



NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri



Lease Rate: \$38/SF | 2,000 SF to 5,000 SF Spaces

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	14,604	96,088	245,726
Avg. Household Income	\$137,104	\$150,391	\$119,875

- Prime restaurant spaces available
- New mixed-use development with 281 apartments
- Located in the Waldo District
- Strong demographics with close proximity to the Plaza and Brookside
- Projected 2026 opening



CLICK HERE TO VIEW THE
BLOCK & COMPANY WEBSITE

For More Information Contact:

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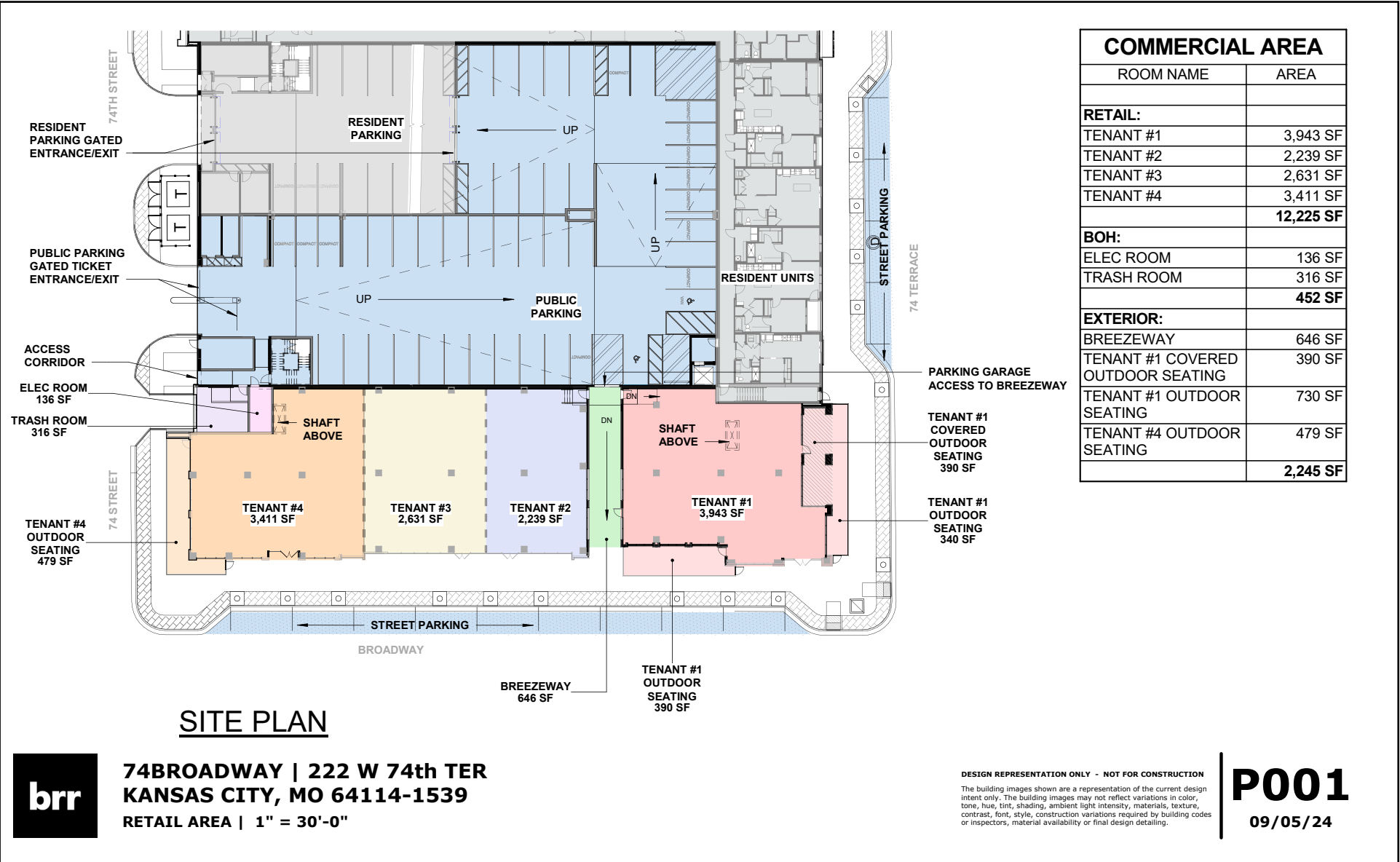
Exclusive Agents



