



For Lease

1020 Broadway Boulevard

Kansas City, Missouri

Property Overview

- 4,414 SF divisible space available
- Excellent downtown Quality Hill location at signalized intersection facing Broadway Boulevard and W. 11th Street
- Within 5 minutes from 9,000± daytime employees and 3,000± residents
- Ideal for fitness, restaurant, coffee shop, or convenience store
- Join local neighborhood restaurants: The Quaff Bar & Grill, The Peanut Downtown, The Majestic, John's Big Deck
- Six dedicated parking spaces
- Close proximity to Quality Hill Apartments, Kansas City Convention Center, Municipal Auditorium, Downtown Marriott Hotel, Loews Kansas City Hotel and prominent businesses located in the CBD
- Lease rate: \$20.00 PSF, NNN (negotiable)

Property Profile



Demographics



Population

1-mile 17,606
3-mile 87,392
5-mile 235,448



Daytime Population

1-mile 71,460
3-mile 204,782
5-mile 374,890



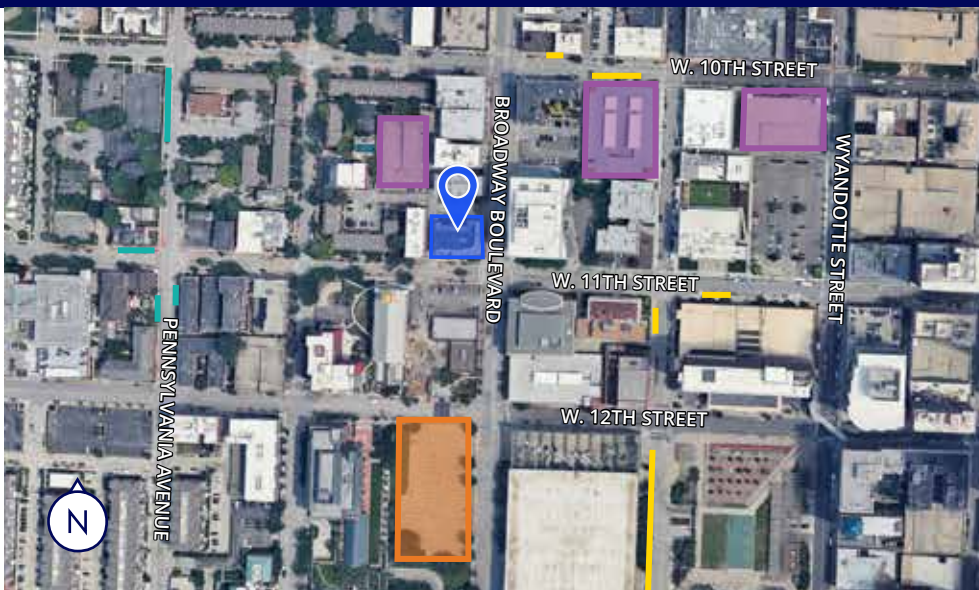
Household Income (Avg.)

1-mile \$102,651
3-mile \$77,813
5-mile \$77,309



Household Income (Med.)

