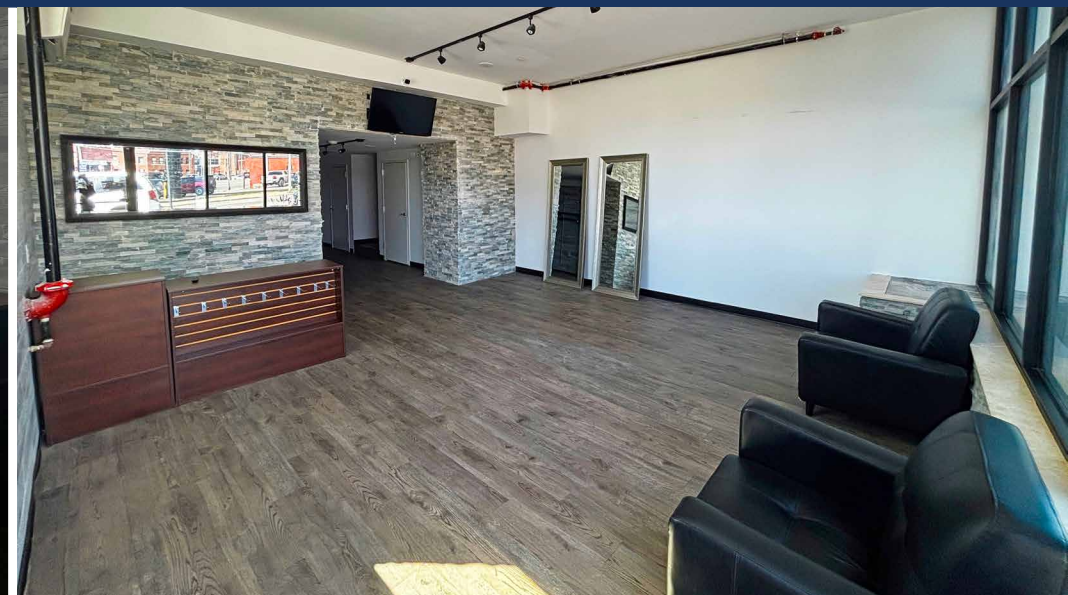
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1ST FLOOR PHOTOS

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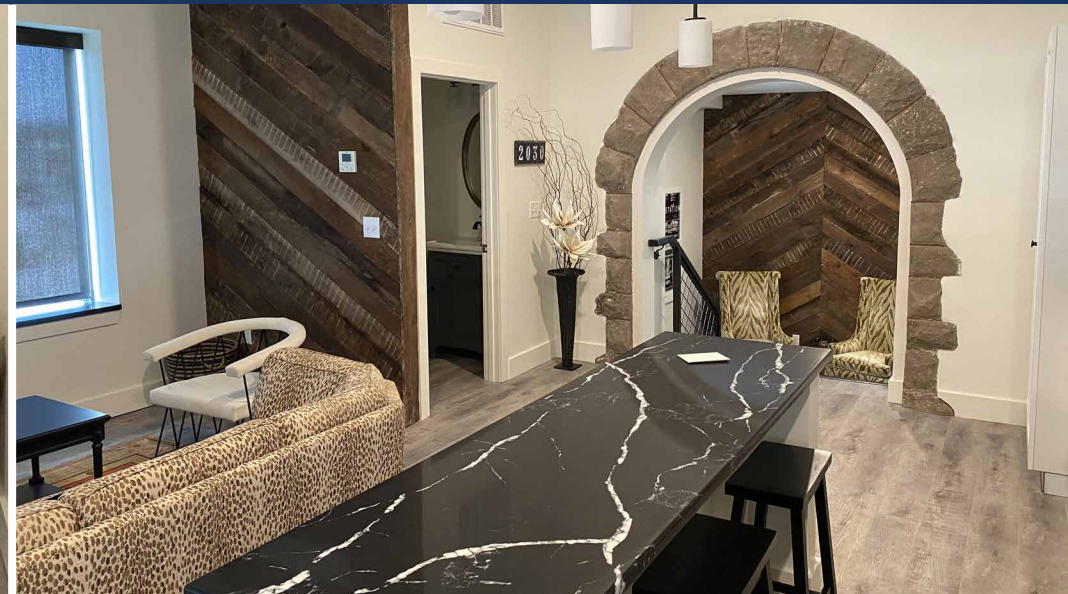
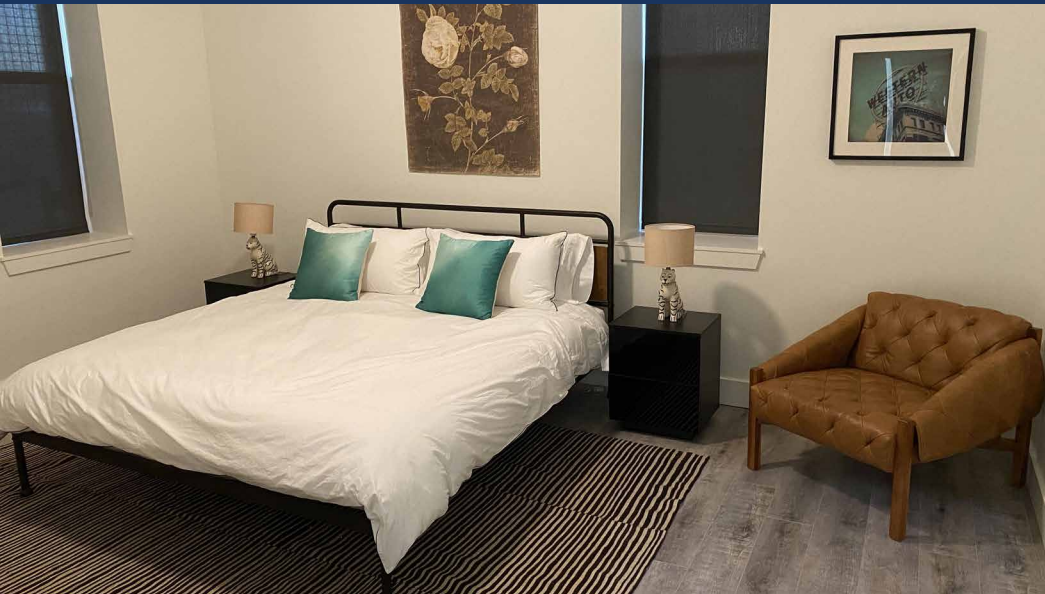
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2ND FLOOR PHOTOS

