

GALLERIE

2705 MCGEE TRAFFICWAY • KANSAS CITY, MISSOURI



AREA
REAL ESTATE ADVISORS



PROPERTY HIGHLIGHTS:

7,235 SF TOTAL RETAIL SPACE AVAILABLE

SUITE 1: 4,198 SF

SUITE 2: 1,819 SF (CAN BE COMBINED WITH 1)

SUITE 3: 1,218 SF

LARGE RESTAURANT SPACE AVAILABLE JUST STEPS FROM CROWN CENTER AND HALLMARK HEADQUARTERS

PERFECT COFFEE SHOP OR JUICE BAR SPACE WITH PATIO SEATING

DOWN THE STREET FROM THE FILLING STATION COFFEE SHOP, UNDERDOG WINE CO. AND SUCCOTASH

50 DESIGNATED RETAIL TENANT PARKING SPACES AVAILABLE IN THE BUILDING PARKING GARAGE



MORE INFORMATION:

RACHEL WEST

D 816.895.4802

E RWEST@OPENAREA.COM

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM

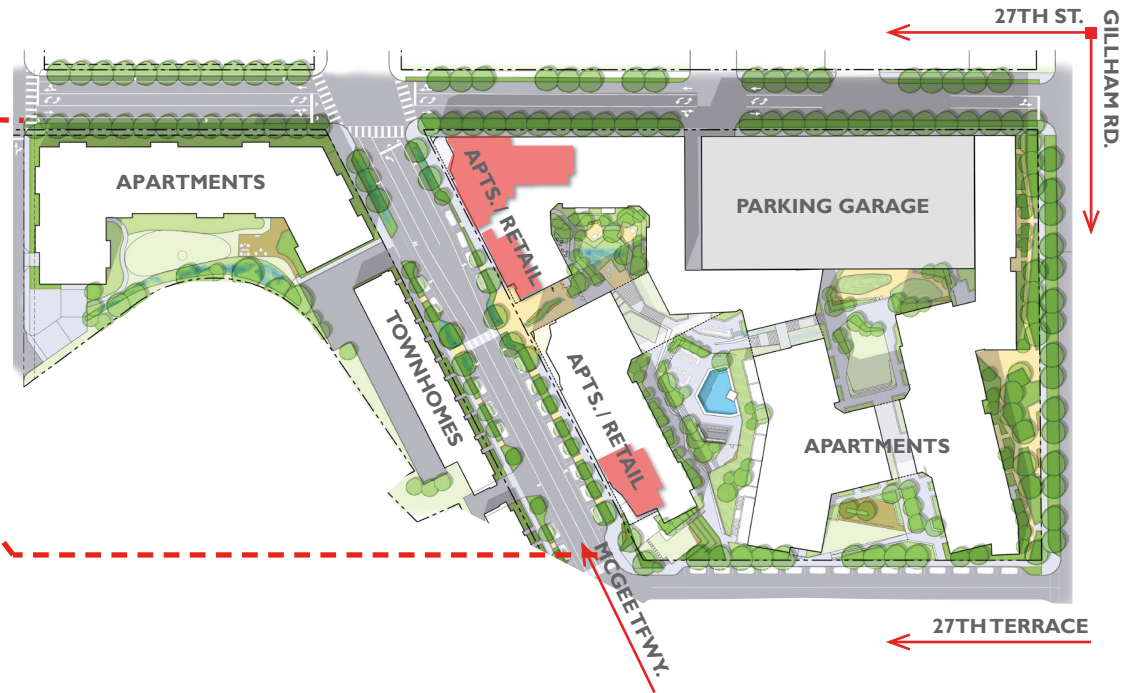
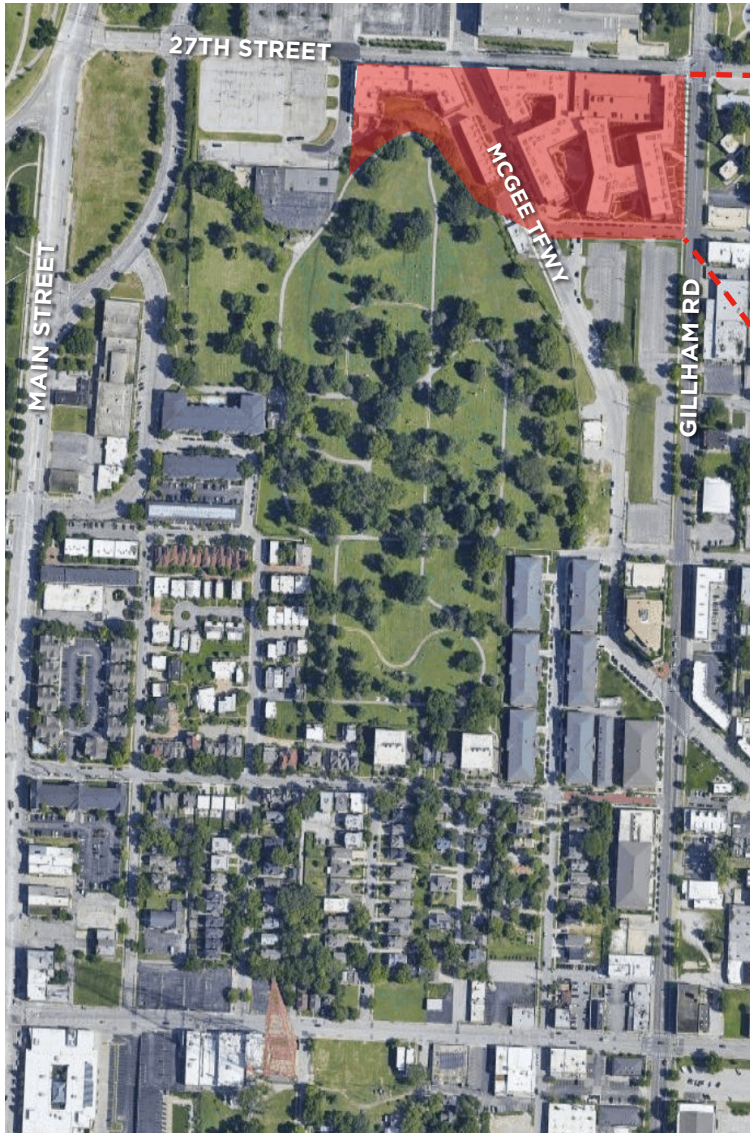
AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

