



CONCEPTUAL RENDERING

ShawverGroup.com
816.213.9578

Monica Enloe
monica@shawvergroup.com
913.961.5314

PROPERTY HIGHLIGHTS

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111

LOCATION

3604-3614 & 3620 Main Street
Kansas City, MO 64111

AVAILABLE

3620: ±26,000 SF historic commercial building on **0.33 AC**

3604-3614: ±15,000 SF demisable commercial building on **0.57 AC**

Plus adjacent parking lot with approximately 65 parking spots

SALE PRICE

Call for Pricing

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- ±26,000 SF historic commercial building on 0.33 AC and ±15,000 SF commercial building on 0.57 AC, offering flexible redevelopment potential
- Rare historic redevelopment opportunity ideal for a boutique hotel, multifamily conversion, event venue, or mixed-use project
- 3620 Main features a beautiful historic wood barrel roof with skylights and is well-positioned to leverage historic incentives
- 3604-3614 Main offers divisible space ideal for retail and restaurant users
- Surface parking in the rear with approximately 65 spaces
- Positioned between two streetcar stops, providing convenient access along the Main Street corridor with an average ridership of over 300,000 passengers a month
- Situated in a rapidly evolving district, with significant redevelopment activity exceeding \$4 billion since the downtown streetcar line was brought into the market
- In the heart of Midtown, walkable to thousands of residents

