



ShawverGroup.com
816.213.9578

Monica Enloe
monica@shawvergroup.com
913.961.5314

PROPERTY HIGHLIGHTS

UNION HILL CREATIVE RETAIL/FLEX OPPORTUNITY

301 E 31st Street, Kansas City, MO 64108

LOCATION

301 E. 31st Street
Kansas City, MO 64108

AVAILABLE

±10,000 SF commercial building on 0.28 AC, plus adjacent parking lot

SALE PRICE

\$1,850,000

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- ±10,000 SF of high-quality flex space, ideal for retail, office and/or small scale production
- Thoughtfully designed interiors featuring creative, modern finishes
- Easily divisible into 2,500 SF bays for multi-tenant flexibility
- Fully renovated in 2018, including all major building systems
- Beautifully designed, functional kitchen space
- New roof installed in 2024
- Solar panels mitigate utility expenses
- Dedicated on-site parking lot
- Three blocks from the Union Hill street car stop

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PROXIMITY TO FUTURE BALLPARK DISTRICT

- Located near the planned 85-acre, world-class Kansas City Royals baseball entertainment district at Crown Center
- Transformational mixed-use development expected to significantly enhance downtown connectivity
- The new ballpark will elevate the Royals into the top tier of MLB for walkability
- Property is just one KC street car stop and a four-minute drive from the planned stadium district
- Strong opportunity for complementary uses including entertainment, restaurant, and experiential concepts

