



LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT



A INDUSTRIAL INVESTMENT OPPORTUNITY

710 West 24th Street, Kansas City, MO

UP TO 24,000 SF OF INDUSTRIAL SPACE



COMMERCIAL KITCHEN, Private Parking Lot Adjacent, Loading Dock, Walking distance to Freight House, Open Floor Plan, Power Available, Close to Interstate 70, 35 & 29, Office Retail or Restaurant Use
All Brick and Block Construction, Great Downtown Location, New Roof Deck in Remodel Plans

GREAT HIGHWAY SITE with MANY USES PARKING LOT Attached

PARISI COFFEE BUILDING
FOR LEASE
710 W. 24th St.
Kansas City, MO. 64108



CONFIDENTIAL OFFERING MEMORANDUM

PRESENTED BY:


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LEASE

Executive Summary

REDEVELOPMENT PLAN COMING



24,000SF FOR LEASE

Information on Space

COMMERCIAL KITCHEN. Private Parking Lot Adjacent, Loading Dock, Walking distance to Freight House, Open Floor Plan, Power Available, Close to Interstate 70, 35 & 29, Office Retail or Restaurant Use
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Walking distance to Shops, Restaurants, Redevelopment Plans



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	24,000 SF
Available SF:	24,000 SF
Year Built:	1920

