



# Prime Brookside Retail/Office Space FOR LEASE | 22 W. 63rd Street, Kansas City, MO



## SPACE FOR LEASE | 6,265 +/- SF Building

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	15,549	117,781	245,152
Avg. Household Income	\$175,739	\$111,393	\$94,787

- Former iconic fire/police station in Brookside
- Perfect for restaurant, retail, cafe, event space, office, etc.
- Two story building + basement, first floor is approximately 3,815 SF, second floor is approximately 2,450 SF
- Excellent location, traffic count, demographics



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

CARSON ST. CLAIR | 816.412.7306 | [cstclair@blockandco.com](mailto:cstclair@blockandco.com)

DAVID BLOCK | 816.412.7400 | [dblock@blockandco.com](mailto:dblock@blockandco.com)

*Exclusive Agents*





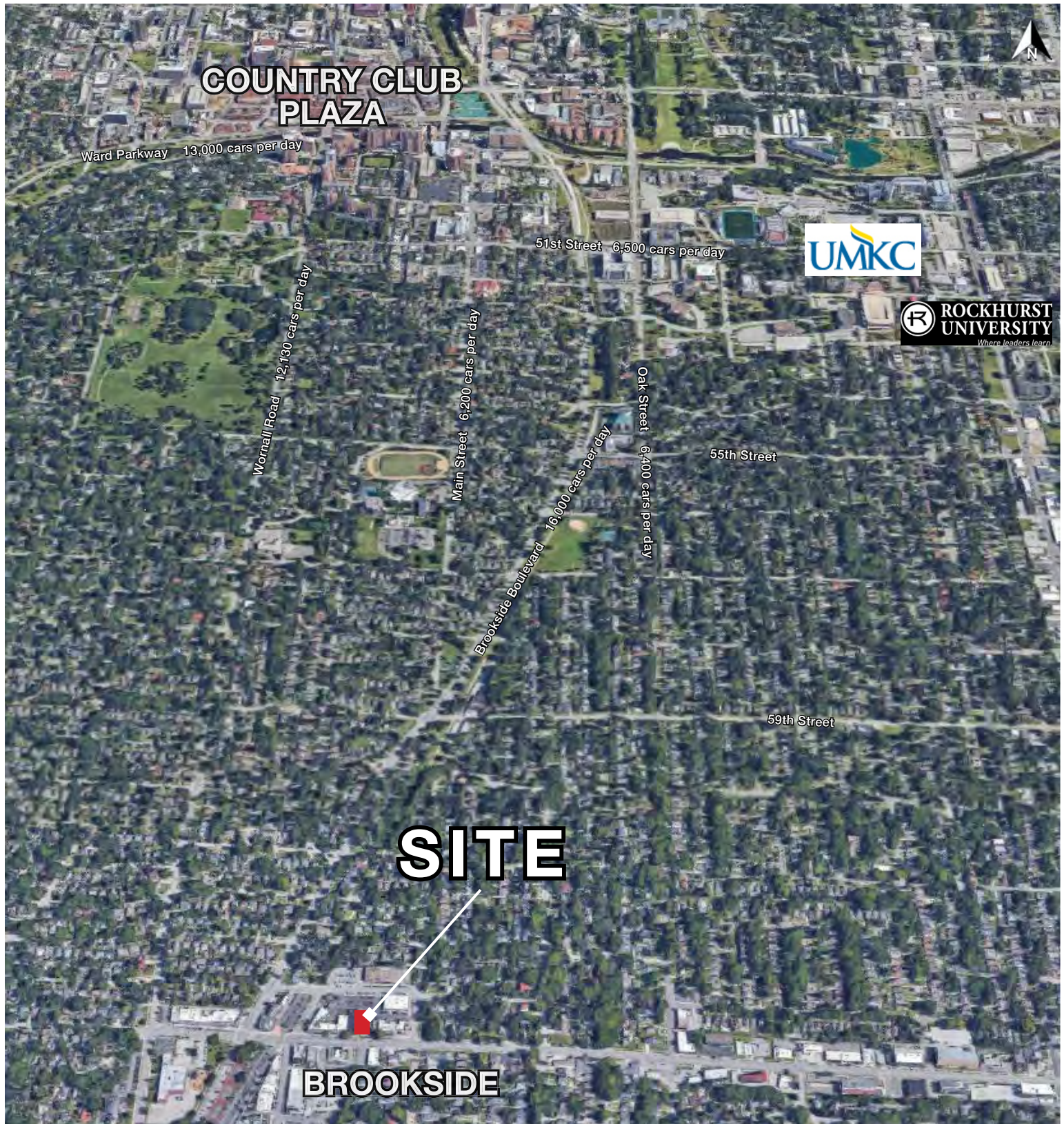
# Prime Brookside Retail/Office Space FOR LEASE | 22 W. 63rd Street, Kansas City, MO