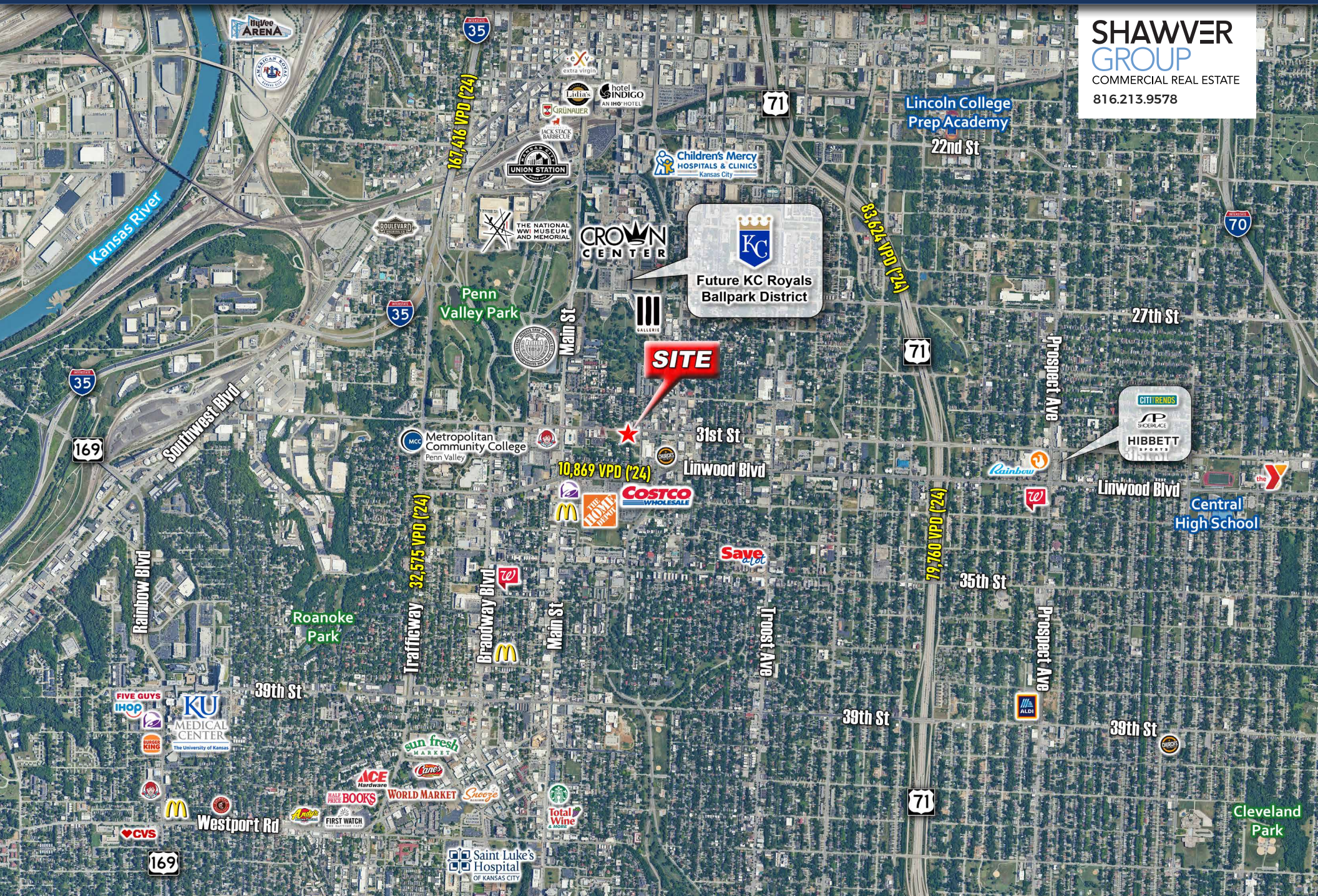
WIDE
AERIAL

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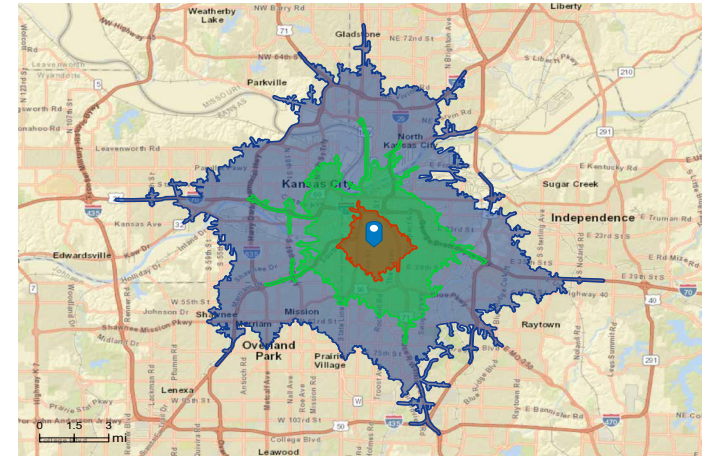
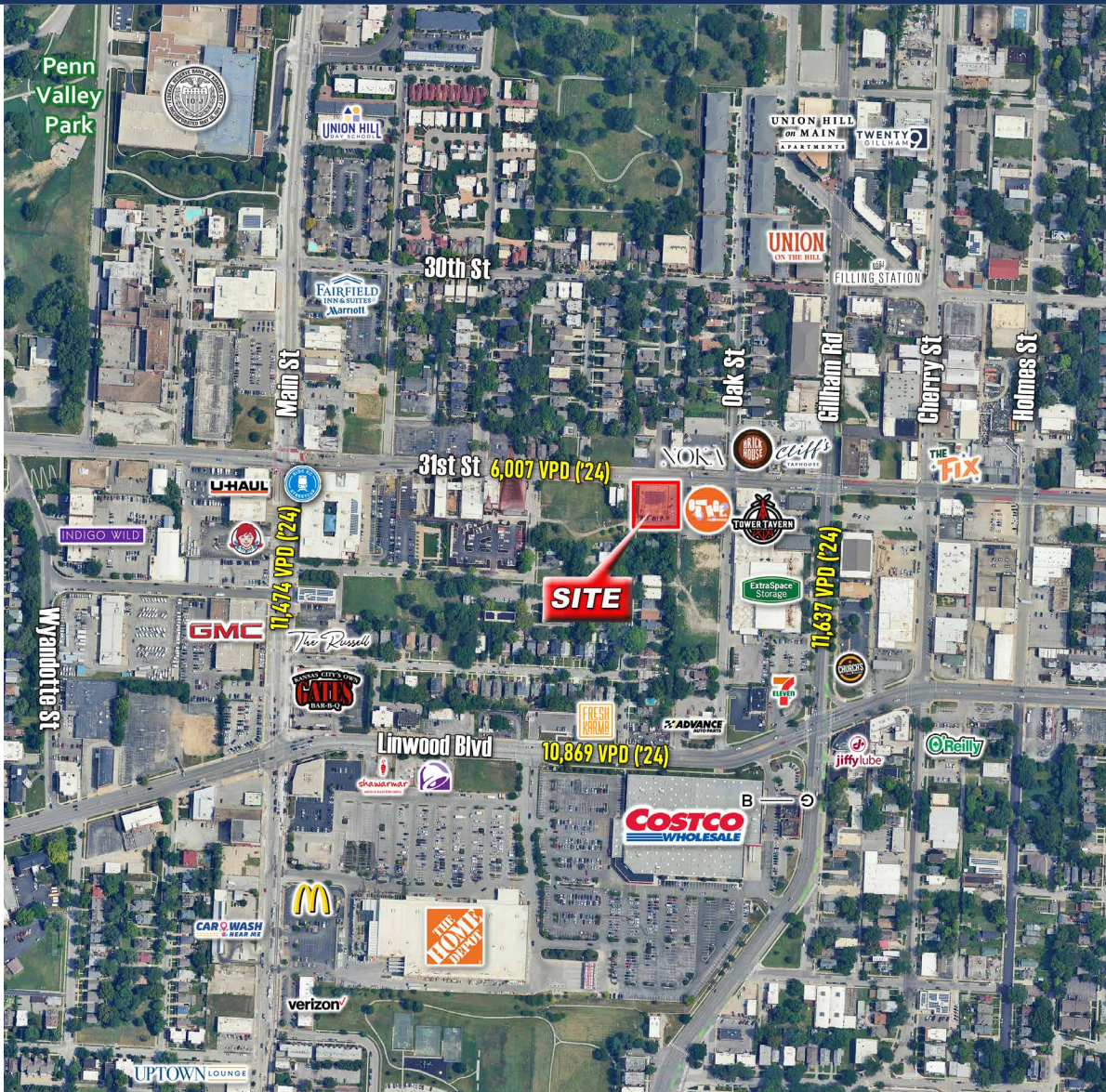
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	32,882	149,025	394,787
Households	18,212	72,076	171,885
AVG HH Income	\$90,038	\$83,723	\$89,710
Median Age	33.6	33.9	35.2