PROPERTY OVERVIEW

Redevelopment Plan Coming

PROPERTY HIGHLIGHTS



Additional Photos

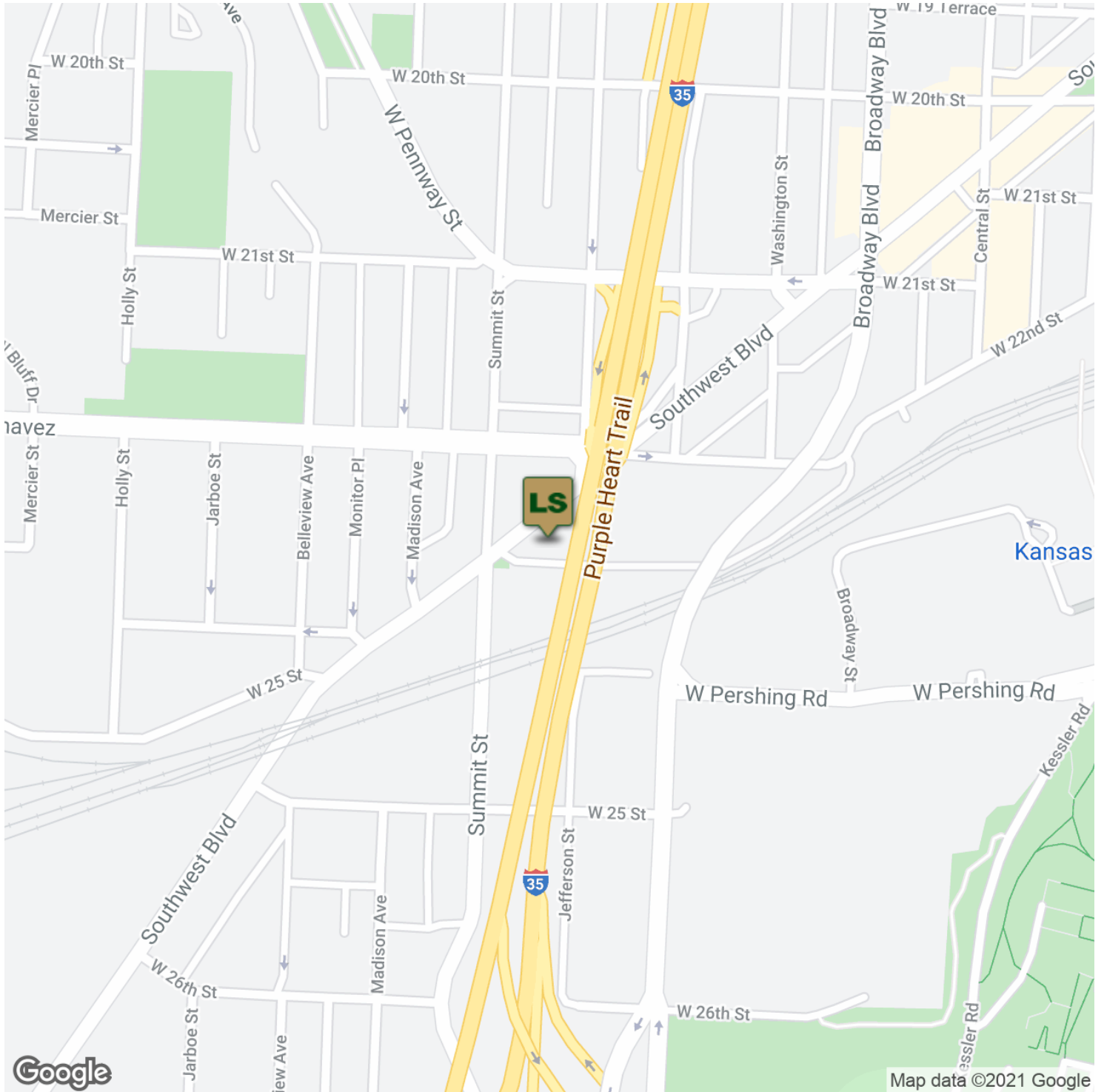


2010 Census	5,470	94,095	237,929
Growth 2020 - 2025	4.19%	3.08%	2.71%
Growth 2010 - 2020	14.33%	9.46%	6.86%
2020 Population by Hispanic Origin	2,171	23,032	66,065
2020 Population	6,254	102,998	254,260
White	4,910 78.51%	58,279 56.58%	147,191 57.89%
Black	909 14.53%	35,572 34.54%	85,181 33.50%
Am. Indian & Alaskan	62 0.99%	1,164 1.15%	2,707 1.06%
Asian	174 2.78%	4,572 4.44%	10,749 4.23%
Hawaiian & Pacific Island	6 0.10%	164 0.16%	440 0.17%
Other	194 3.10%	3,228 3.13%	7,901 3.14%
U.S. Armed Forces	1	100	143
Households			
2025 Projection	3,318	49,334	109,749
2020 Estimate	3,150	47,663	106,627
2010 Census	2,576	42,772	99,143
Growth 2020 - 2025	5.33%	3.51%	2.93%
Growth 2010 - 2020	22.28%	11.44%	7.55%
Owner Occupied	1,276 40.51%	15,249 31.99%	47,116 44.19%
Renter Occupied	1,874 59.49%	32,415 68.01%	59,511 55.81%
2020 Households by HH Income			
Income: <\$25,000	666 21.14%	15,051 31.58%	33,228 31.16%



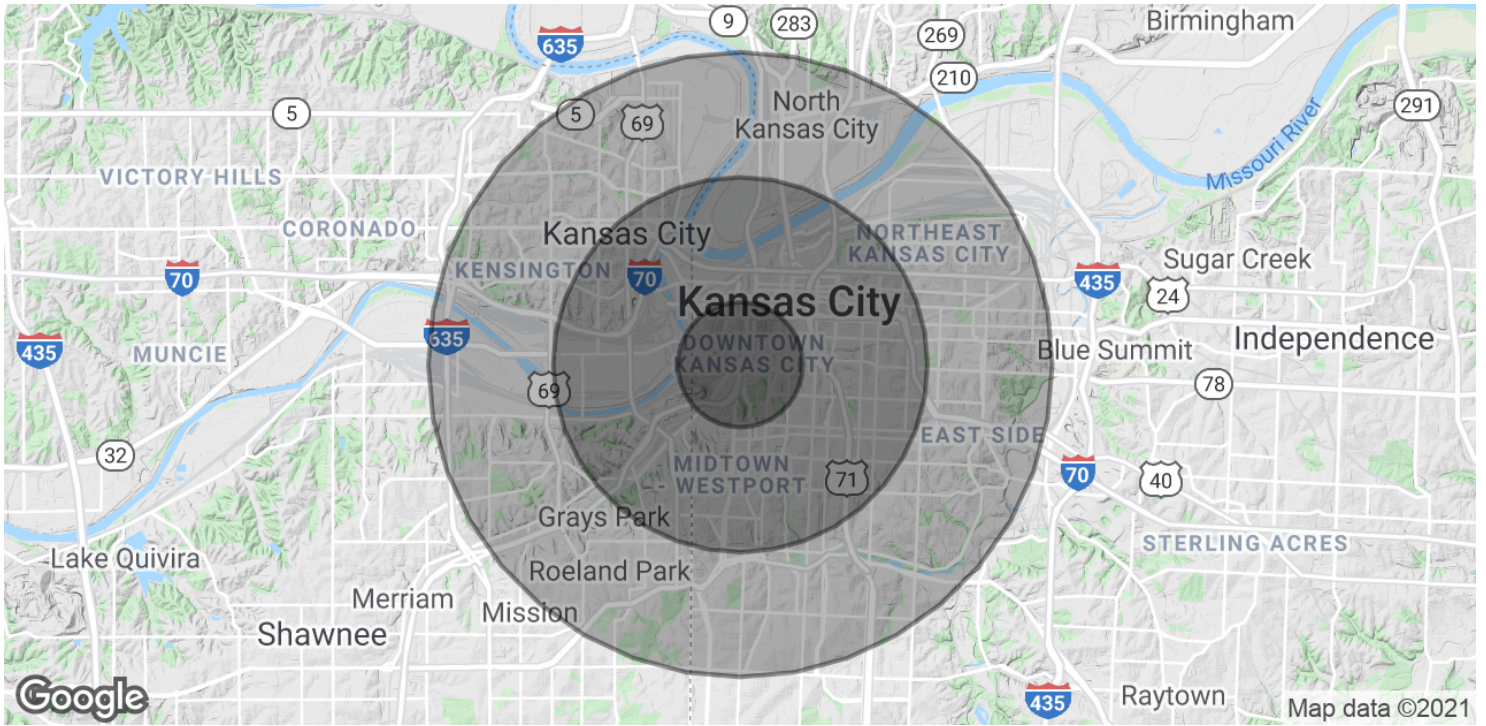


Location Map





Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,058	87,024	242,479
Average age	37.1	33.3	34.1
Average age (Male)	36.7	32.5	33.1
Average age (Female)	38.5	33.2	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,578	42,367	104,355
# of persons per HH	2.0	2.1	2.3
Average HH income	\$55,335	\$44,974	\$51,410
Average house value	\$146,582	\$159,038	\$184,687

* Demographic data derived from 2010 US Census

