



## CONTACT AGENT FOR PRICING

- Downtown Kansas City is thriving, with over \$9 billion in revitalization projects, including \$2 billion in recent developments like 5,000+ new residential units, luxury apartments such as Two Light and CORE on the Berkley Riverfront, and the \$351 million KC Streetcar extension. This surge of investment has transformed the area into a premier live-work-play destination
- New 10-Year NNN lease, with 1.5% annual increases in rent, corporate guarantee from Gron Holdings, Inc. one of the nation's top producers of edibles
- Kansas City serves as a regional hub for industrial cannabis operations
- Booming cannabis Industry with high demand and growth potential
- Modern facility recently updated with a new roof and HVAC system
- Exceptional investment opportunity, prime location in the heart of Downtown Kansas City's Crossroads Arts District and high operational barriers to relocation ensures long-term stability



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

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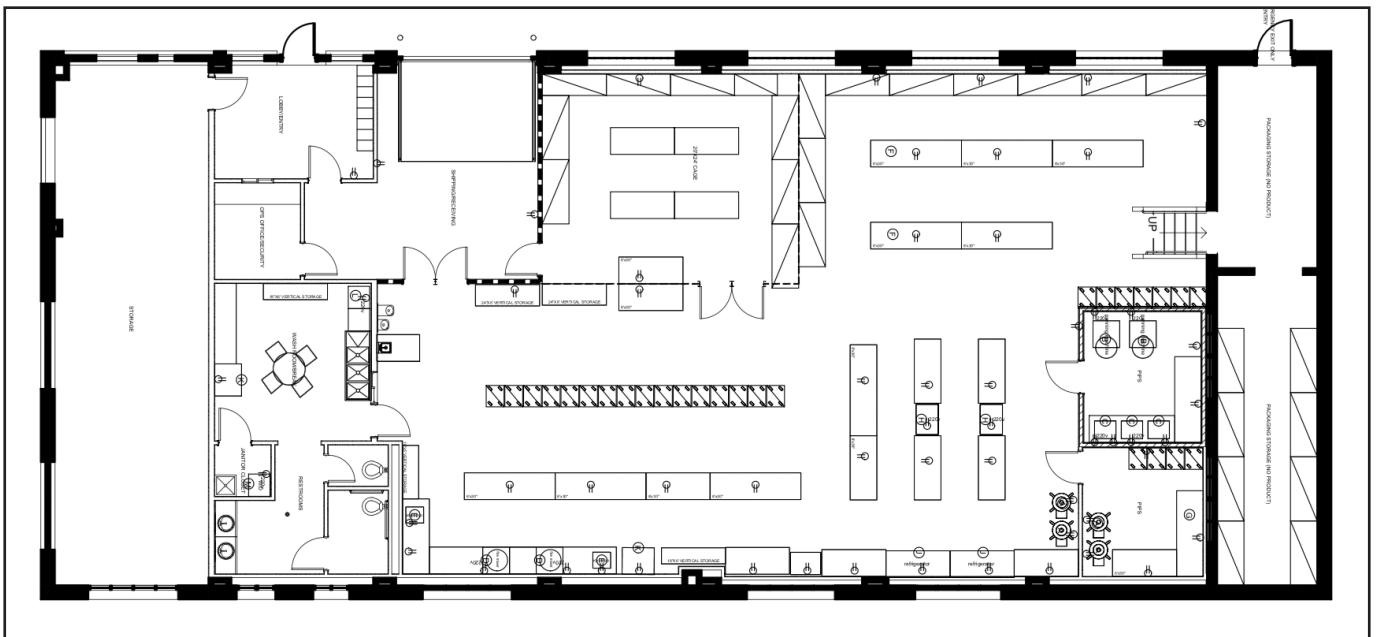
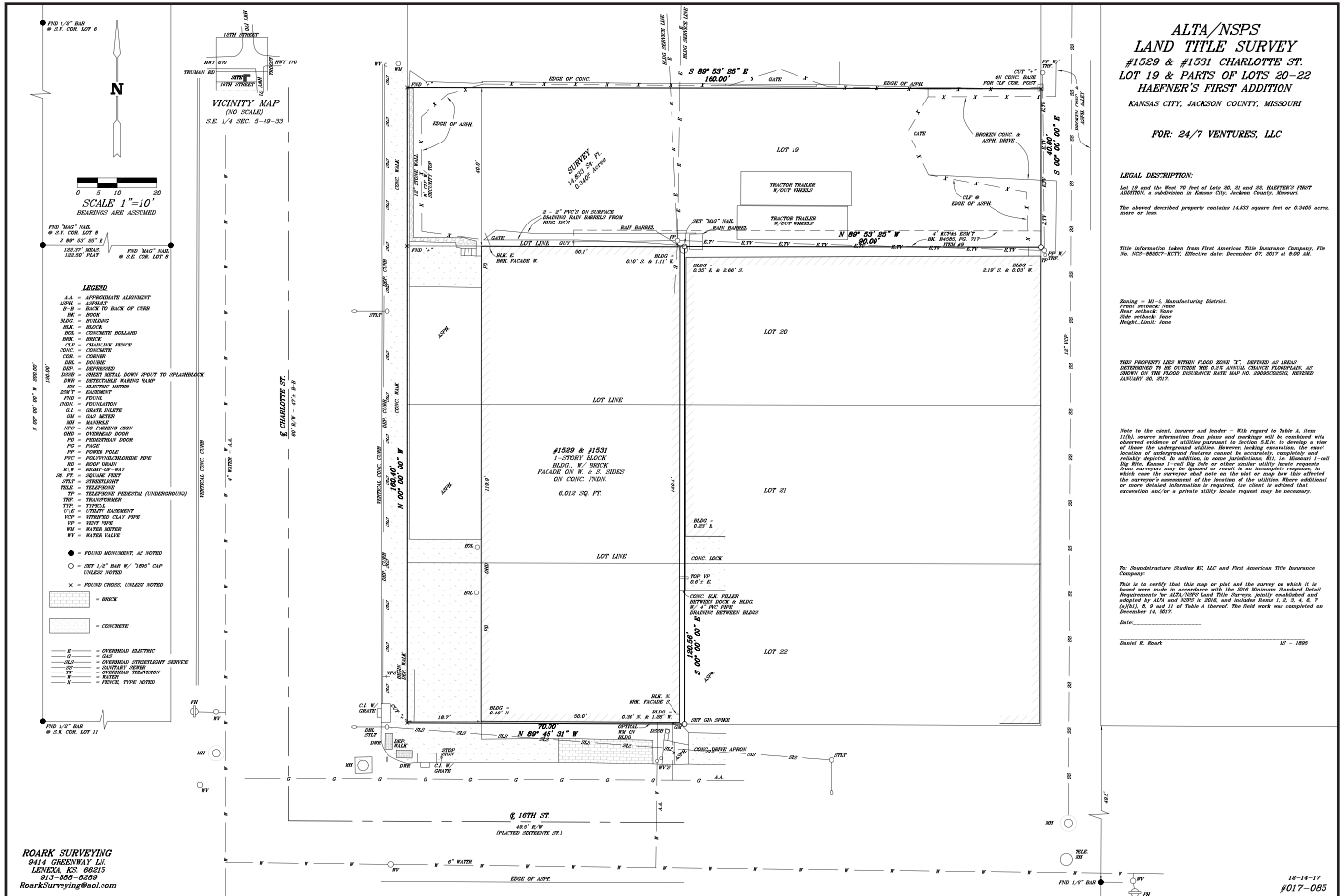
*Exclusive Agent*