SHAWVER GROUP

COMMERCIAL REAL ESTATE

816.213.9578

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

Monica Enloe

monica@shawvergroup.com

913.961.5314

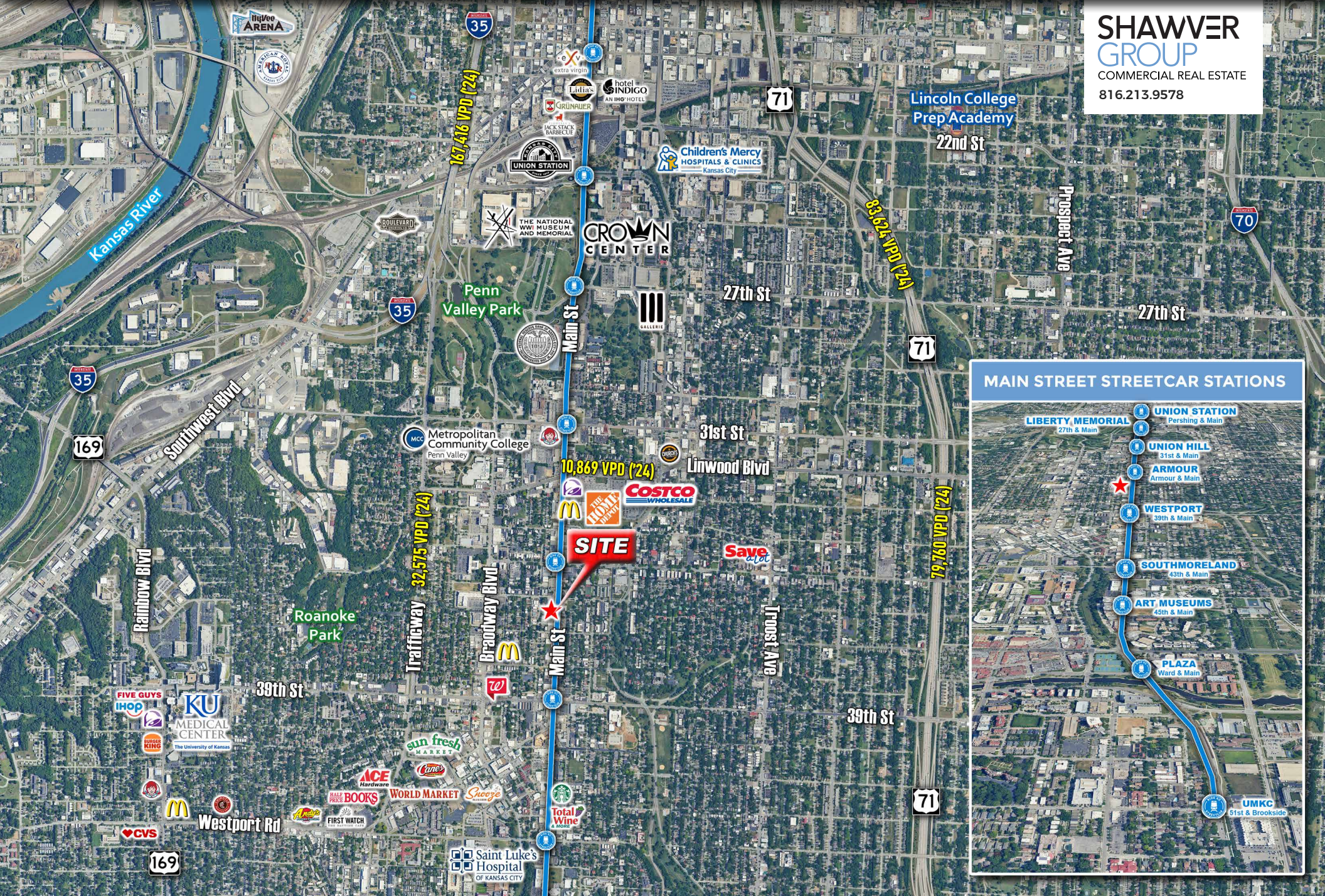
WIDE
AERIAL

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111

Monica Enloe
monica@shawvergroup.com
913.961.5314

**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578



MAIN STREET STREETCAR STATIONS

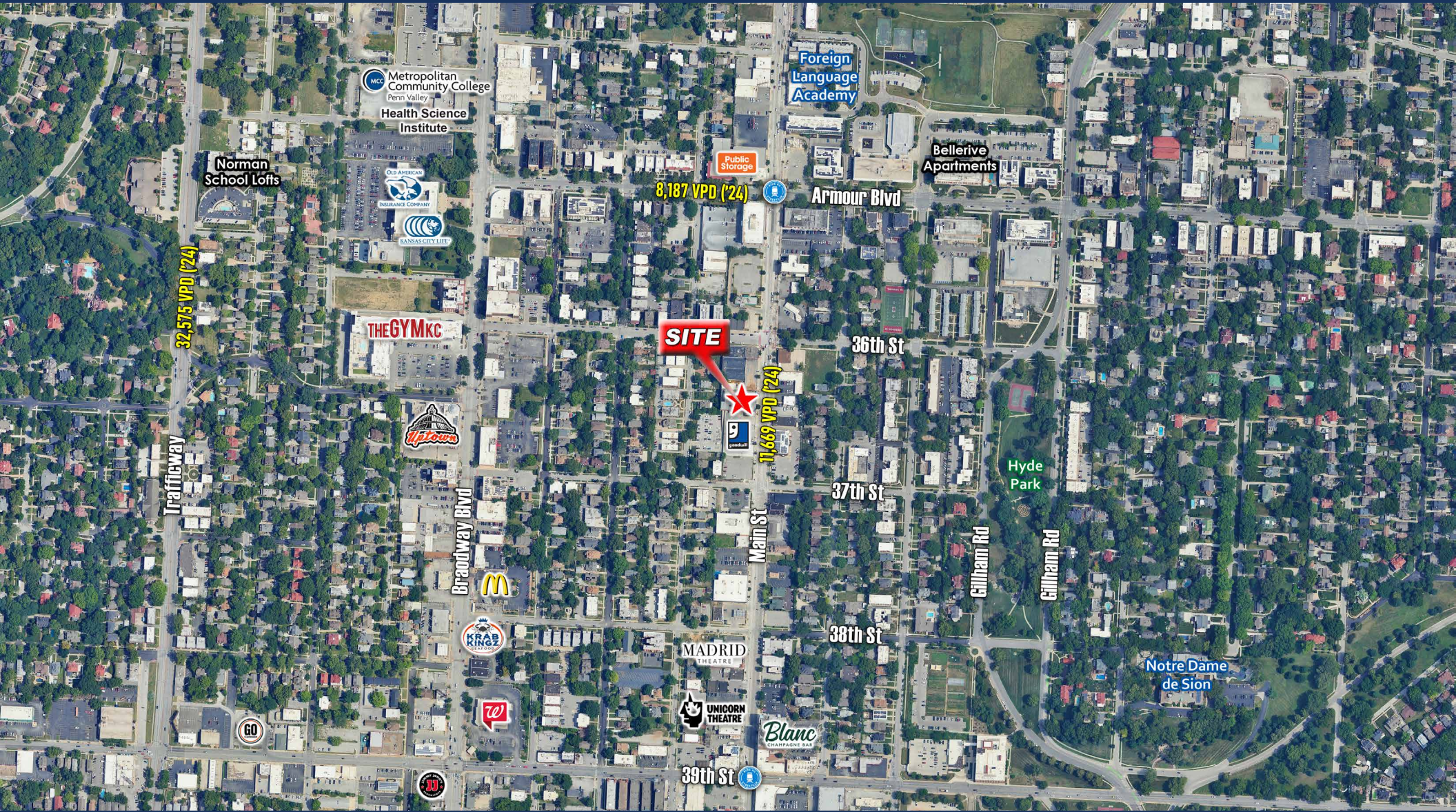
- LIBERTY MEMORIAL (27th & Main)
- UNION HILL (31st & Main)
- ARMOUR (Armour & Main)
- WESTPORT (39th & Main)
- SOUTHMORELAND (43rd & Main)
- ART MUSEUMS (45th & Main)
- PLAZA (Ward & Main)
- UMKC (51st & Brookside)