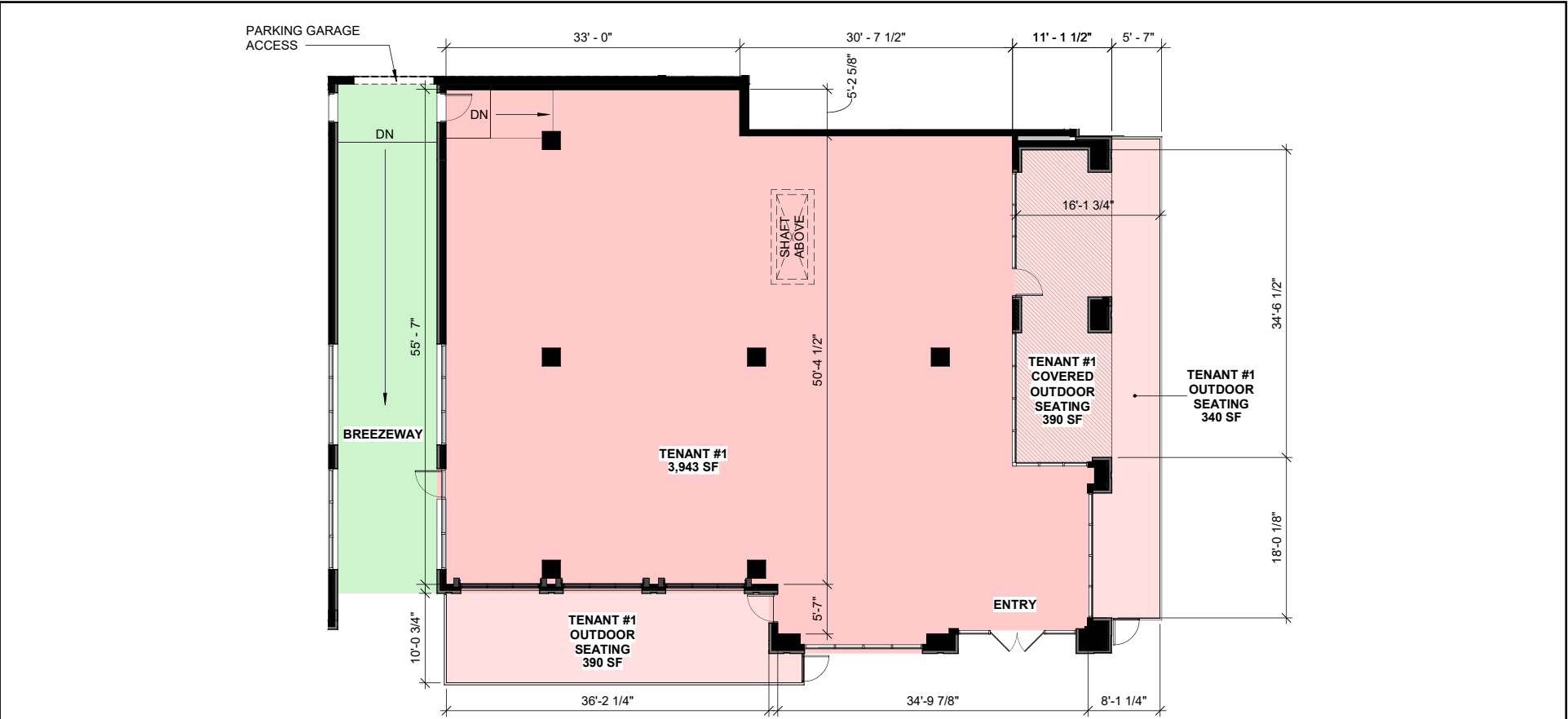
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SITE PLAN



FLOOR PLAN



TENANT #1 - PLAN

brr
74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539
TENANT #1 | 3/32" = 1'-0"

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
 The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font, style, construction variations required by building codes or inspectors, material availability or final design detailing.

