



COMMERCE TOWER RETAIL SPACE

911 Main Street, Downtown Kansas City, Missouri



LEASE RATE: \$13/SF NNN | 1,800 SF TO 3,200 SF SPACE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	17,361	90,422	235,996
Avg. Household Income	\$98,336	\$76,423	\$78,081

- Central location in Downtown Kansas City
- Located in the lobby of Commerce Tower, home to 355 luxury high rise apartments, Park University, and Spectrum Station Daycare
- Walking distance to Kansas City Convention Center, T-Mobile, and Power & Light District
- Surrounded by office and residential buildings
- KC Streetcar stop immediately in front of building



CLICK HERE TO VIEW MORE LISTING INFORMATION

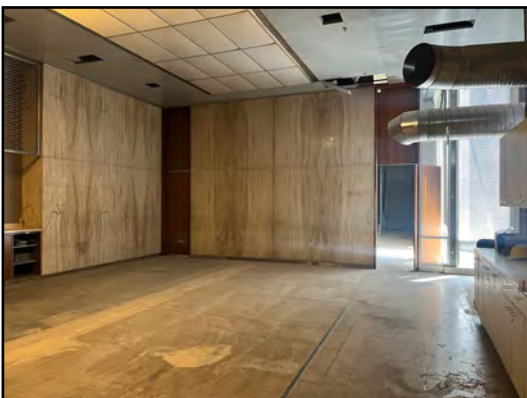
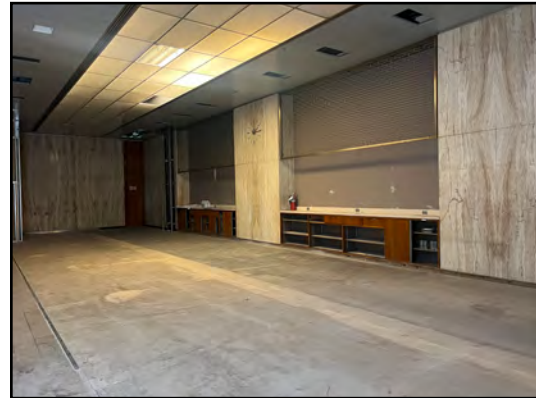
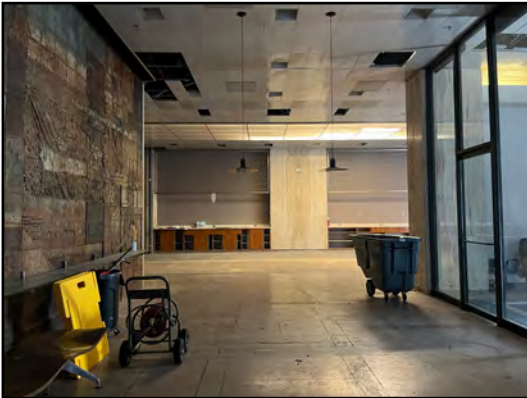
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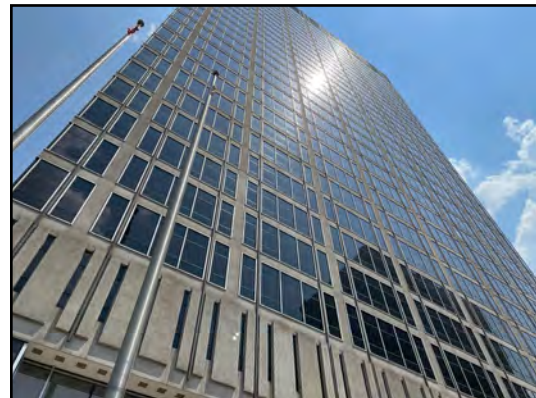
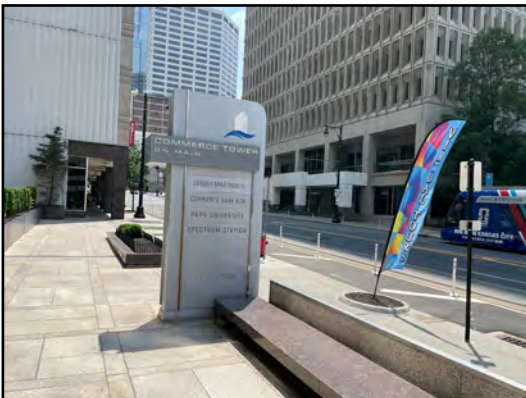
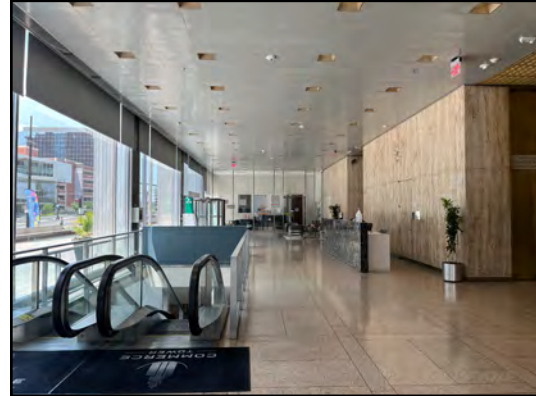
Exclusive Agent