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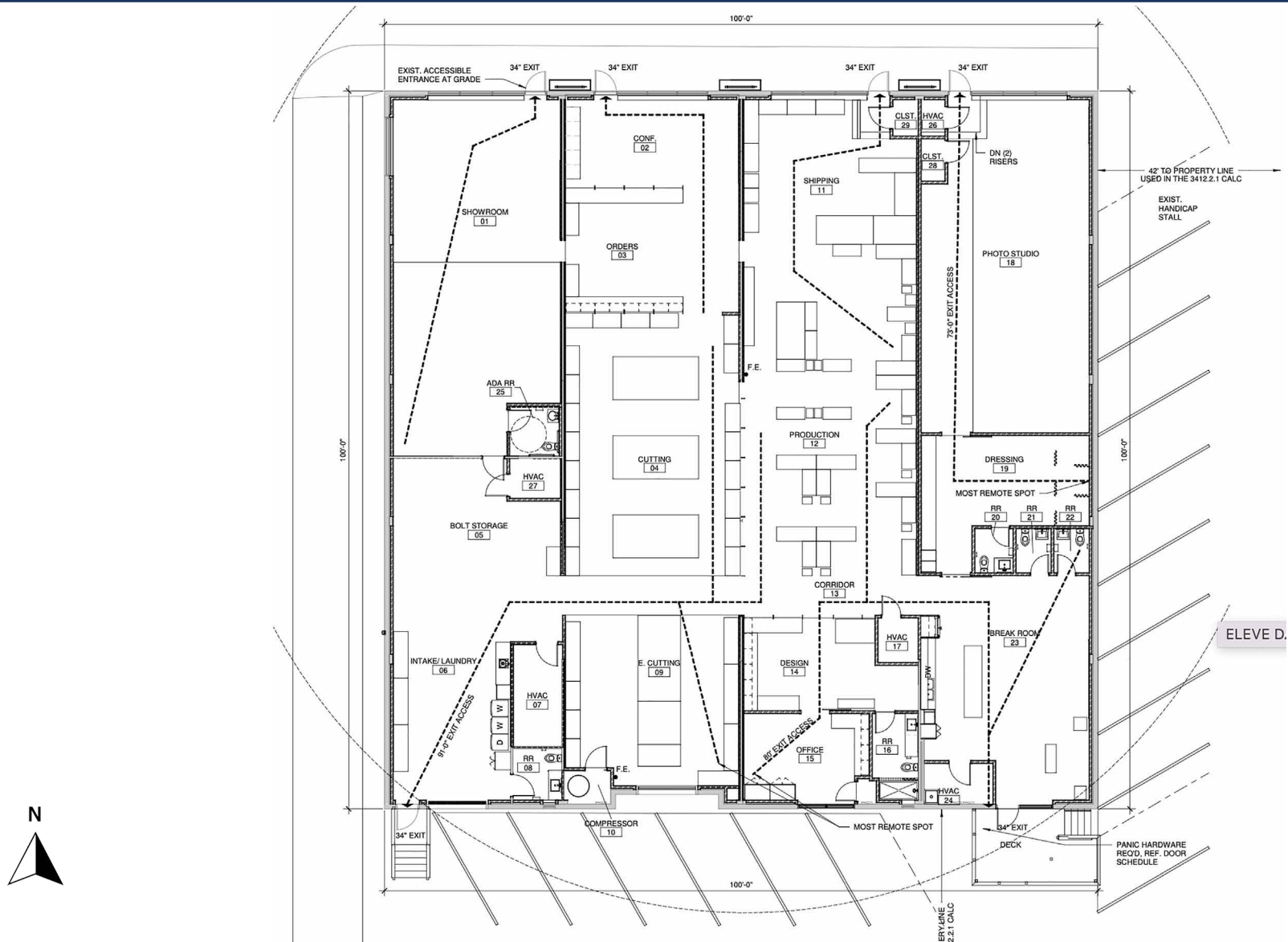
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FLOOR PLAN