1-mile \$71,239
3-mile \$52,266
5-mile \$52,035



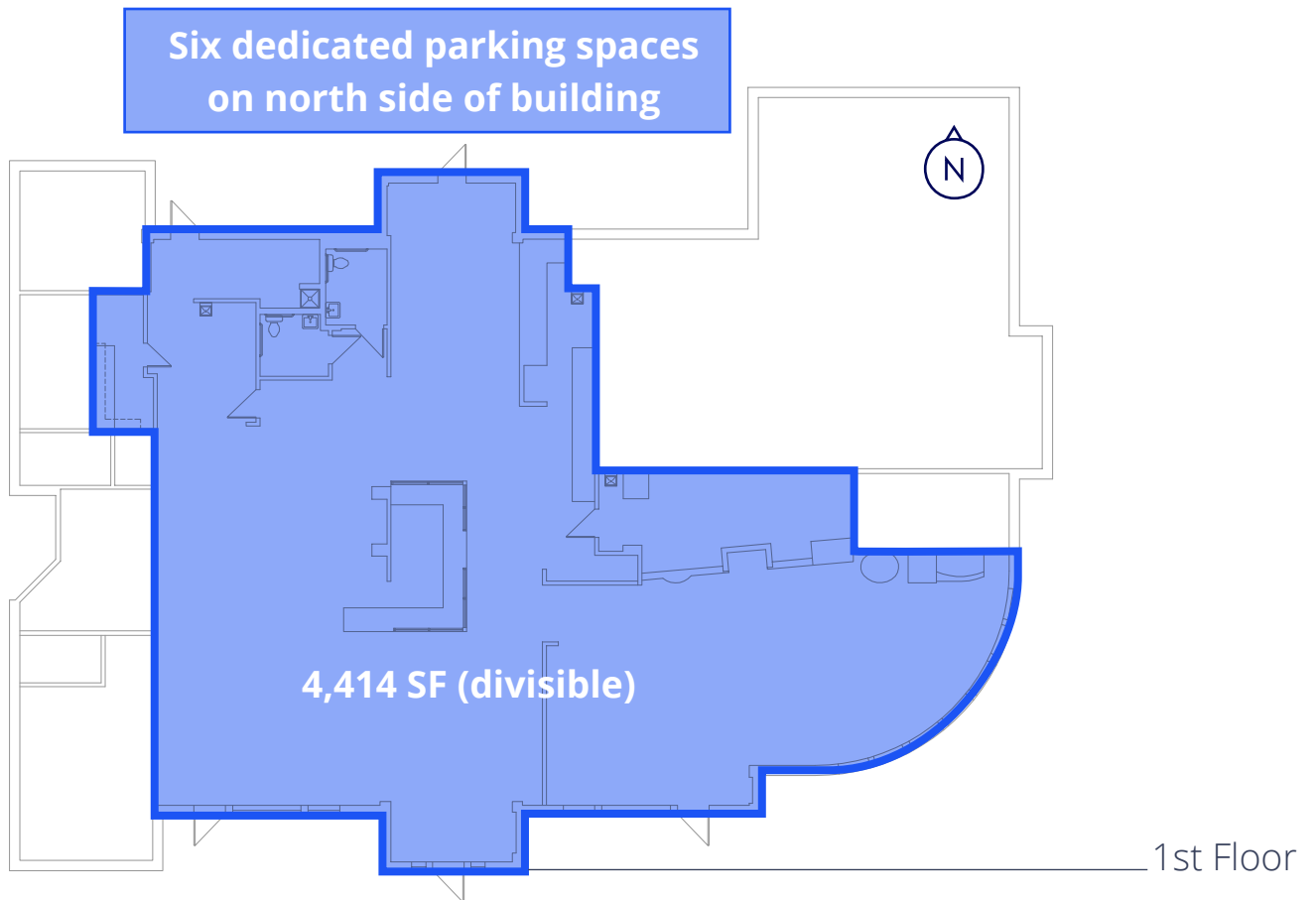
Public Parking

Multiple paid public parking garages, lots and street parking within 10 minutes of walking time.

Parking Map Key

- Paid Parking Garage
- Paid Parking Lot
- Paid Street Parking
- Free Street Parking

Floor Plan

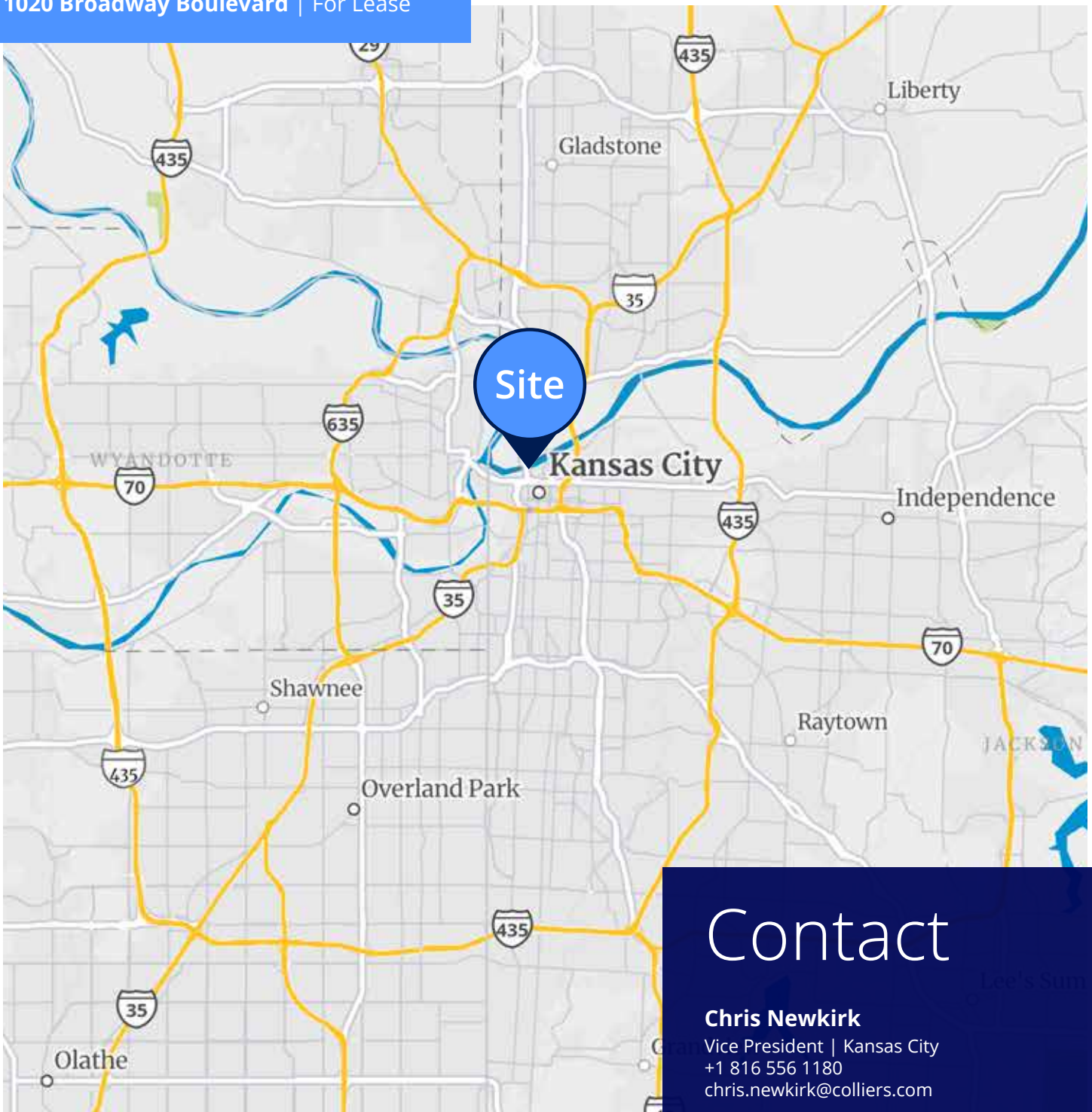


Property Photos

Location facing Broadway and 11th Street



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