INTERIOR PHOTOS



EXTERIOR PHOTOS





COMMERCE TOWER RETAIL SPACE

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LUXURY APARTMENT AMENITIES

24-Hour Fitness Center

Automated Parcel Service

Basketball Court

Business Center

Central Air

Clubhouse

Coffee & Tea Bar

Controlled Access

Dedicated Streetcar Stop

Elevator Access

Firepit Area

Free Wi-Fi in Common Areas

Front Desk Concierge

Garage Parking

Indoor Dog Park

KC Skywalk System

Off-Street Parking

On-Site Maintenance

On-Site Management Team

Outdoor Kitchen

Patio/Balcony

Picnic Area with BBQ Grills

Playground

Rooftop Pool & Terrace

Sauna

Smoke-Free Building

Stellar Views

Storage Units Available

Sundeck

Theatre Room



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AERIAL



TENANTS	
1	STATE STREET Corporation Campus
2	Roaster's Block Apartments
3	SS&C
4	SS&C Building Parking Facility
5	SS&C
6	Quality Hill Apartments
7	21c "Savoy" Hotel
8	SS&C
9	AMERICO Insurance Companies
10	SS&C
11	Cathedral of the Immaculate Conception
12	American Cancer Society
13	HNTB
14	KANSAS CITY SOUTHERN RAIL
15	Bartle Hall Convention Center
16	Convention Center Grand Ballroom
17	Kansas City Municipal Auditorium
18	Marriott HOTELS RESORTS SUITES
19	Grace and Holy Trinity Cathedral
20	SS&C