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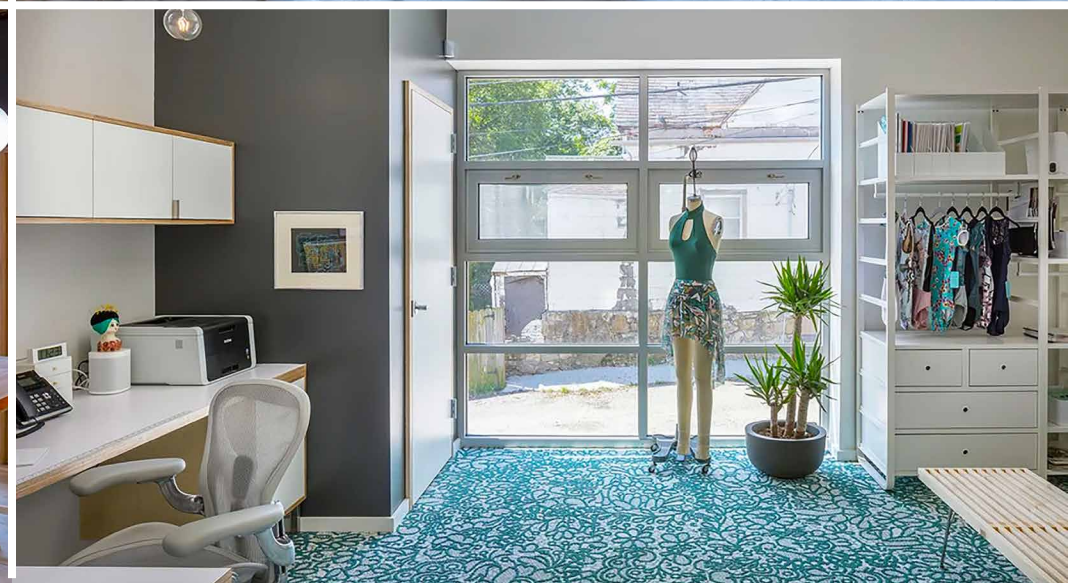
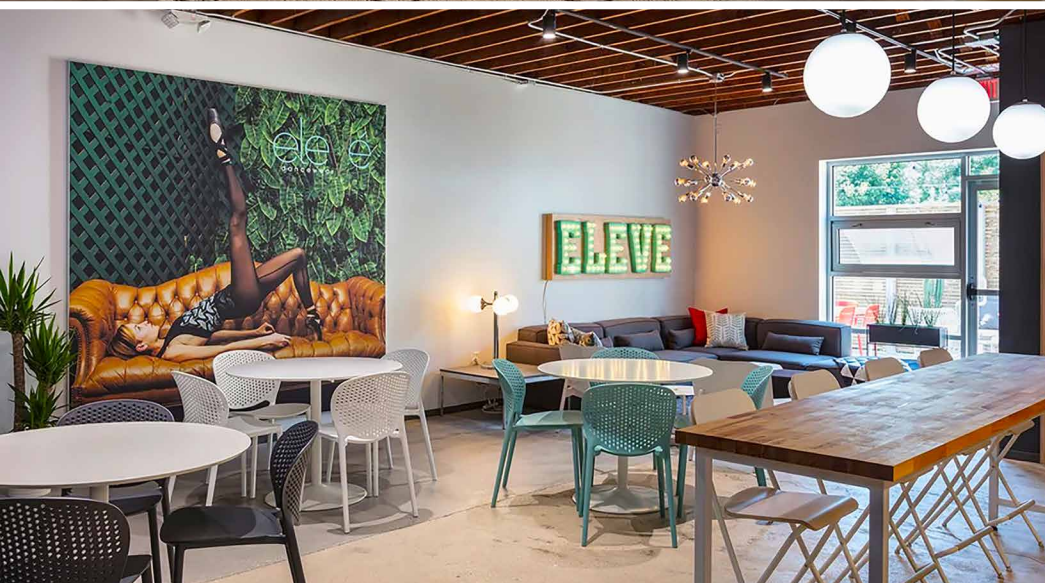
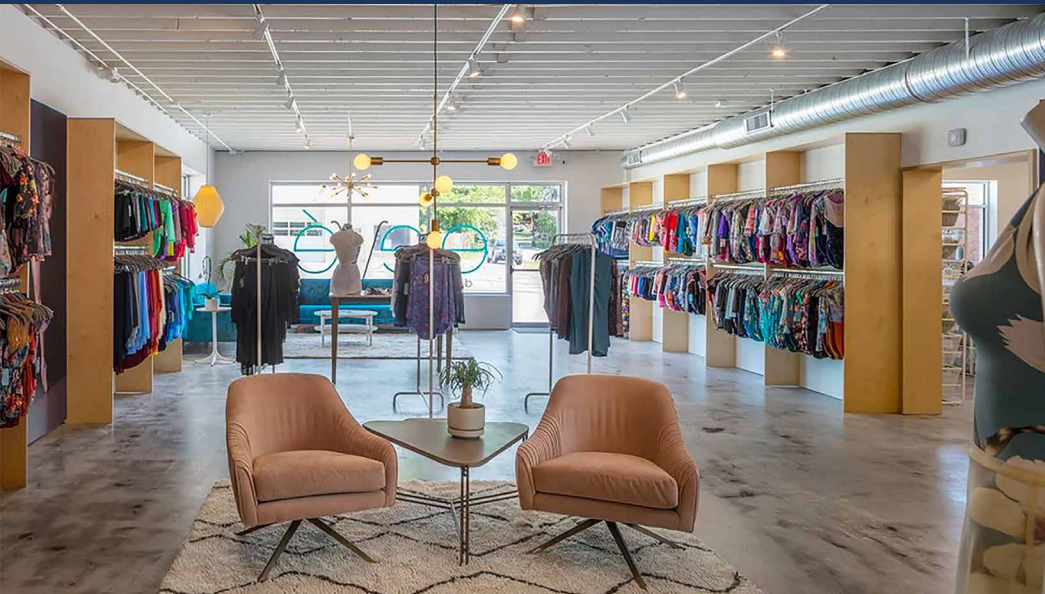
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INTERIOR PHOTOS