# NET LEASED INVESTMENT FOR SALE

## 1531 Charlotte Street, Kansas City, Missouri

### SURVEY & FLOOR PLAN

6,012 SF BUILDING ON 14,833 SF LOT

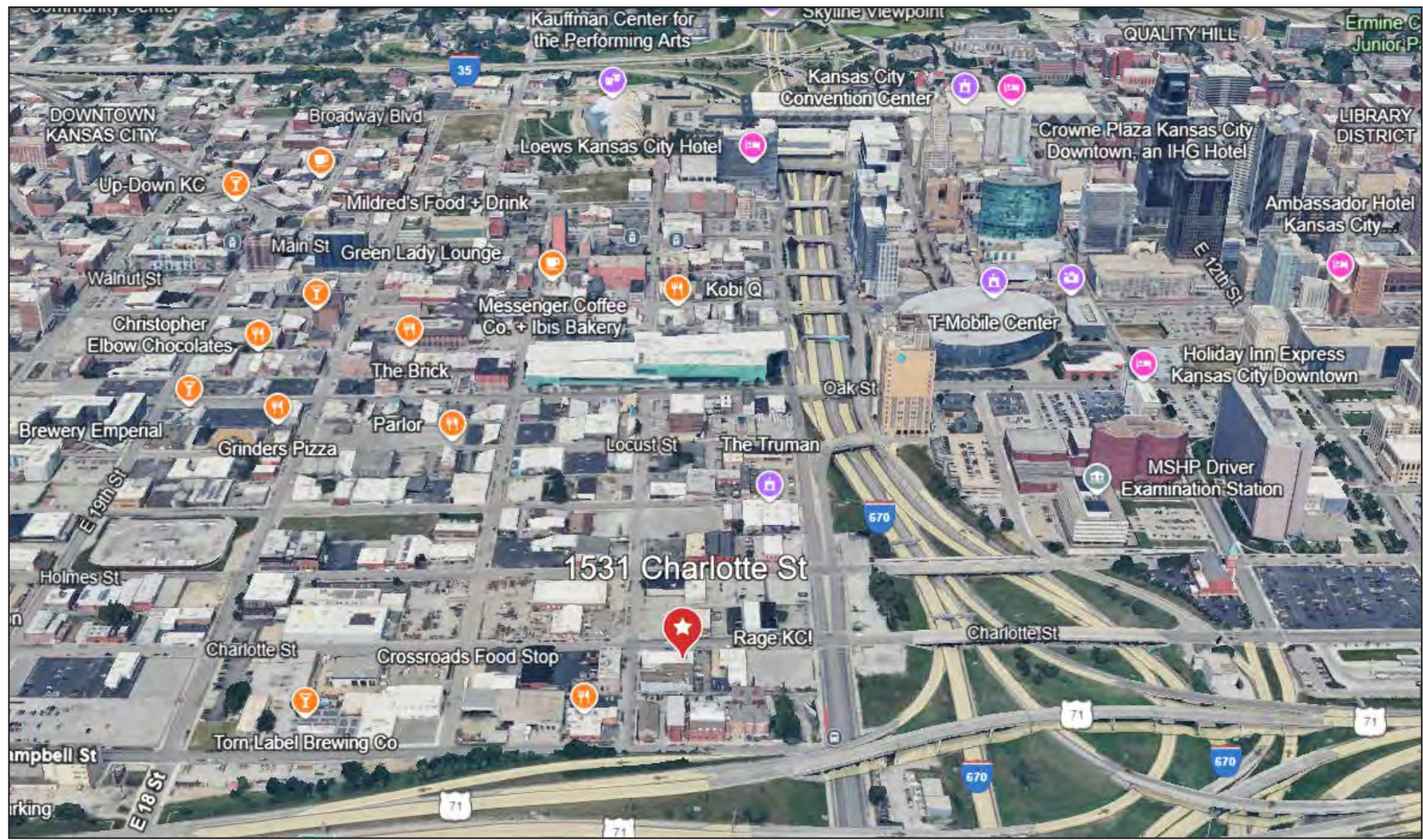




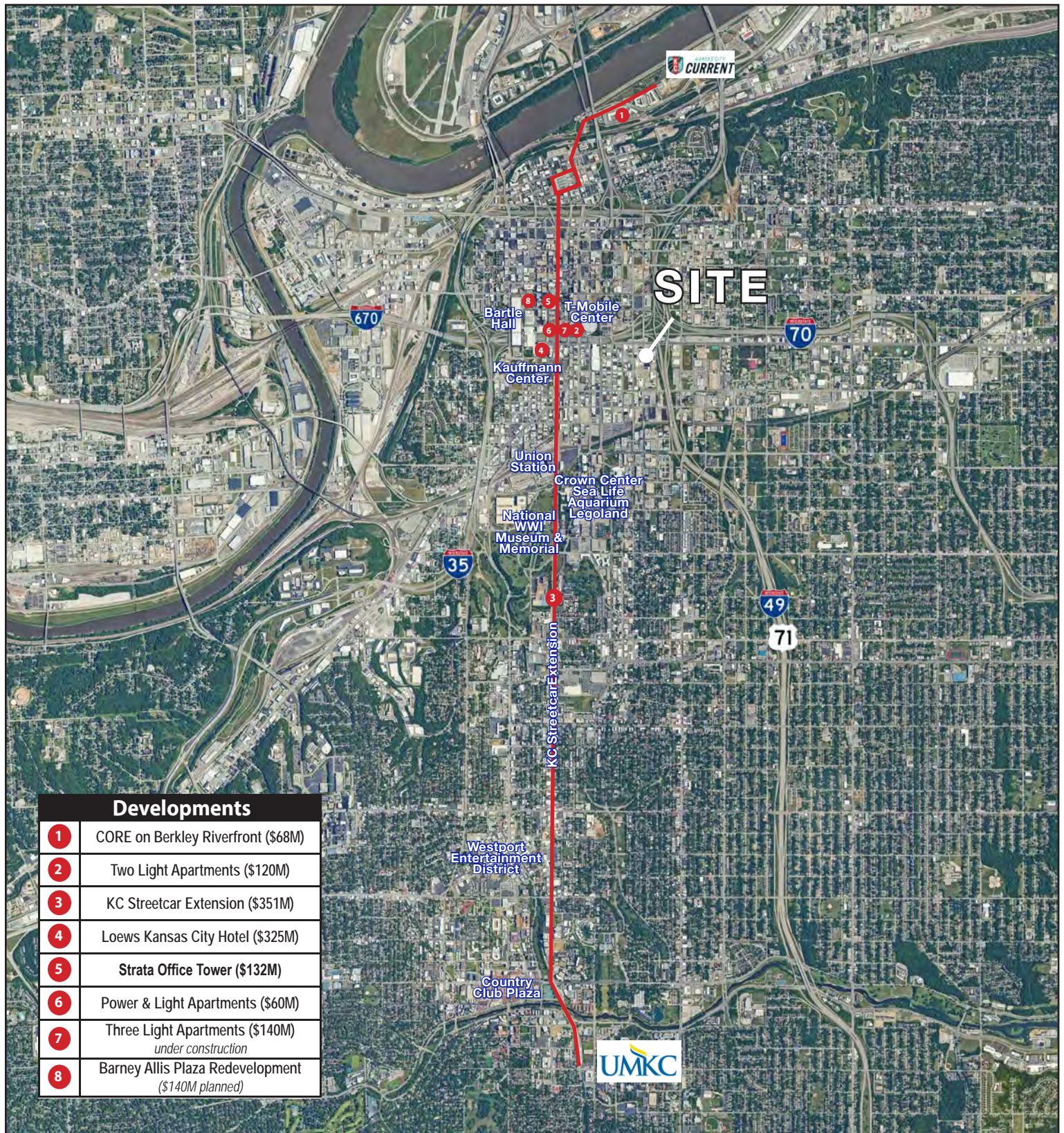
# NET LEASED INVESTMENT FOR SALE

1531 Charlotte Street, Kansas City, Missouri

AERIAL



### AERIAL





# NET LEASED INVESTMENT FOR SALE

## 1531 Charlotte Street, Kansas City, Missouri

1531 Charlotte Street Kansas City, MO 64108	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	16,140	101,507	232,624
2029 Projected Population	17,447	104,839	235,937
2020 Census Population	14,588	94,381	222,845
2010 Census Population	10,633	85,663	209,814
Projected Annual Growth 2024 to 2029	1.6%	0.7%	0.3%
Historical Annual Growth 2010 to 2024	3.7%	1.3%	0.8%
2024 Median Age	31.9	32.6	33.2
<b>Households</b>			
2024 Estimated Households	9,178	48,336	104,424
2029 Projected Households	10,048	50,340	106,692
2020 Census Households	8,095	43,125	95,970
2010 Census Households	4,942	36,551	87,563
Projected Annual Growth 2024 to 2029	1.9%	0.8%	0.4%
Historical Annual Growth 2010 to 2024	6.1%	2.3%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	57.0%	45.9%	46.5%