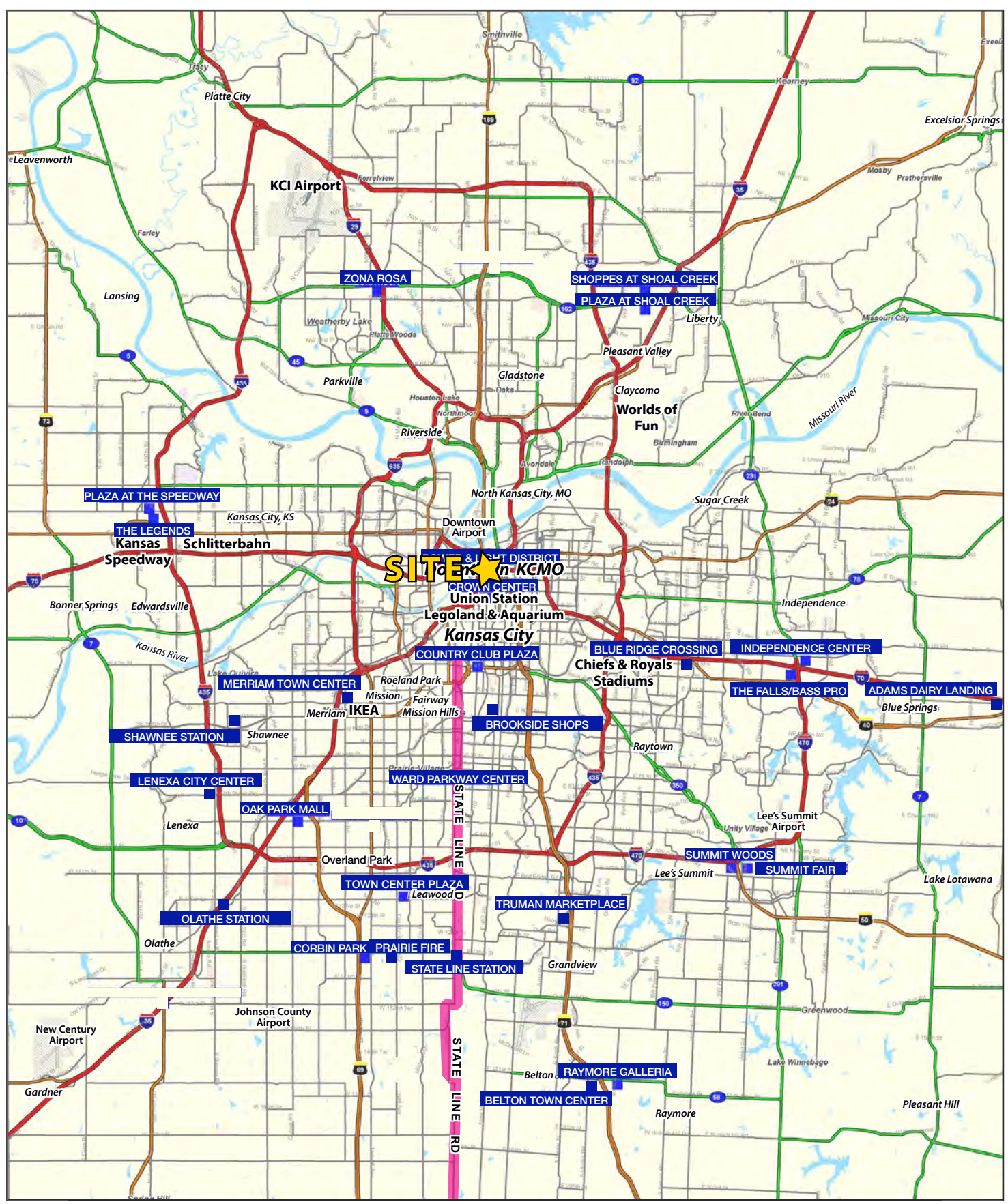
TENANTS	
21	Coffee Lofts
22	Kansas City Public Library
23	PARK KANSAS CITY
24	Commerce Bank
25	Wall Street Tower
26	The Gumbel Building
27	Fidelity National Bank
28	Scarritt Building
29	UMB Headquarters Former UNITED STATES POSTAL SERVICE
30	Former Federal Reserve Bank of Kansas City Hotel Development
31	Former Federal Reserve Bank of Kansas City Hotel Development
32	United States Courthouse
33	JEDUNN CONSTRUCTION
34	City Hall
35	Jackson County Courthouse
36	Hotel Phillips
37	Hotel President
38	H&R BLOCK Headquarters
39	KANSAS CITY POWER & LIGHT DISTRICT
40	T-Mobile CENTER



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.