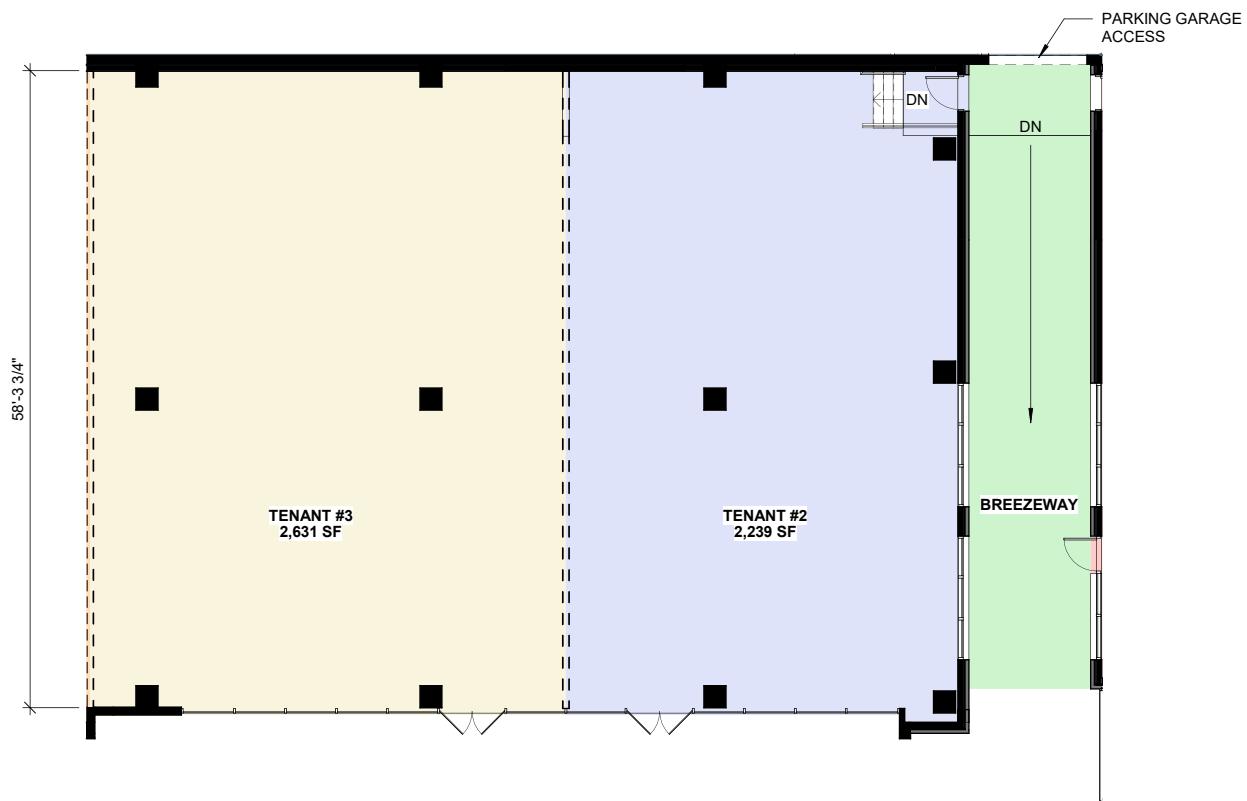
P002
09/05/24



NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri

FLOOR PLAN



brr
74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539
TENANT #2 & #3 | 3/32" = 1'-0"