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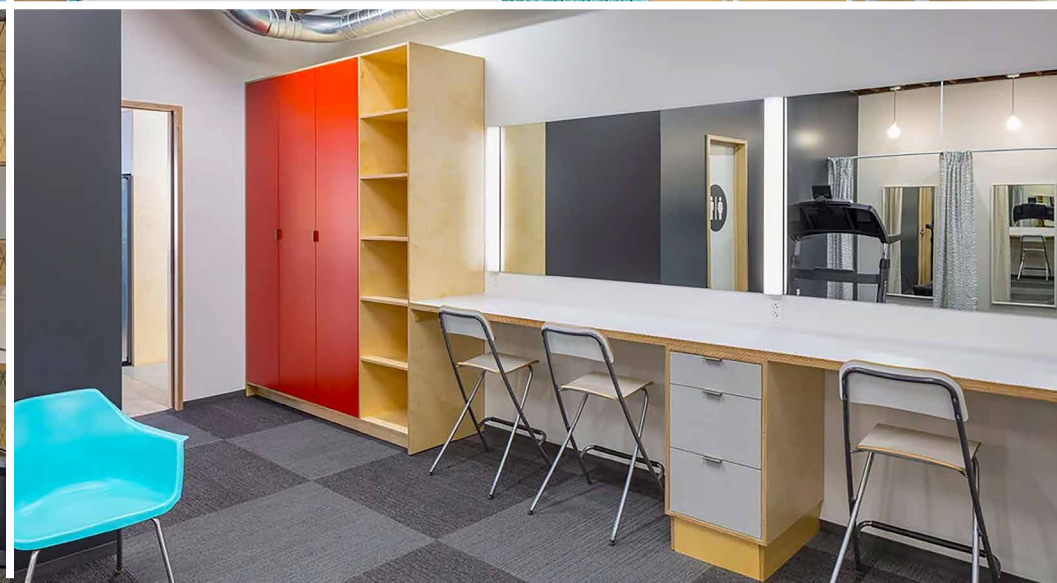
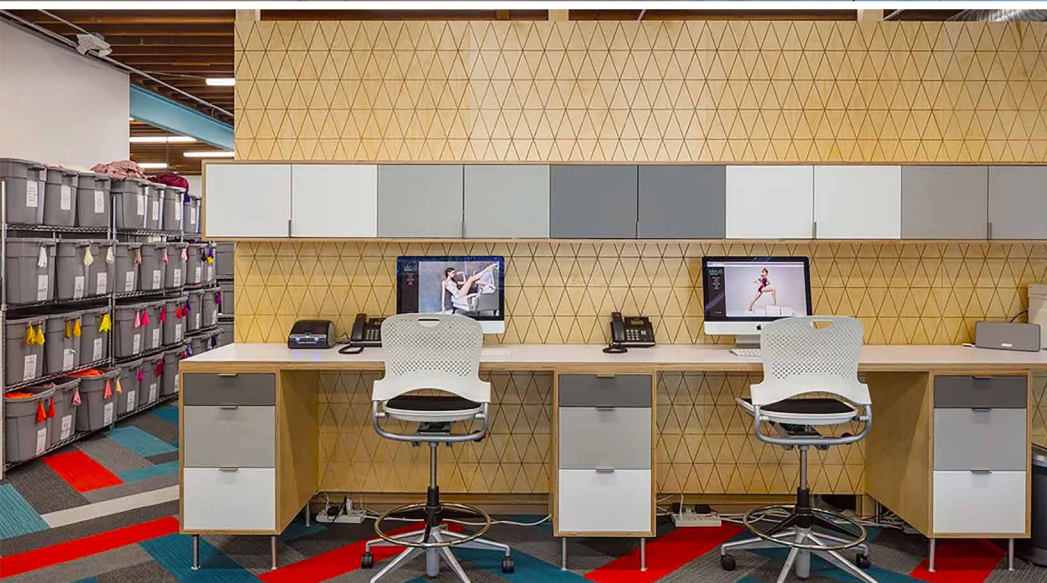
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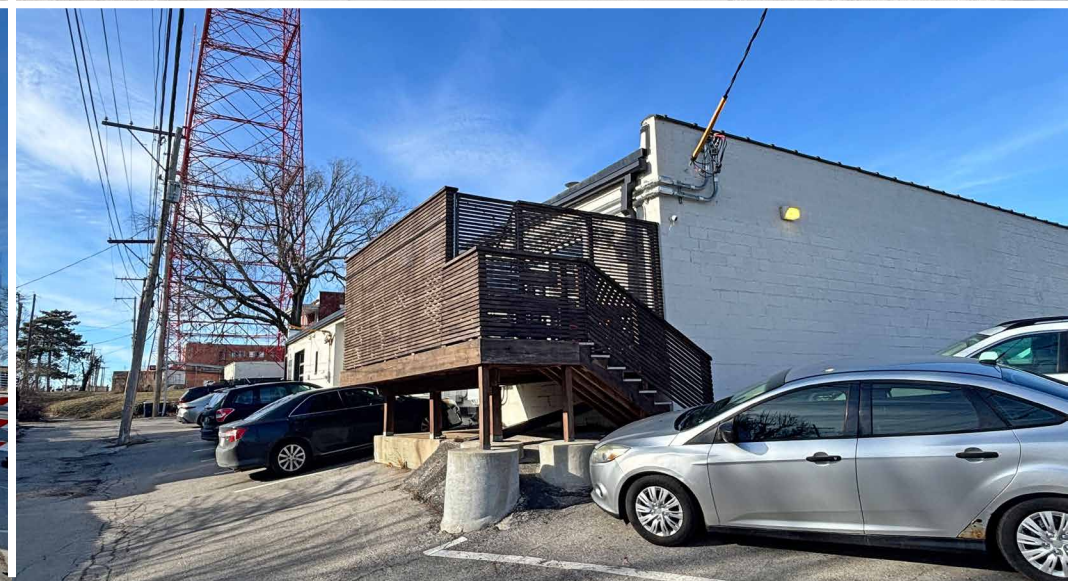
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EXTERIOR PHOTOS

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