Note: The 'SITE' is located between Westport and Southmoreland stations.

SITE AERIAL

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578

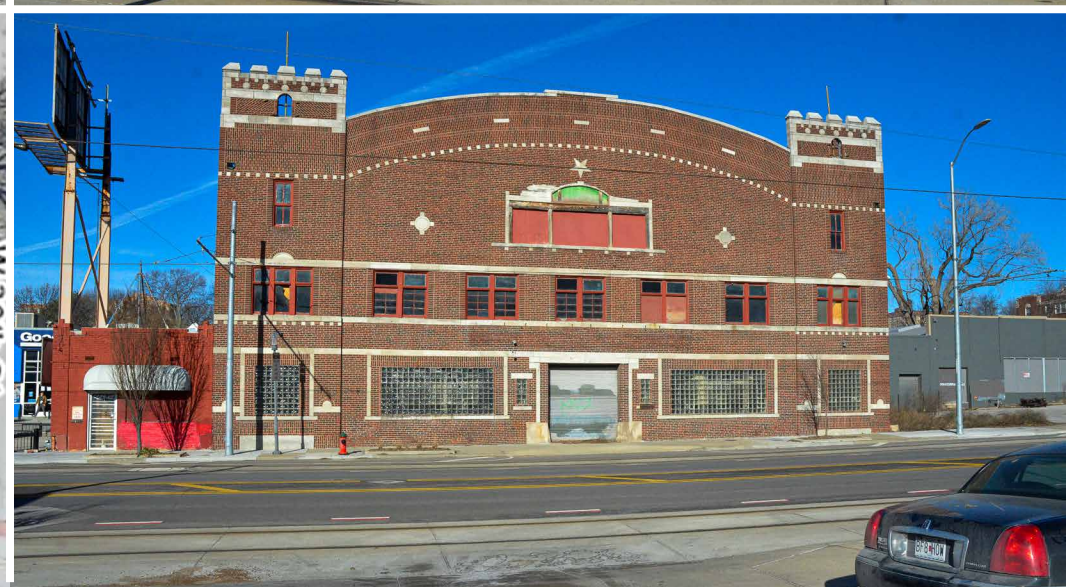
Monica Enloe
monica@shawvergroup.com
913.961.5314

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk.

