SHAWVER GROUP
COMMERCIAL REAL ESTATE

FOR LEASE

SPACE AVAILABLE IN NORTH KANSAS CITY

2025 Swift Street, North Kansas City, MO 64116



CONCEPTUAL RENDERING

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ShawverGroup.com

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."

PROPERTY HIGHLIGHTS

SPACE AVAILABLE IN NORTH KANSAS CITY

2025 Swift Street, North Kansas City, MO 64116

LOCATION

2025 Swift Street
North Kansas City, MO 64116

AVAILABLE

±5,780 SF Multi-Tenant Building
Space can be divided, starting at **±1,100 SF**

RATES

Available Upon Request

AREA BUSINESSES

NKC Health, Callsign, Harrah's, the Y, North Kansas City Hornets High School, Dollar General, Helzberg Diamonds, CVS, Meierotto Jewelers, Hawaiian Bros Island Grill, Paul & Jacks Tavern, Chicken N Pickle, Screenland Theatres, Jimmy John's, Restless Spirits, Jefferson's, First Watch, Sail Away Wine, Old Chicago, District Biscuits, McLain's since 1945, Chappell's



PROPERTY HIGHLIGHTS

- ±5,780 SF multi-tenant building ideal for retail, restaurant or office users, with space starting at ±1,100 SF
- Excellent visibility along Swift Street with convenient adjacent parking lot and additional street parking
- Exterior facade improvements planned
- Surrounded by popular businesses, including Chicken N Pickle, McLain's Market, Sail Away Wine, Screenland Armour, 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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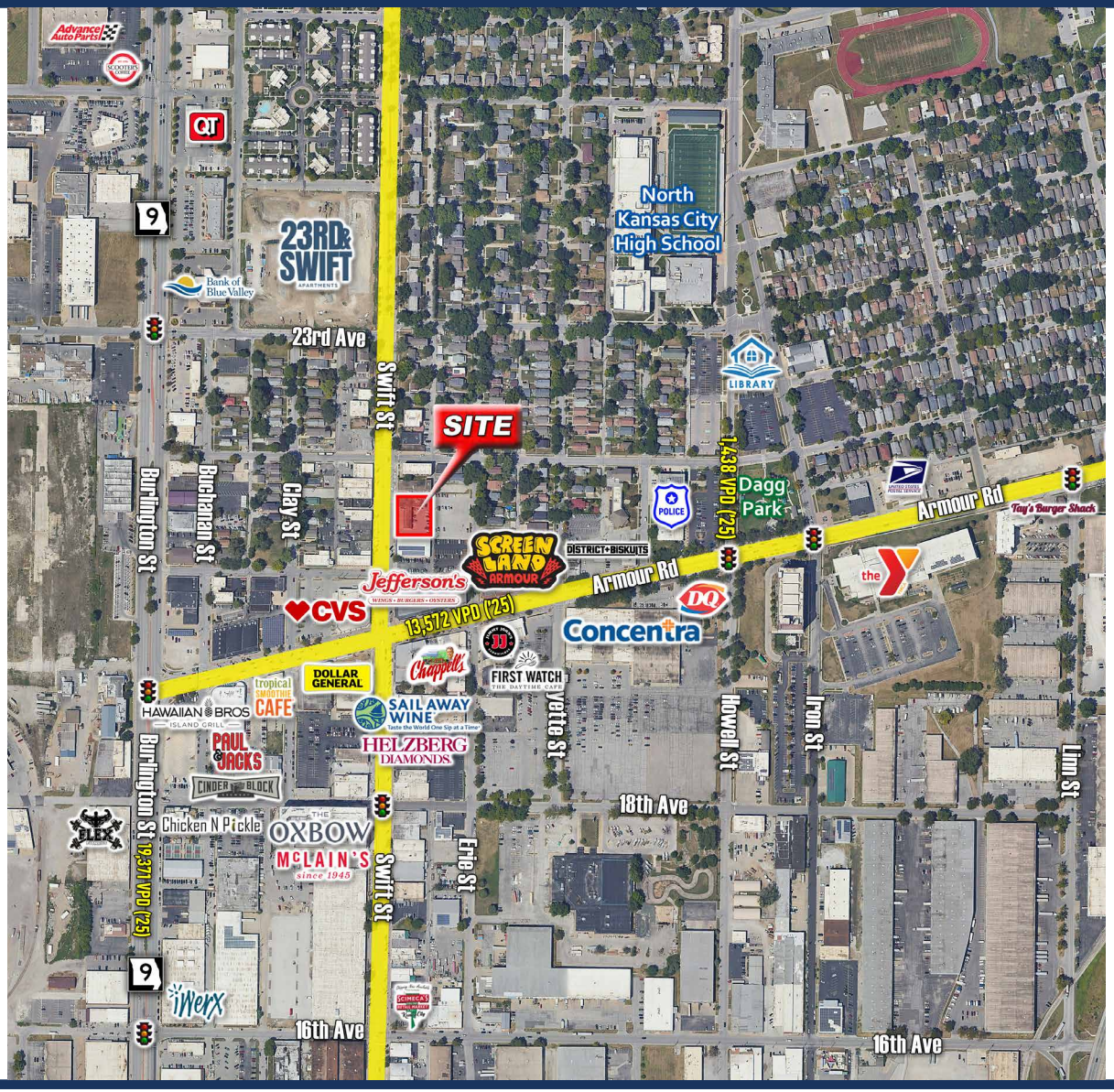
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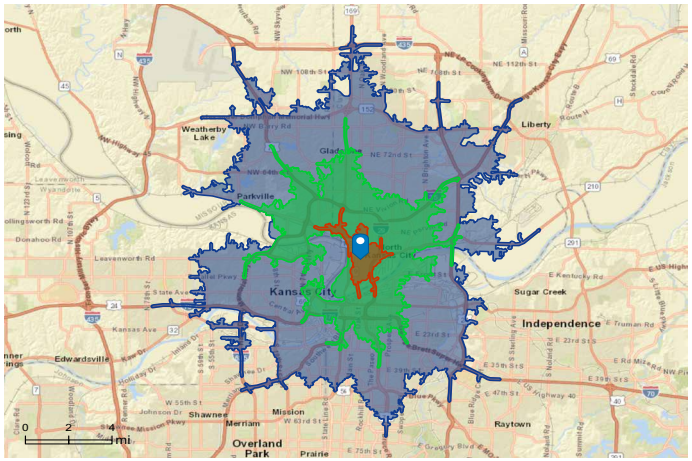


SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	7,280	107,548	417,560
Households	4,113	50,282	179,537
AVG HH Income	$92,883	$94,416	$90,917
Median Age	39.5	35.2	35.6

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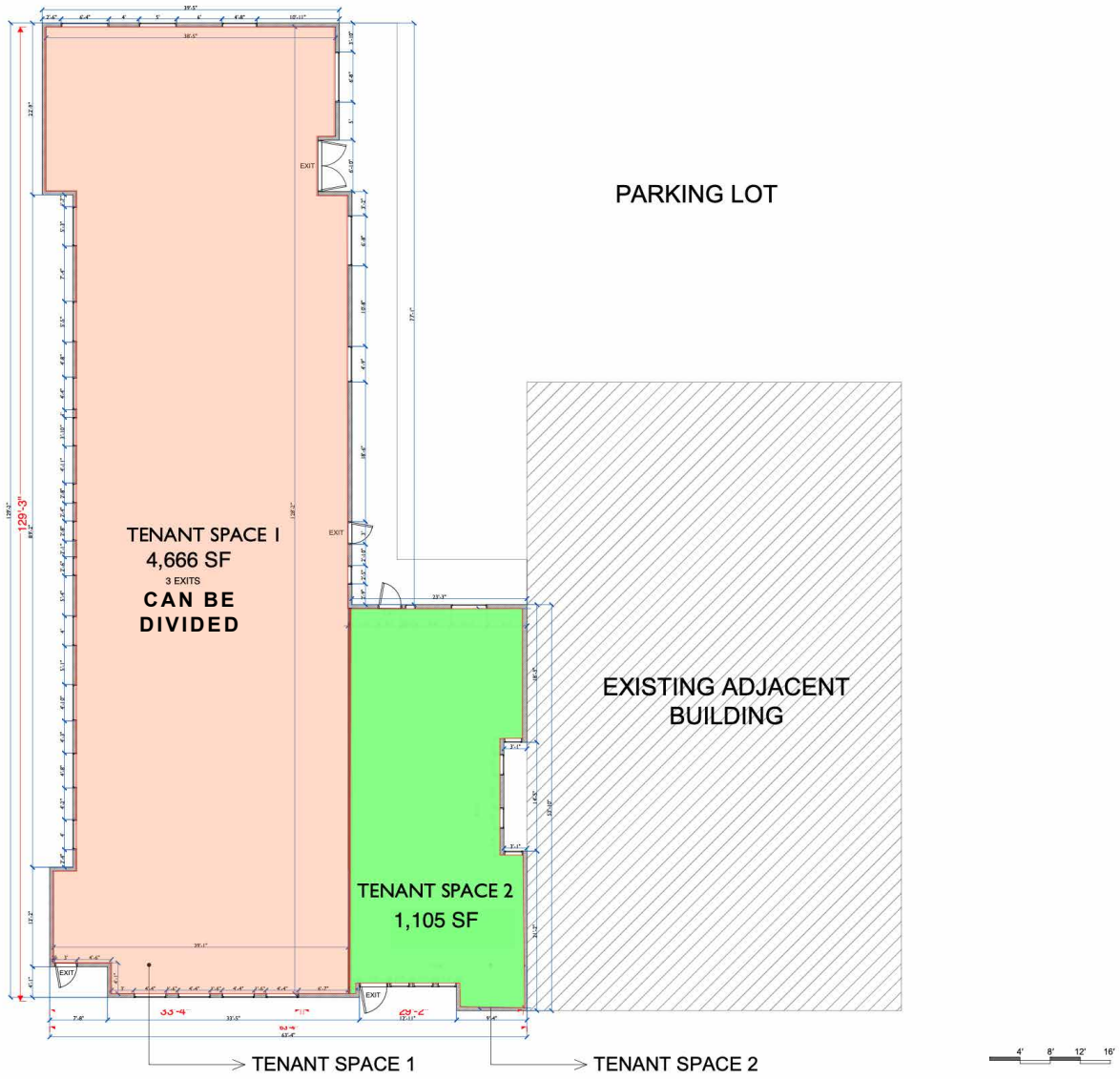
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SITE PLAN

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