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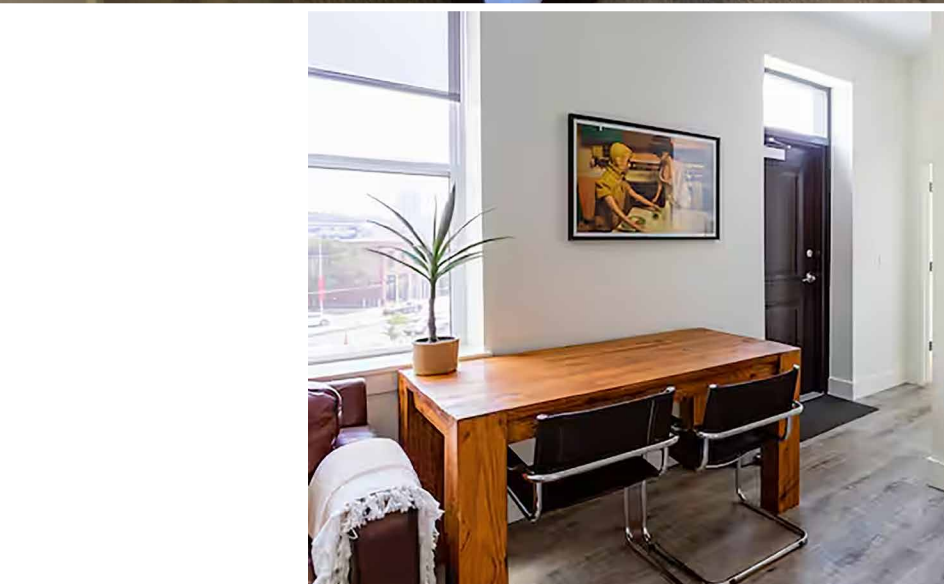
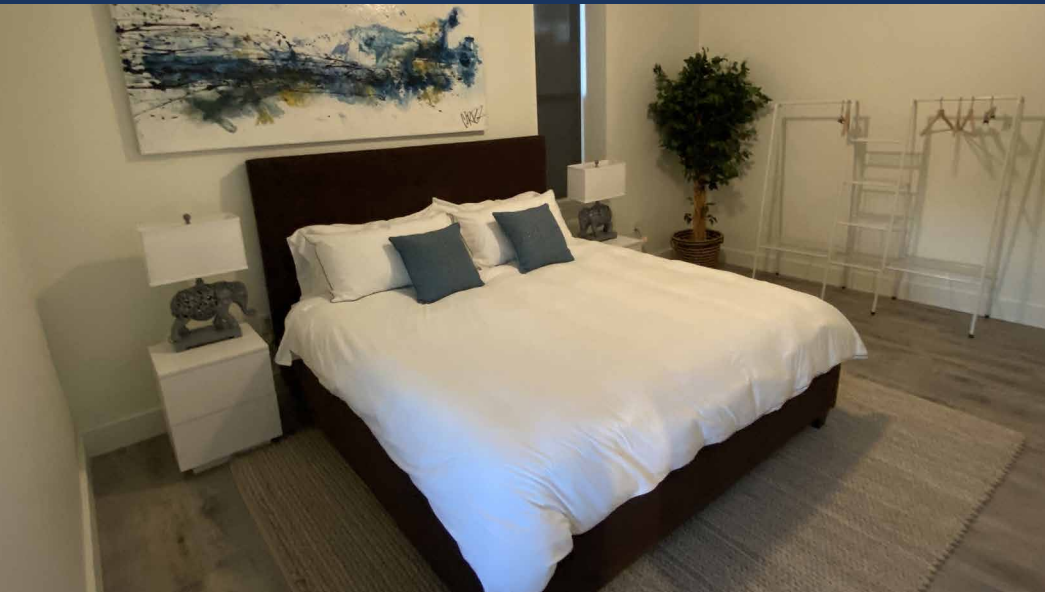
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3RD FLOOR PHOTOS

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