

# WALDO TREASURE FOR LEASE

## 509-511 W 75TH ST

### KANSAS CITY, MO

AREA  
REAL ESTATE ADVISORS



## PROPERTY HIGHLIGHTS:

3,000 SF (~50' WIDE X ~60' DEEP)

MONTHLY BASE RENT: \$4,875/MONTH (\$19.50/SF)

PROPERTY TAXES: \$367/MONTH

PRIVATE PARKING LOT BEHIND THE BUILDING

10,252 CARS PER DAY ON 75TH STREET

ADJACENT TO CHIPOTLE AND BIBIBOP

BUILDING IS POWERED BY SOLAR PANELS WITH  
PREVIOUS AVERAGE UTILITY BILLS AROUND  
\$20/MONTH

### 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,945	96,652	242,859
AVG HH INCOME	\$138,258	\$150,419	\$120,858
DAYTIME POPULATION	6,064	41,684	159,100



## MORE INFORMATION:

ANDY EPSTEIN

D 816.777.2846

E AEPSTEIN@OPENAREA.COM

### AREA REAL ESTATE ADVISORS

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

P 816.895.4800 W OPENAREA.COM

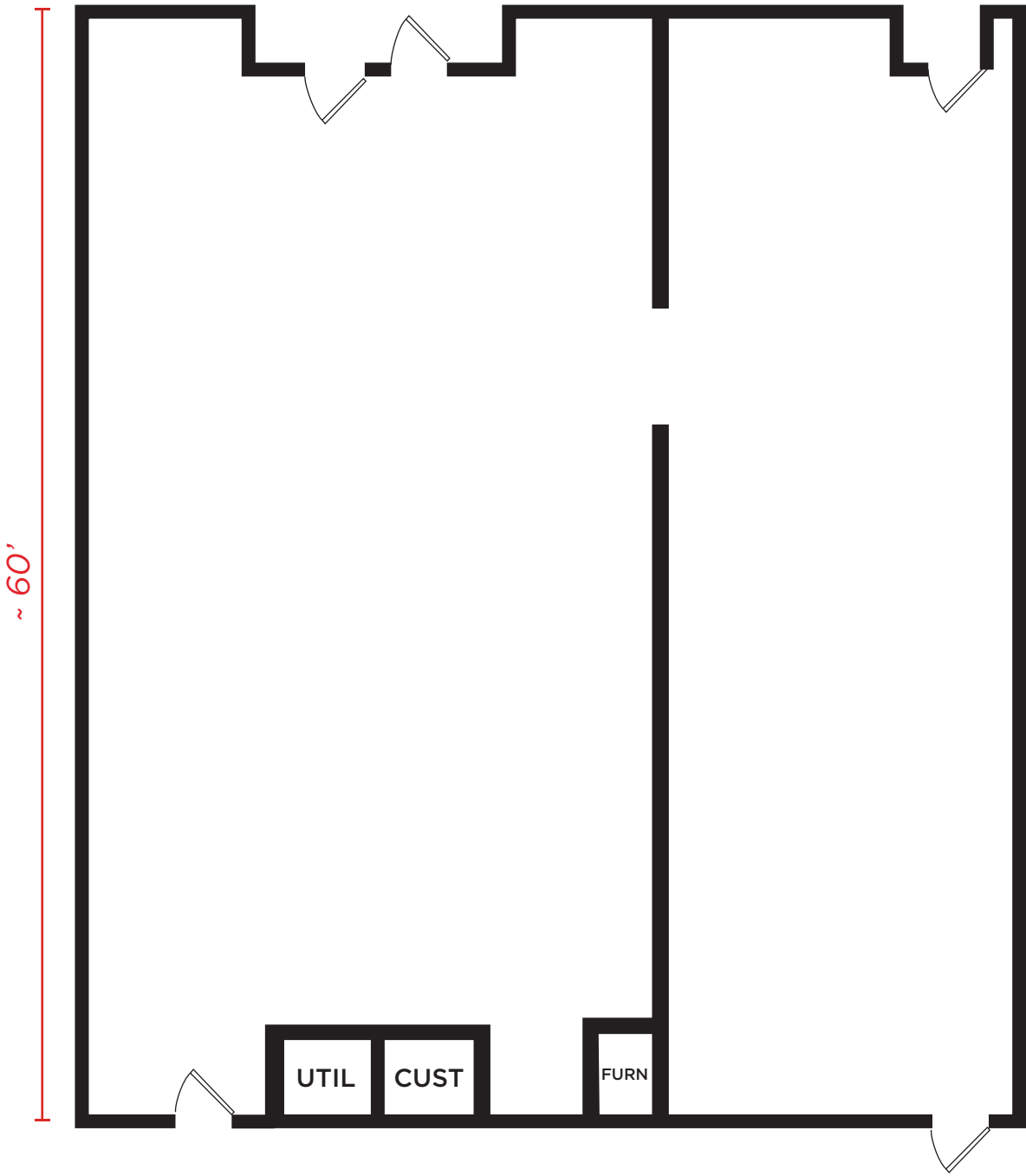
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FLOOR PLAN:



75TH ST

~ 50'



PARKING LOT





# PARKING & SIGNAGE OPPORTUNITIES:

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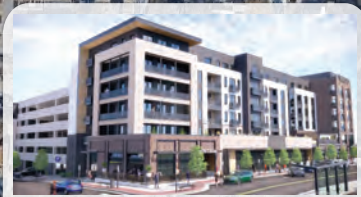
**ROMANELLI SHOPS**

Pizza Tossie  
HEMMA HEMMA  
ROMANELLI OPTIX  
Bettys Ice Cream  
SHARING SUNSHINE  
fresh green DISPENSARIES  
OVATION

GREGORY BLVD



WORNALL RD



**WALDO 74 BROADWAY**  
A PROPOSED MULTIFAMILY  
PROJECT WITH RETAIL &  
377-SPACE GARAGE

Jovito's ITALIAN CAFE & DELI  
SUMMIT GRILL  
SOUTH OF SUMMIT CITY GYM  
CROWS COFFEE CURIOUS AFFINATION  
Pride CLEANERS  
Bobby Baker's LOUNGE  
BORU RANCH BAR  
PAPU'S  
DODSON'S  
Picklesman's



**SOCIAL**  
WALDO PIZZA  
KOKORO MAKI HOUSE  
Topsy's

75TH ST

Walgreens  
GOODYEAR  
CHIPOTLE MEXICAN GRILL  
Pizza Hut  
StorageMart  
BIG O TIRES  
BIBIBOP asian grill



ALDI  
Firestone  
CVS pharmacy  
Waldo Cafe  
Lew's Grill & Bar  
TAJ MAHAL  
Sri Lanka Restaurant

77TH ST