## PHOTOS





## AERIAL



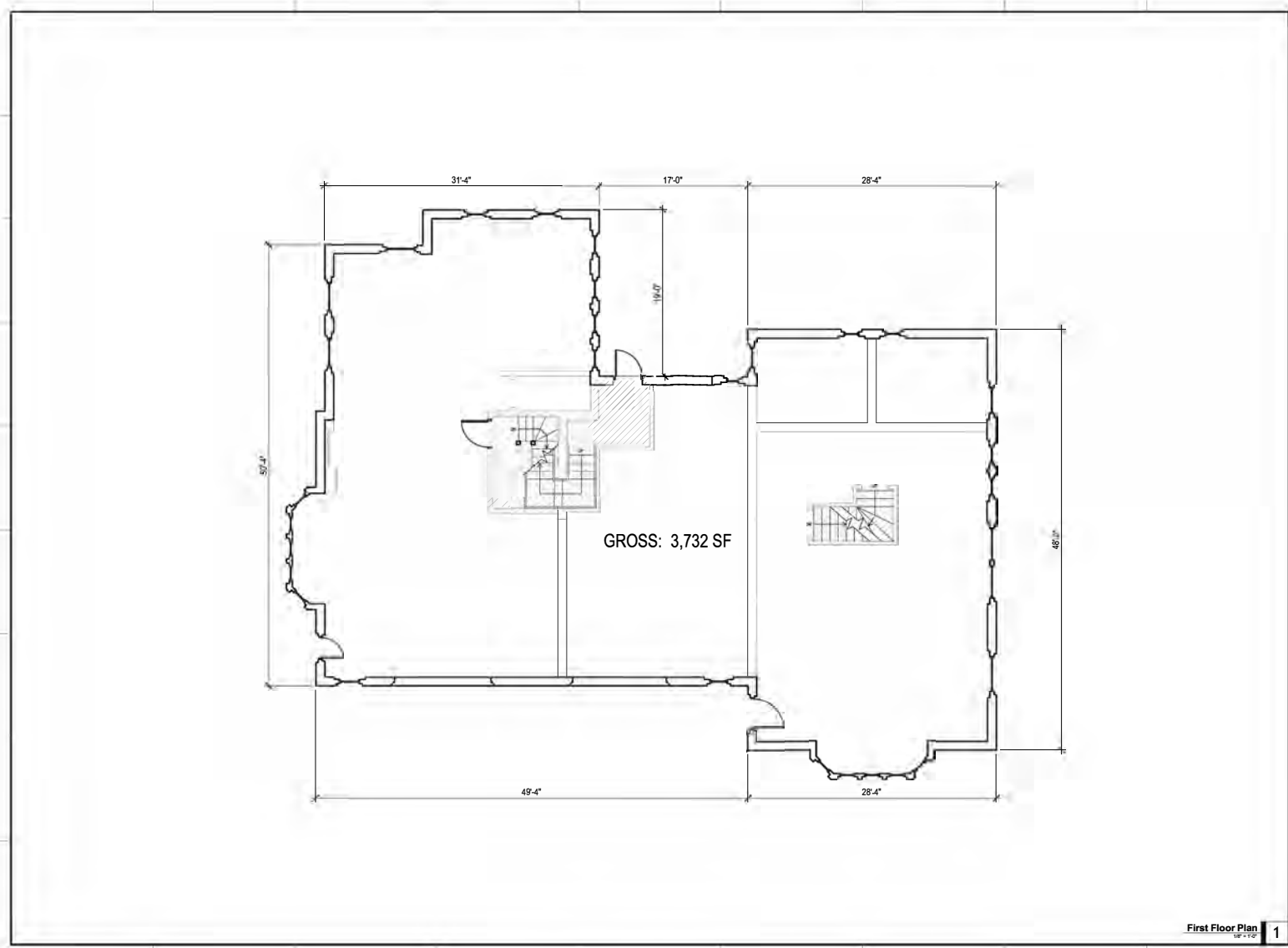




# PRIME BROOKSIDE RETAIL SPACE | FOR LEASE

22 W. 63rd Street, Kansas City, MO

## FIRST FLOOR PLAN



**SAL**  
**SLAGGIE**  
**ARCHITECTS INC**  
Kansas City, Missouri • Omaha, Nebraska  
slaggie.com 888-756-1956 © 2019

- GENERAL NOTES:**
1. It is the Tenant's responsibility to field verify all aspects of existing lease space prior to the start of Construction Documents. This LOD is preliminary and may not reflect the actual field conditions.
  2. Tenants shall be responsible for verification and compliance of all local codes and ordinances as well as A.D.A. requirements.
  3. This Drawing is for reference only. This is not a notice to proceed with construction. The final demised space is contingent upon the executed lease document.

Project #:  
**Fiddley Fig**  
22 West 63rd Street  
Kansas City, MO 64113

Key Plan:

20 November, 2019  
Sheet #:  
**1 of 2**

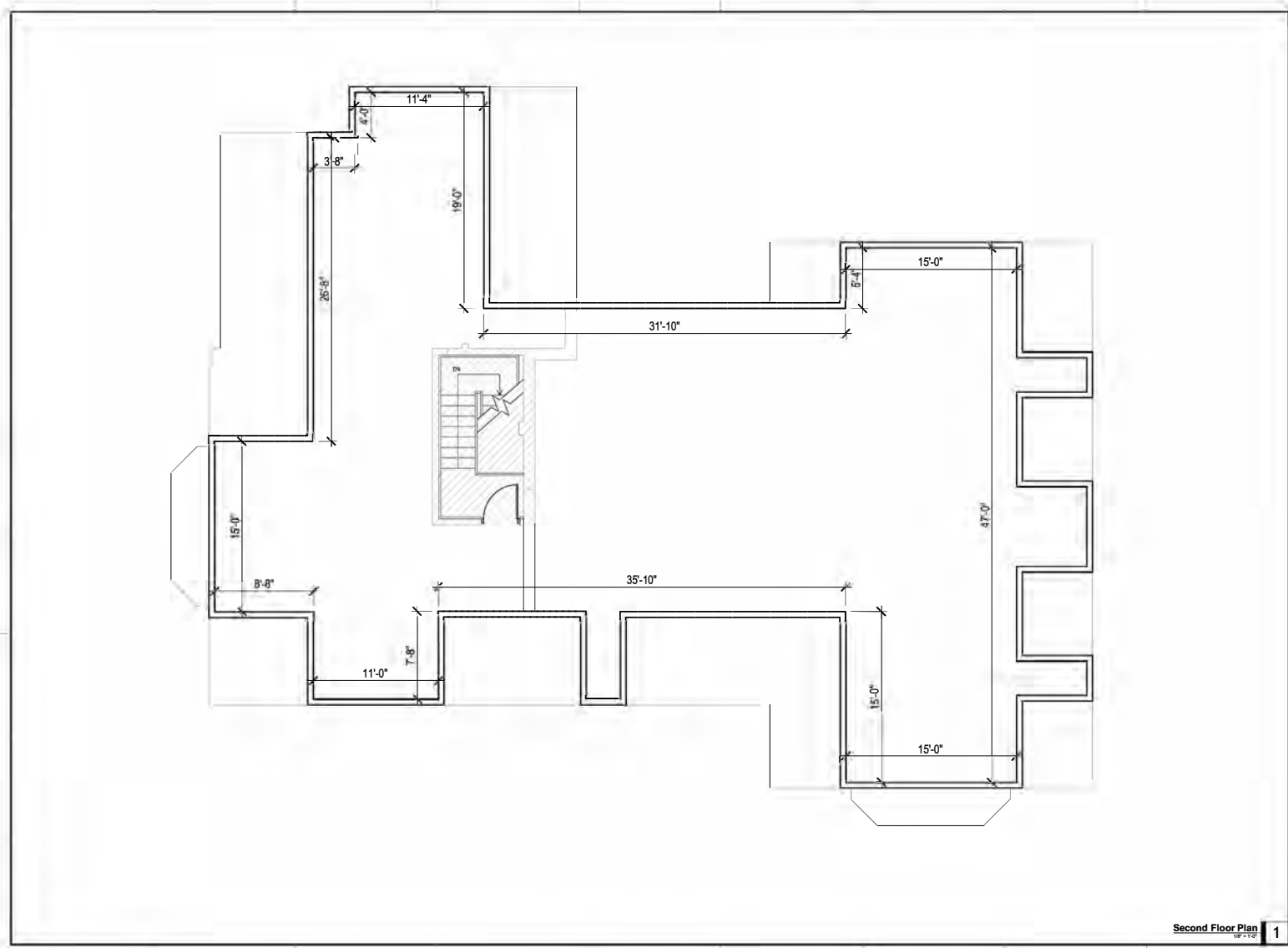




# PRIME BROOKSIDE RETAIL SPACE | FOR LEASE

22 W. 63rd Street, Kansas City, MO

## SECOND FLOOR PLAN



**SAL**  
**SLAGGIE**  
**ARCHITECTS INC**  
Kansas City, Missouri • Omaha, Nebraska  
slaggie.com 888-756-1956 © 2019

- GENERAL NOTES:**
1. It is the Tenant's responsibility to field verify all aspects of existing lease space prior to the start of Construction Documents. This LOD is preliminary and may not reflect the actual field conditions.
  2. Tenants shall be responsible for verification and compliance of all local codes and ordinances as well as A.D.A. requirements.
  3. This Drawing is for reference only. This is not a notice to proceed with construction. The final demised space is contingent upon the executed lease document.

Project #:  
**Fiddle Fig**  
22 West 63rd Street  
Kansas City, MO 64113

Key Plan:

20 November, 2019  
Sheet #:  
**2 of 2**

Second Floor Plan 10-11-19 1

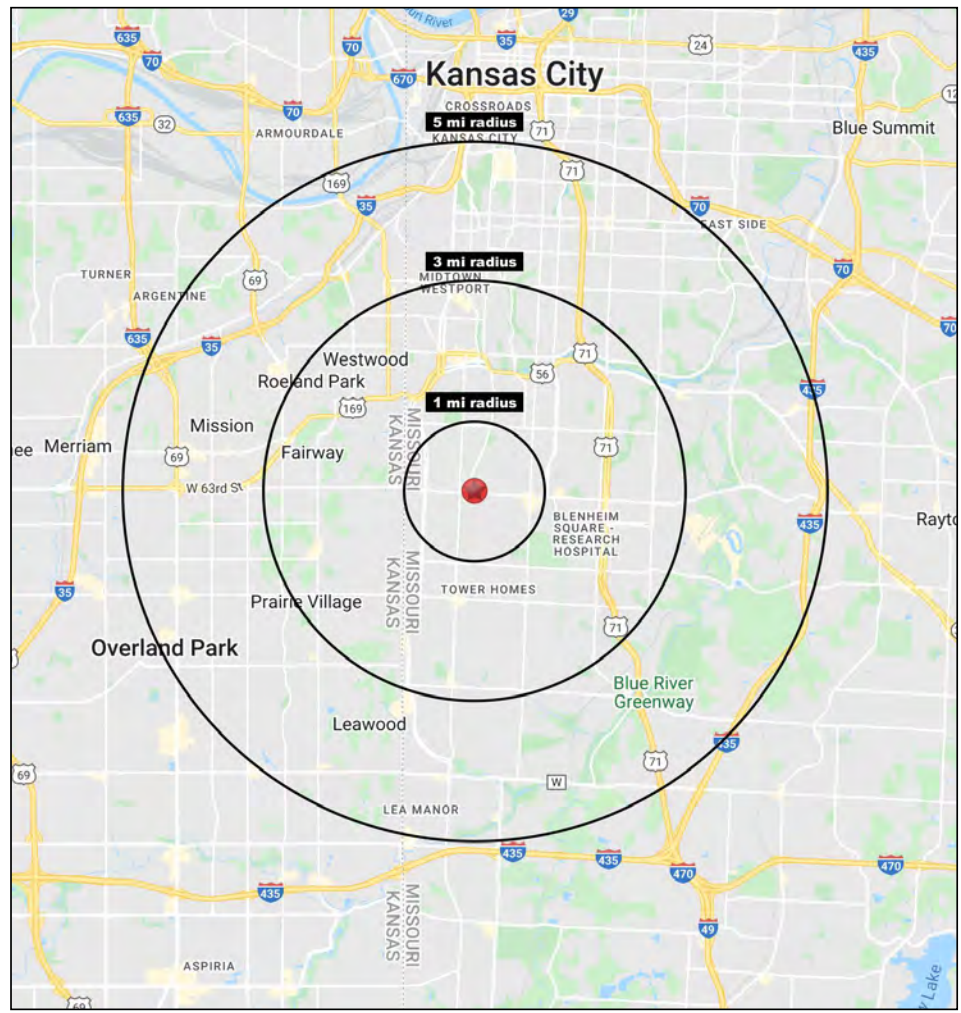
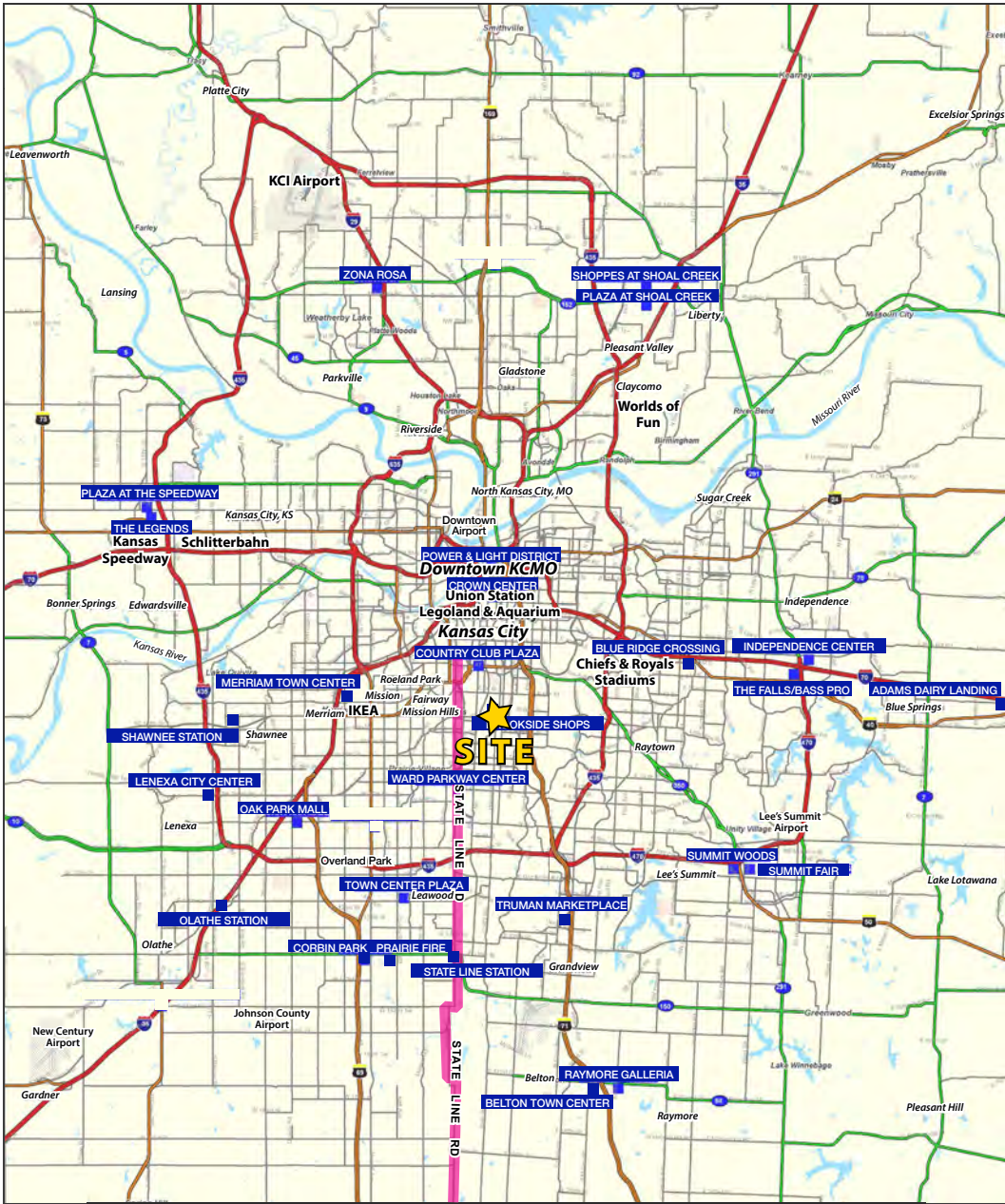