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P003
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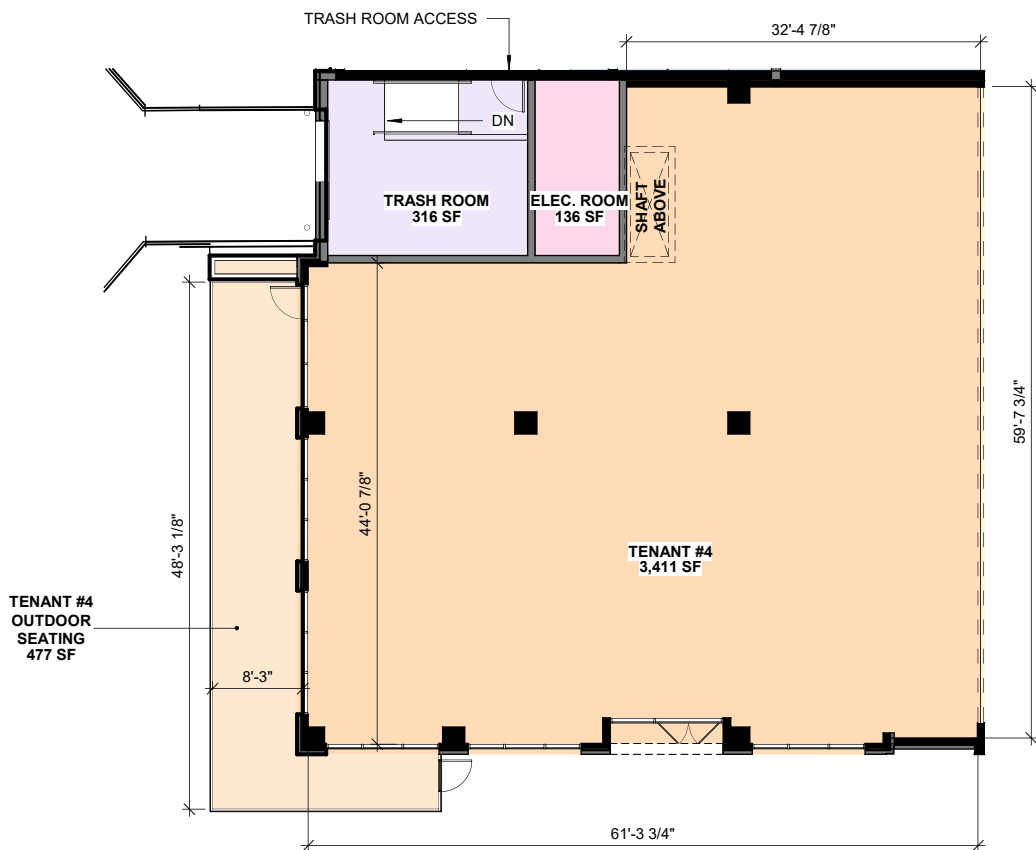




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74th Terrace & Broadway (NEC), Kansas City, Missouri

FLOOR PLAN



74BROADWAY | 222 W 74th TER
KANSAS CITY, MO 64114-1539
TENANT #4 | 3/32" = 1'-0"

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P004
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NEW WALDO OBERON MIXED USE DEVELOPMENT