IMMEDIATE AREA:



DESIGN PROGRAM

- 418 CLASS A APARTMENTS
GALLERIE: 361 UNITS
ICON: 57 UNITS
- 7,235 SF NEIGHBORHOOD RETAIL
- 14 TOWNHOMES (FOR SALE)
- 437-SPACE PARKING GARAGE

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 W OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

SITE PLAN:



SPACE 1- 4,198 SF

SPACE 2- 1,819 SF (COULD BE COMBINED WITH SPACE 1 + SHARED TRASH ROOM)

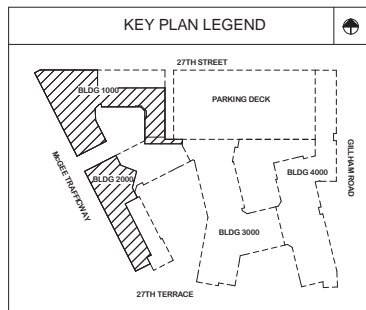
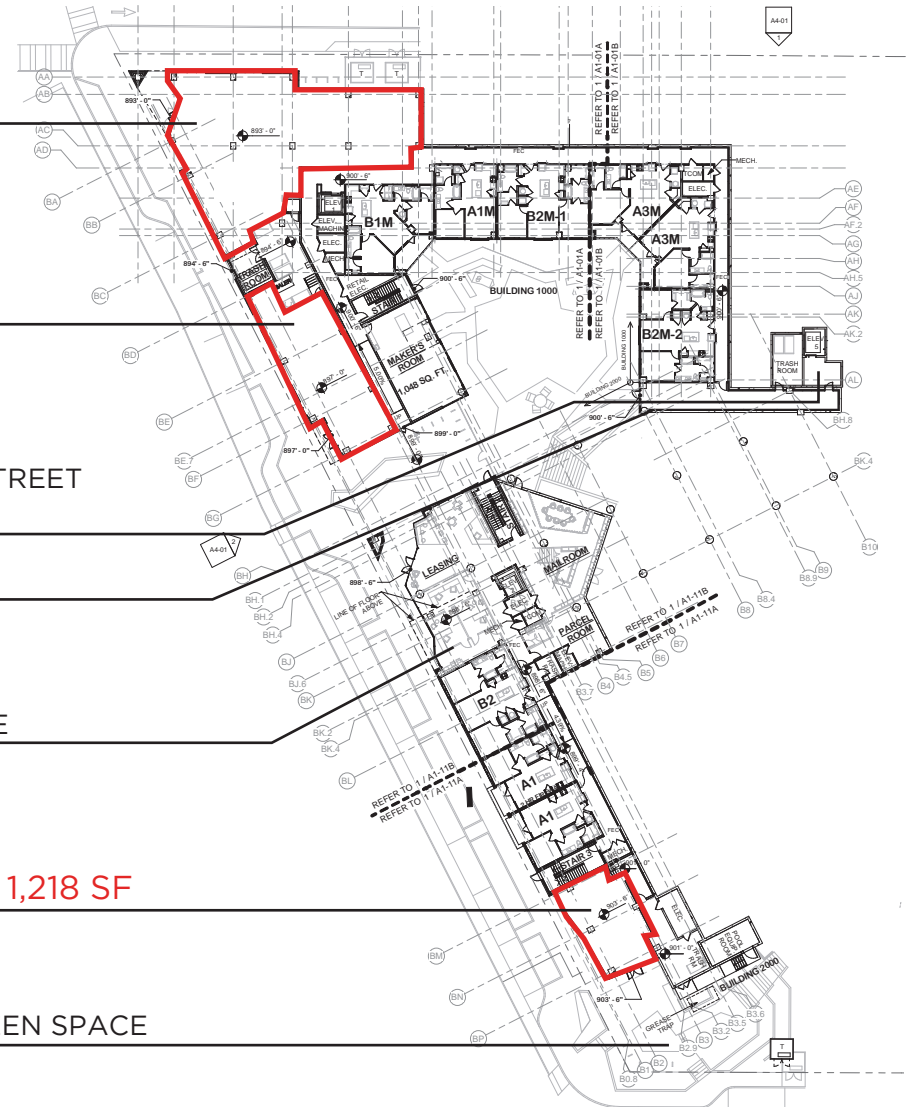
GARAGE PARKING (50 SPACES @ 7.5/1,000 SF) + 34 ON-STREET SPACES ON MCGEE AND 27TH TERRACE

GARAGE ACCESS

RESIDENTIAL LEASING OFFICE

SPACE 3- 1,218 SF

PUBLIC AMPHITHEATER / GREEN SPACE



AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112

P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.