# PRIME BROOKSIDE RETAIL SPACE | FOR LEASE

22 W. 63rd Street, Kansas City, MO



Block & Company, Inc., Realtors | 605 W. 47th Street, Ste. 200, Kansas City, MO 64112 | 816.753.6000 | [www.blockandco.com](http://www.blockandco.com)



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



# Prime Brookside Retail/Office Space FOR LEASE | 22 W. 63rd Street, Kansas City, MO

22 W 63rd St Kansas City, MO 64113	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	15,549	117,781	245,152
2026 Projected Population	15,502	117,838	247,359
2020 Census Population	15,523	117,612	244,714
2010 Census Population	14,948	114,361	235,866
Projected Annual Growth 2021 to 2026	-	-	0.2%
Historical Annual Growth 2010 to 2021	0.4%	0.3%	0.4%
2021 Median Age	40.3	37.8	38.2
<b>Households</b>			
2021 Estimated Households	6,779	54,165	113,623
2026 Projected Households	6,867	55,188	116,741
2020 Census Households	6,743	54,062	113,160
2010 Census Households	6,408	52,219	108,076
Projected Annual Growth 2021 to 2026	0.3%	0.4%	0.5%
Historical Annual Growth 2010 to 2021	0.5%	0.3%	0.5%
<b>Race and Ethnicity</b>			
2021 Estimated White	83.0%	57.9%	55.3%
2021 Estimated Black or African American	7.3%	27.8%	28.2%
2021 Estimated Asian or Pacific Islander	2.1%	4.0%	3.5%
2021 Estimated American Indian or Native Alaskan	0.2%	0.4%	0.5%
2021 Estimated Other Races	7.4%	9.9%	12.5%
2021 Estimated Hispanic	4.9%	7.3%	10.6%
<b>Income</b>			
2021 Estimated Average Household Income	\$175,739	\$111,393	\$94,787
2021 Estimated Median Household Income	\$118,988	\$80,280	\$70,978
2021 Estimated Per Capita Income	\$76,623	\$51,402	\$44,086
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.5%	2.0%
2021 Estimated Some High School (Grade Level 9 to 11)	1.2%	4.5%	5.2%
2021 Estimated High School Graduate	8.0%	18.6%	20.7%
2021 Estimated Some College	13.7%	16.8%	18.8%
2021 Estimated Associates Degree Only	3.9%	5.4%	6.0%
2021 Estimated Bachelors Degree Only	39.5%	31.0%	28.1%
2021 Estimated Graduate Degree	33.2%	22.2%	19.2%
<b>Business</b>			
2021 Estimated Total Businesses	686	5,294	11,386
2021 Estimated Total Employees	4,963	68,863	165,690
2021 Estimated Employee Population per Business	7.2	13.0	14.6
2021 Estimated Residential Population per Business	22.7	22.2	21.5

©2022. Sites USA. Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021. TIGER Geographv - RS1