EXTERIOR PHOTOS

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111



**SHAWVER
GROUP**
COMMERCIAL REAL ESTATE
816.213.9578

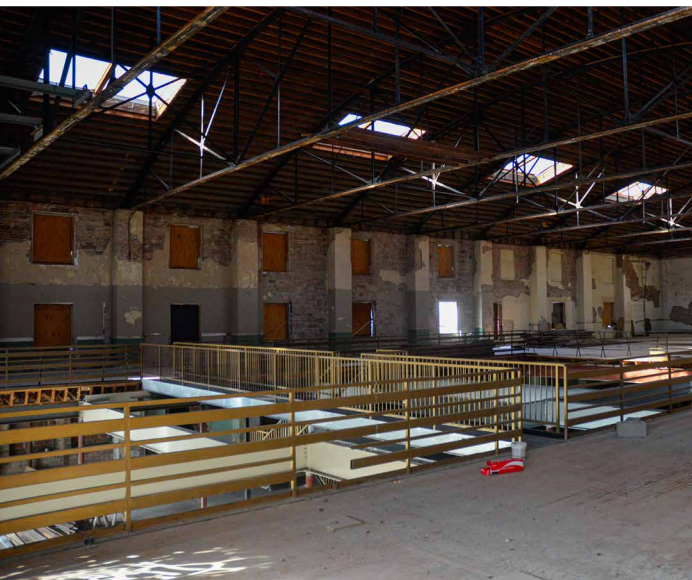
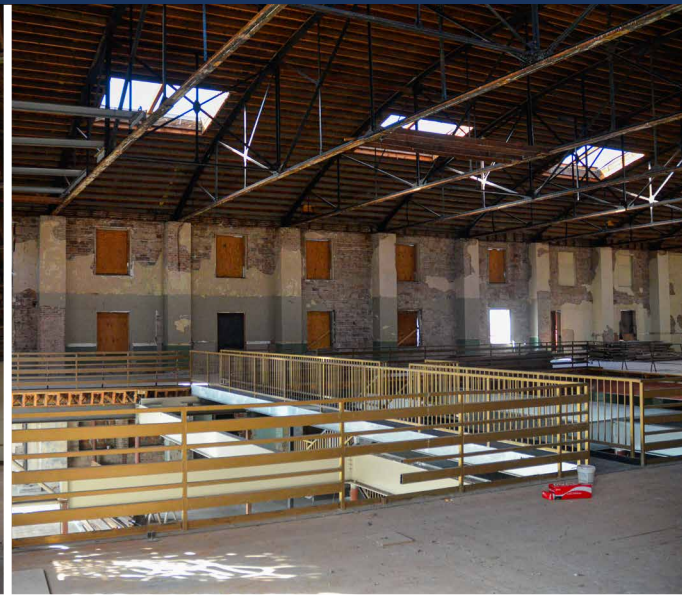
Monica Enloe
monica@shawvergroup.com
913.961.5314

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. [5]