KANSAS CITY STREETCAR



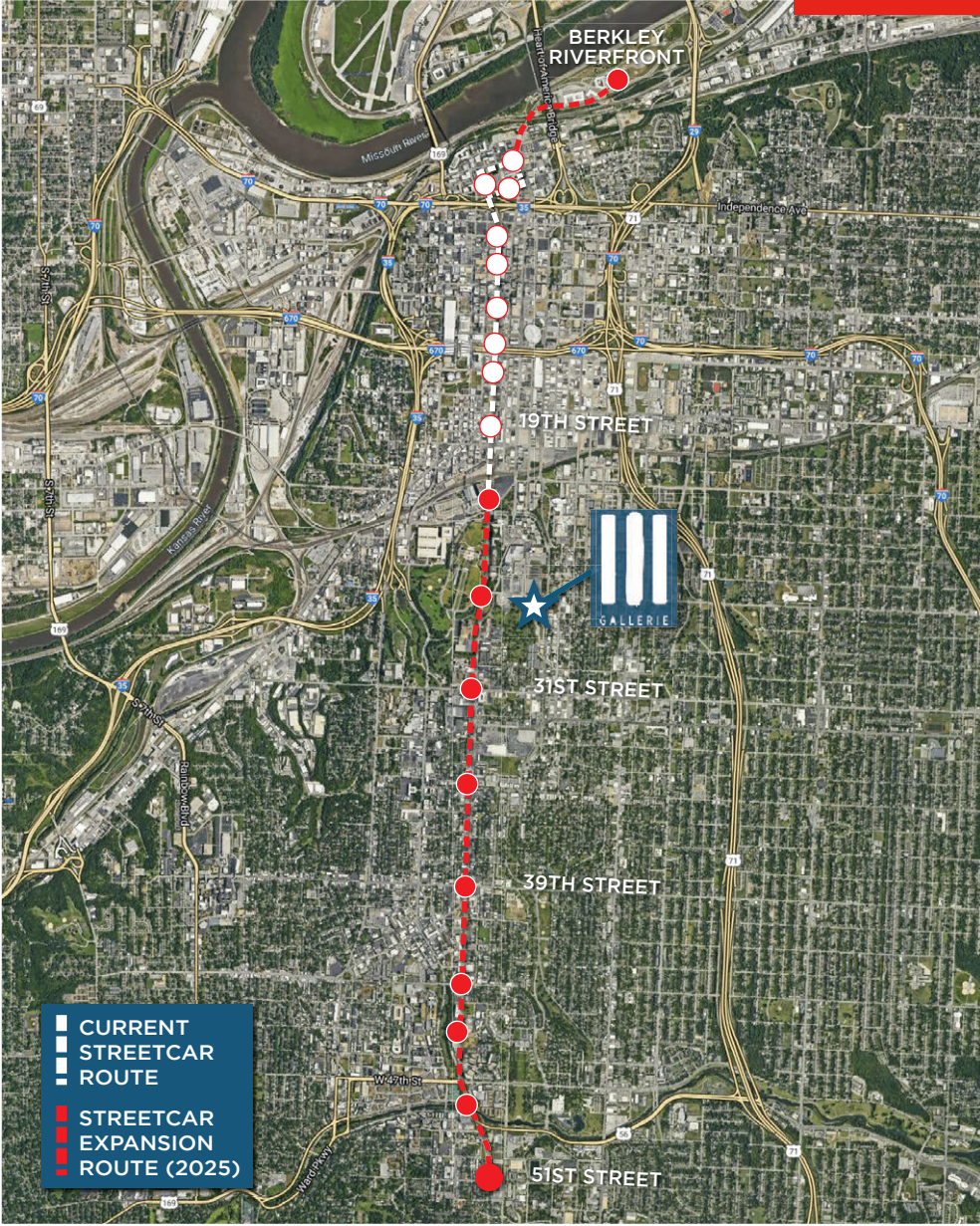
THE **3.5 MILE STREETCAR** EXPANSION TO THE SOUTH IS NOW UNDER CONSTRUCTION, WITH A 2025 COMPLETION. THIS WILL CONNECT DOWNTOWN TO MIDTOWN, WESTPORT, THE ART MUSEUM DISTRICT AND COUNTRY CLUB PLAZA.

MORE THAN **70% OF STREETCAR RIDERS ARE SPENDING MONEY** - MEANING THEY ARE DINING, SHOPPING & SOCIALIZING

THE LARGEST PERCENTAGE OF RIDERS ARE BETWEEN THE AGES OF **25-34 YEARS OLD**. 39% OF RIDERS ARE OVER THE **AGE OF 45**.

