

# FOR LEASE

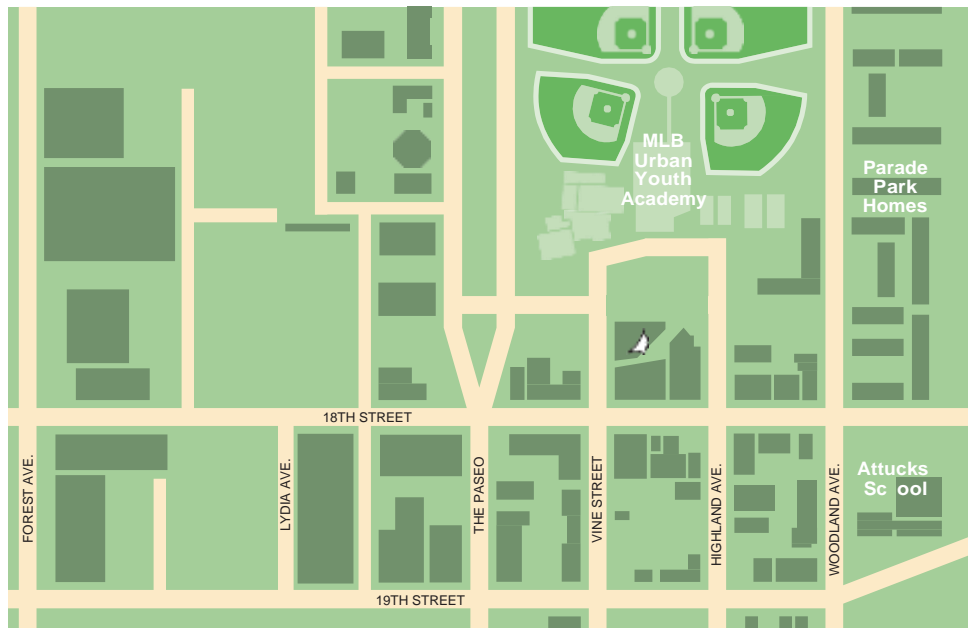
## 1512 – 1714 E. 18th Street Kansas City, MO 64108

### Description

18th & Vine District location. Very high visibility with building signage available. World class tourist and visitor attraction. Proximity to Crossroads Art District, Downtown, Hospital Hill. Tenant improvement allowance.

### Property Highlights

- 18th & Vine Historic District Location
- Easy access to U.S. 71 Highway and I-70
- Building signage available
- 1300 SF to 7660 SF
- Plentiful off-street parking
- Proximity to Hospital Hill, Crown Center, Crossroads, and Downtown
- District includes American Jazz Museum, Negro Leagues Baseball Museum, Major League Baseball/KC Royals Urban Youth Academy, Black Archives, National Landmark Mutual Musicians Foundation
- Tenant improvement allowance
- Restaurant, retail, entertainment businesses preferred



**Greg Patterson & Associates**  
*Commercial Real Estate Services*

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## Aerial Map



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## Demographics Report

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,709	84,303	196,676

TOTAL HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households	5,313	50,787	109,457
# Of Persons Per Household	2.05	2.10	2.22
Average Household Income	\$35,238	\$41,699	\$48,510
Average House Value	\$90,362	\$72,754	\$77,684

POPULATION	1 MILE	3 MILES	5 MILES
Total Population — White	2,000	32,486	94,291
Total Population — Black	6,685	35,742	66,856
Total Population — Hispanic	1,317	16,198	44,235
Total Population — Other	2,024	16,075	35,529

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## District Partners

We are committed to working to redevelop the 18th & Vine District in collaboration with our local district partner organizations that know the district best and understand the unique nature of the community within which the district lives. From transparent project planning to design and construction, our district partners are engaged and informed. The result is sustainable solutions tailored to the needs of the district.

- |   |  |
|---|--|
| 1. American Jazz Museum   | 19. Kansas City Blues & Jazz Juke House                |
| 2. Bayou on the Vine Restaurant & Bar                             | 20. Kansas City Friends of Alvin Ailey                 |
| 3. Black Archives of Mid-America                                  | 21. Kansas City MLB Urban Youth Academy                |
| 4. Black Chamber of Commerce                                      | 22. Kansas City Power & Light (KCP&L)                  |
| 5. Black Economic Union of Greater KC                             | 23. KC Call Newspaper                                  |
| 6. Blue Room  | 24. Mutual Musicians Foundation<br>(National Landmark) |
| 7. Buck O’Neill Education & Research Center                       | 25. Negro Leagues Baseball Museum                      |
| 8. Centennial United Methodist Church                             | 26. Parade Park Homes                                  |
| 9. Ethnic Arts Interiors  | 27. Smaxx Restaurant                                   |
| 10. Faith Deliverance Church                                      | 28. The Director’s Cut Barbershop                      |
| 11. Full Employment Council (FEC)                                 | 29. The Urban League                                   |
| 12. Gem Theater   | 30. Vine Street District Council                       |
| 13. Gregg/Klice Community Center                                  | 31. Vine Street Films                                  |
| 14. Historic Lincoln Building Tenants                             | 32. Zodiac Motorcycle Club                             |
| 15. Holy Ghost New Testament Church                               | 33. 180V Barber Salon                                  |
| 16. Jazz District Apartments                                      | 34. Enterprise Village KC                              |
| 17. Jazz District Redevelopment Corporation                       |  |
| 18. Kansas City Area Transportation<br>Authority (KCATA) “RideKC” |  |

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