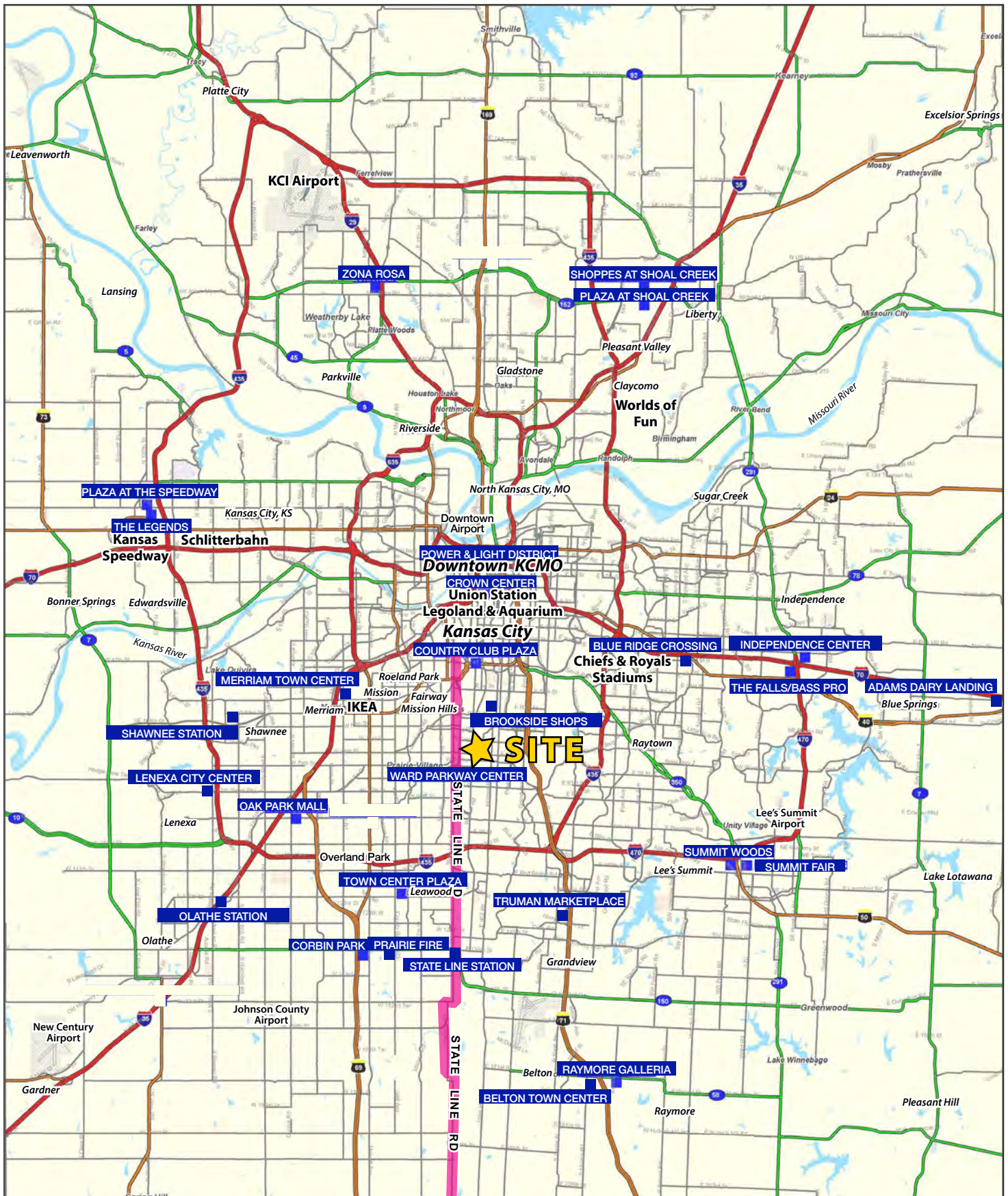
74th Terrace & Broadway (NEC), Kansas City, Missouri