AVERAGE DAILY RIDERSHIP OF **4,878**

TOTAL RIDERSHIP (2016 - 2023) **11,782,680**

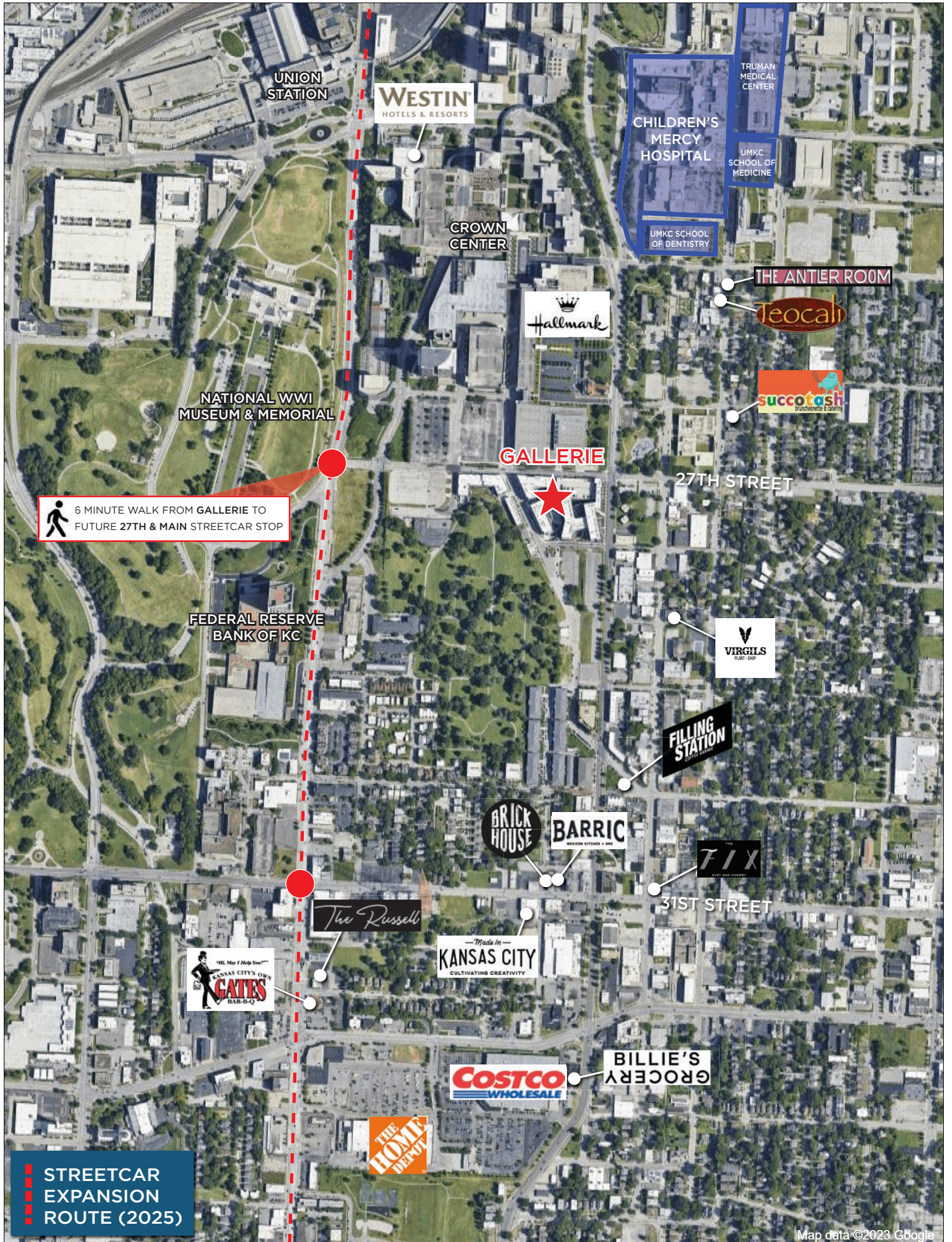


- CURRENT STREETCAR ROUTE
- STREETCAR EXPANSION ROUTE (2025)

AREA REAL ESTATE ADVISORS

A 4800 MAIN ST, SUITE 400 • KANSAS CITY, MO 64112
P 816.895.4800 **W** OPENAREA.COM

The information used to create this brochure was gathered from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee or warranty it. You and your advisors should conduct a careful independent investigation of the information to determine your satisfaction and suitability.



 6 MINUTE WALK FROM GALLERIE TO FUTURE 27TH & MAIN STREETCAR STOP

**STREETCAR
EXPANSION
ROUTE (2025)**