INTERIOR PHOTOS

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111



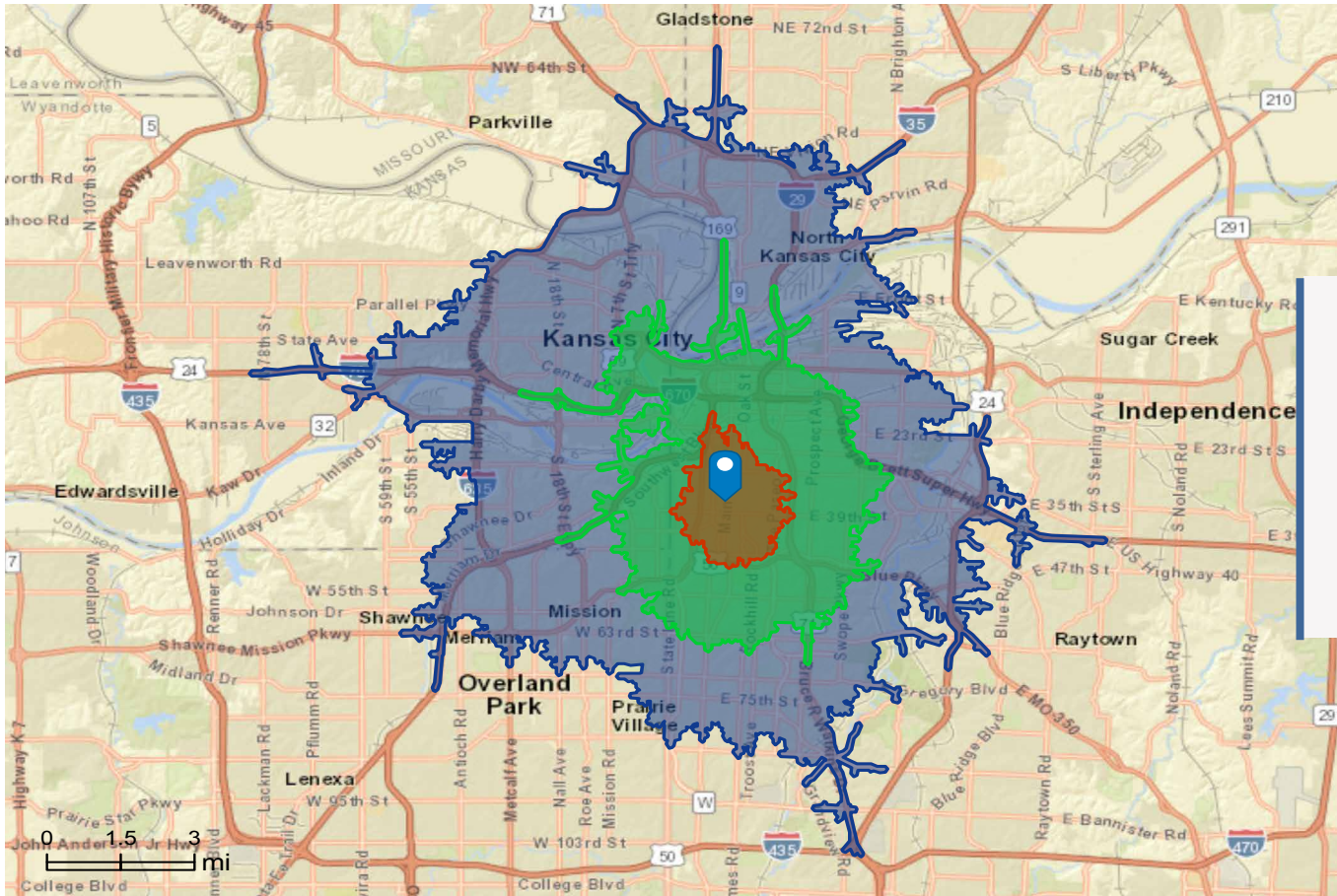
SHAWVER
GROUP
COMMERCIAL REAL ESTATE
816.213.9578

Monica Enloe
monica@shawvergroup.com
913.961.5314

Disclaimer: All marketing information is deemed reliable but its accuracy is not guaranteed. Neither listing broker(s) or information provider(s) shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. Listing information is provided for consumers, personal, non-commercial use and may not be used for any purpose other than to identify prospective tenants who may be interested in leasing or purchasing the property. Any reliance on this information is solely at your own risk. [6]

HISTORIC REDEVELOPMENT OPPORTUNITY

3604-3614 & 3620 Main Street, Kansas City, MO 64111



DEMOGRAPHICS

| | 5-Minute Drive Time | 10-Minute Drive Time | 15-Minute Drive Time |
|---------------|---------------------|----------------------|----------------------|
| Population | 32,219 | 136,309 | 350,515 |
| Households | 18,818 | 67,835 | 155,141 |
| AVG HH Income | \$91,804 | \$95,384 | \$91,981 |
| Median Age | 33.7 | 34.4 | 35.1 |