2024 Estimated Black or African American	28.2%	32.3%	28.8%
2024 Estimated Asian or Pacific Islander	4.5%	4.4%	4.3%
2024 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2024 Estimated Other Races	9.9%	16.7%	19.8%
2024 Estimated Hispanic	10.1%	18.2%	22.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$96,941	\$77,212	\$79,947
2024 Estimated Median Household Income	\$71,015	\$55,304	\$58,406
2024 Estimated Per Capita Income	\$55,619	\$36,973	\$36,085
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	6.7%	6.6%
2024 Estimated Some High School (Grade Level 9 to 11)	5.1%	7.3%	7.4%
2024 Estimated High School Graduate	21.5%	24.8%	26.9%
2024 Estimated Some College	16.4%	18.1%	18.4%
2024 Estimated Associates Degree Only	5.6%	5.9%	6.6%
2024 Estimated Bachelors Degree Only	30.3%	23.4%	21.1%
2024 Estimated Graduate Degree	18.7%	13.8%	13.0%
<b>Business</b>			
2024 Estimated Total Businesses	3,341	8,213	14,470
2024 Estimated Total Employees	50,718	118,801	206,879
2024 Estimated Employee Population per Business	15.2	14.5	14.3
2024 Estimated Residential Population per Business	4.8	12.4	16.1

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