

Ground Lease

Crossroads Land

1824 MCGEE ST | KANSAS CITY, MO

0.399 AC



Property Highlights

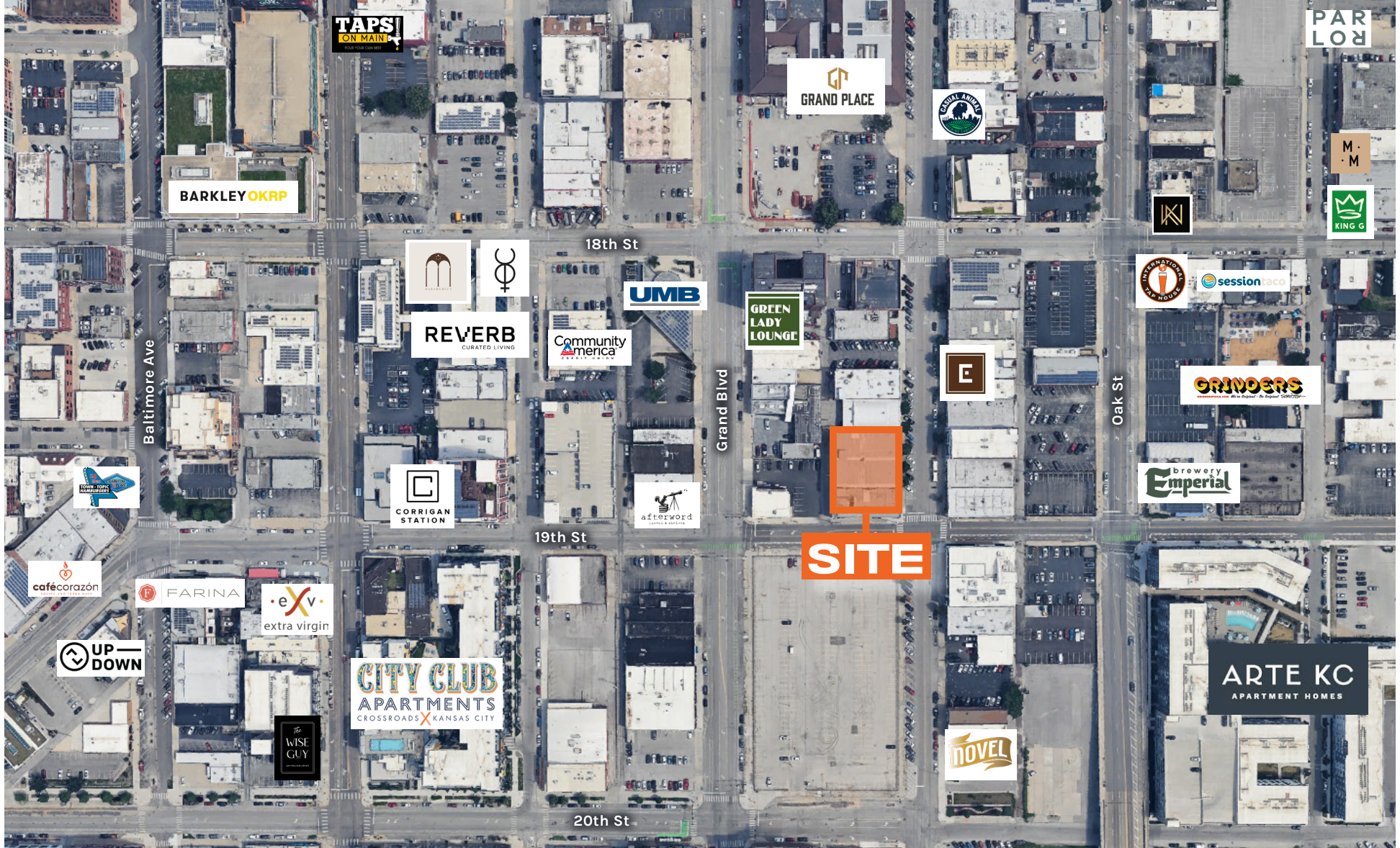
- Located on hard corner/signalized intersection
- Zoning: B4 Heavy Business
- Centrally located within the Crossroads Arts District with a variety of local bars, restaurants, and creative offices nearby
- Angled parking off McGee St

Demographics	1 MI.	3 MI.	5 MI.
Total Population	15,201	104,594	239,502
Daytime Population	96,880	172,599	261,782
Avg. HH Income	\$121,242	\$89,337	\$91,581
Total Businesses	3,099	8,156	13,750



Looking Southeast

Neighborhood Aerial



Market Aerial



BARNEY ALLIS PLAZA
- UNDER CONSTRUCTION -
Civic + Entertainment



ROY BLUNT LUMINARY PARK
- PLANNED -
Transformative Urban Park



Westside Neighborhood

Crossroads Arts District

18th & Vine Entertainment District

SITE



Broadway Blvd

Southwest Blvd

McGee St

Hospital Hill



Drive Times

- 2 min T-Mobile Center
- 3 min Convention Center
- 4 min Hospital Hill
- 5 min Union Station

CROSSROADS ART DISTRICT