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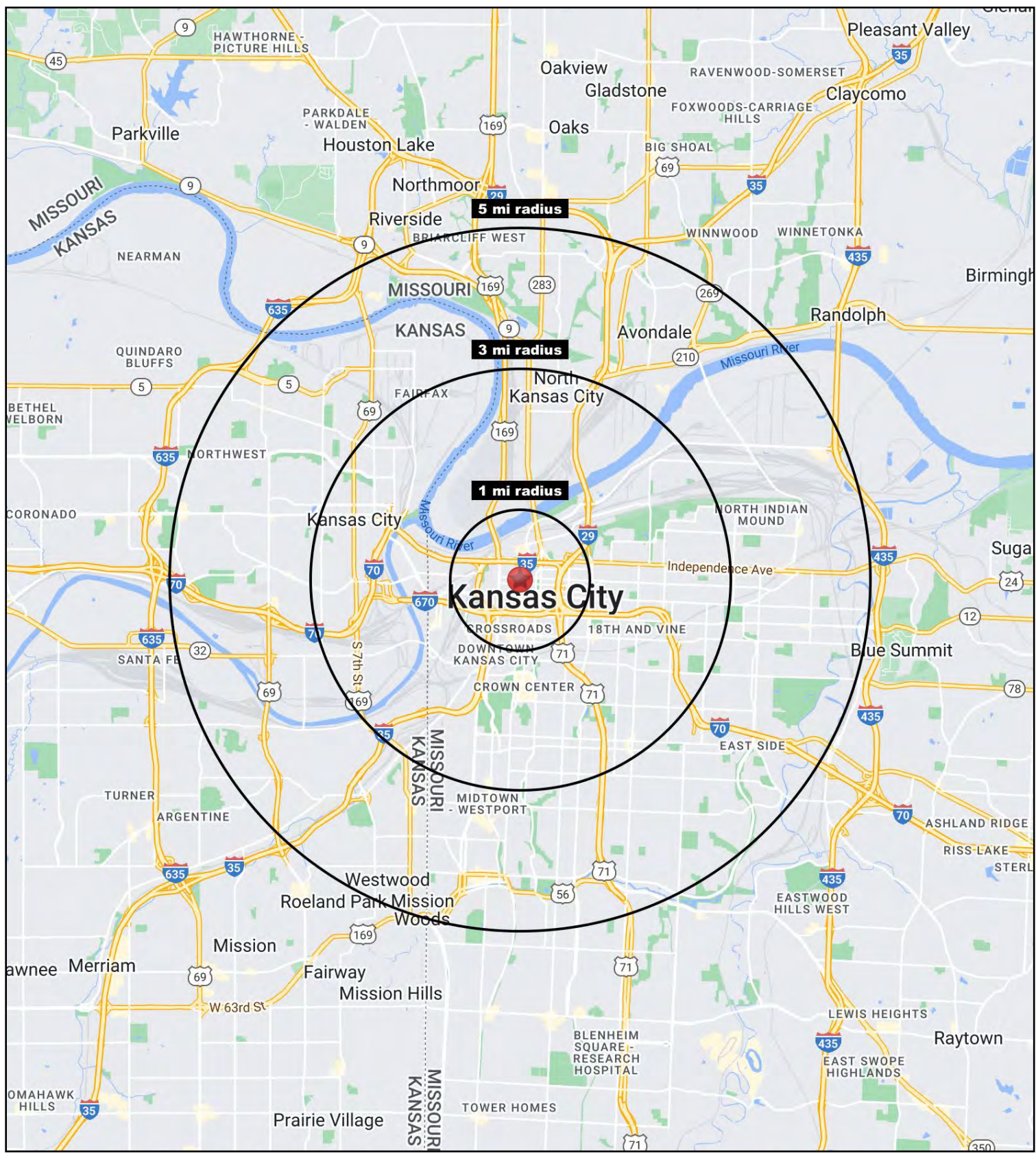
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911 Main Street Kansas City, MO 64105	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	17,361	90,422	235,996
2029 Projected Population	18,660	94,008	238,237
2020 Census Population	15,507	83,151	224,631
2010 Census Population	10,318	72,959	211,412
Projected Annual Growth 2024 to 2029	1.5%	0.8%	0.2%
Historical Annual Growth 2010 to 2024	4.9%	1.7%	0.8%
2024 Median Age	31.6	32.1	32.6
Households			
2024 Estimated Households	10,946	42,527	104,744
2029 Projected Households	11,891	44,895	107,020
2020 Census Households	9,767	37,492	96,561
2010 Census Households	5,385	30,712	88,128
Projected Annual Growth 2024 to 2029	1.7%	1.1%	0.4%
Historical Annual Growth 2010 to 2024	7.4%	2.7%	1.3%
Race and Ethnicity			
2024 Estimated White	69.0%	46.0%	44.8%
2024 Estimated Black or African American	15.5%	28.7%	27.2%
2024 Estimated Asian or Pacific Islander	5.0%	5.0%	4.5%
2024 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
2024 Estimated Other Races	9.9%	19.6%	22.7%
2024 Estimated Hispanic	10.8%	22.1%	26.0%
Income			
2024 Estimated Average Household Income	\$98,336	\$76,423	\$78,081
2024 Estimated Median Household Income	\$75,666	\$56,122	\$58,390
2024 Estimated Per Capita Income	\$62,270	\$36,246	\$34,845
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	7.2%	7.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.0%	7.2%	7.8%
2024 Estimated High School Graduate	15.1%	23.9%	26.5%
2024 Estimated Some College	16.6%	18.3%	18.4%
2024 Estimated Associates Degree Only	5.4%	6.2%	6.7%
2024 Estimated Bachelors Degree Only	36.6%	22.9%	20.6%
2024 Estimated Graduate Degree	21.2%	14.3%	12.7%
Business			
2024 Estimated Total Businesses	2,740	8,224	14,411
2024 Estimated Total Employees	39,513	125,521	204,550
2024 Estimated Employee Population per Business	14.4	15.3	14.2
2024 Estimated Residential Population per Business	6.3	11.0	16.4

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