AERIAL



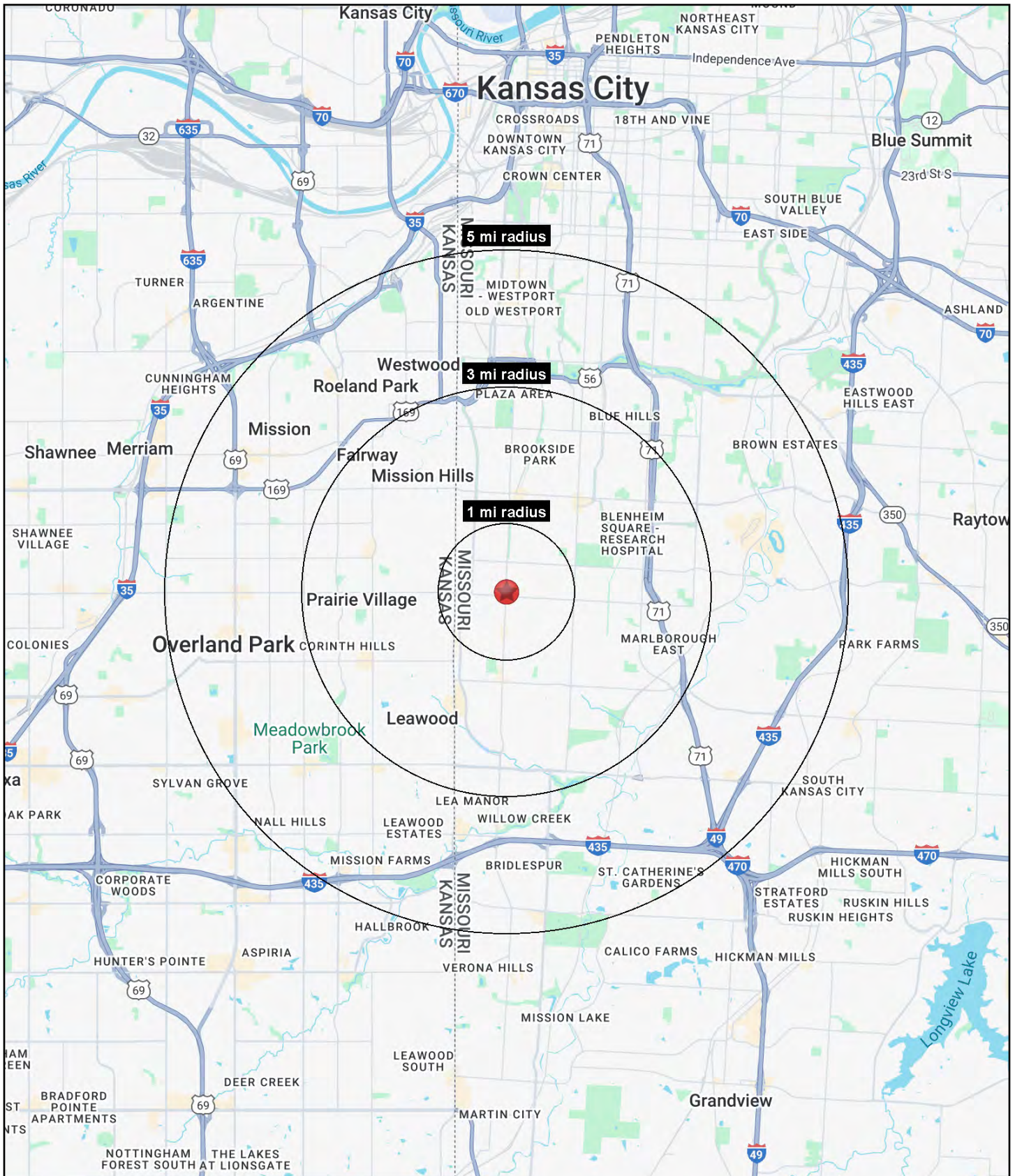
NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri



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NEW WALDO OBERON MIXED USE DEVELOPMENT

74th Terrace & Broadway (NEC), Kansas City, Missouri

74th Terrace & Broadway Kansas City, MO 64114	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,604	96,088	245,726
2029 Projected Population	14,536	94,884	245,565
2020 Census Population	15,268	97,203	242,300
2010 Census Population	14,811	94,015	232,880
Projected Annual Growth 2024 to 2029	-	-0.3%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%
2024 Median Age	37.8	38.3	37.6
Households			
2024 Estimated Households	7,060	42,027	116,620
2029 Projected Households	7,017	41,629	117,037
2020 Census Households	7,450	42,274	112,334
2010 Census Households	7,131	40,954	107,456
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-
Historical Annual Growth 2010 to 2024	-	0.2%	0.6%
Race and Ethnicity			
2024 Estimated White	84.9%	68.7%	67.5%
2024 Estimated Black or African American	7.2%	23.0%	21.4%
2024 Estimated Asian or Pacific Islander	1.5%	1.7%	2.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2024 Estimated Other Races	6.1%	6.3%	8.4%
2024 Estimated Hispanic	5.8%	5.8%	8.5%
Income			
2024 Estimated Average Household Income	\$137,104	\$150,391	\$119,875
2024 Estimated Median Household Income	\$112,668	\$109,540	\$90,419
2024 Estimated Per Capita Income	\$66,302	\$65,897	\$57,018
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.4%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.3%	3.3%
2024 Estimated High School Graduate	10.8%	15.3%	17.1%
2024 Estimated Some College	13.9%	17.0%	18.2%
2024 Estimated Associates Degree Only	4.9%	5.5%	6.1%
2024 Estimated Bachelors Degree Only	37.7%	32.3%	31.5%
2024 Estimated Graduate Degree	30.5%	25.3%	22.0%
Business			
2024 Estimated Total Businesses	907	4,277	11,761
2024 Estimated Total Employees	6,094	40,716	130,942
2024 Estimated Employee Population per Business	6.7	9.5	11.1
2024 Estimated Residential Population per Business	16.1	22.5	20.9

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