

## QUICK-SERVICE RESTAURANT SPACE AVAILABLE



### RETAIL HIGHLIGHTS

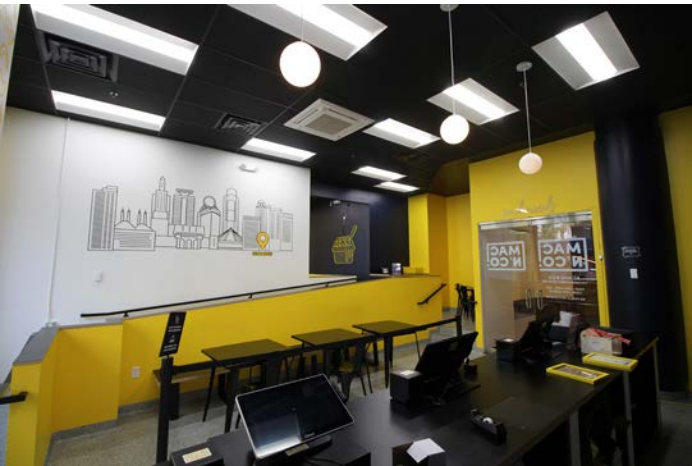
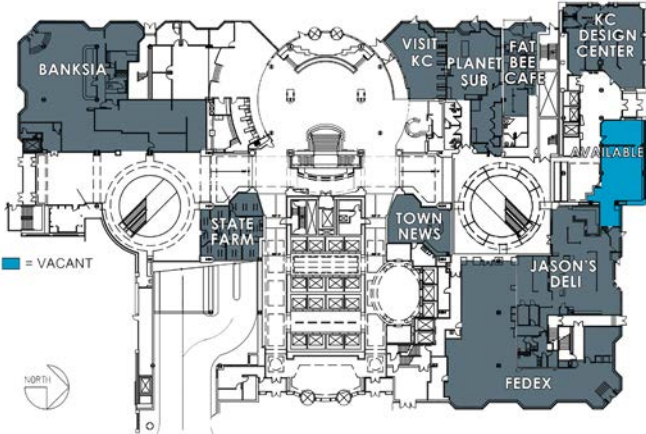
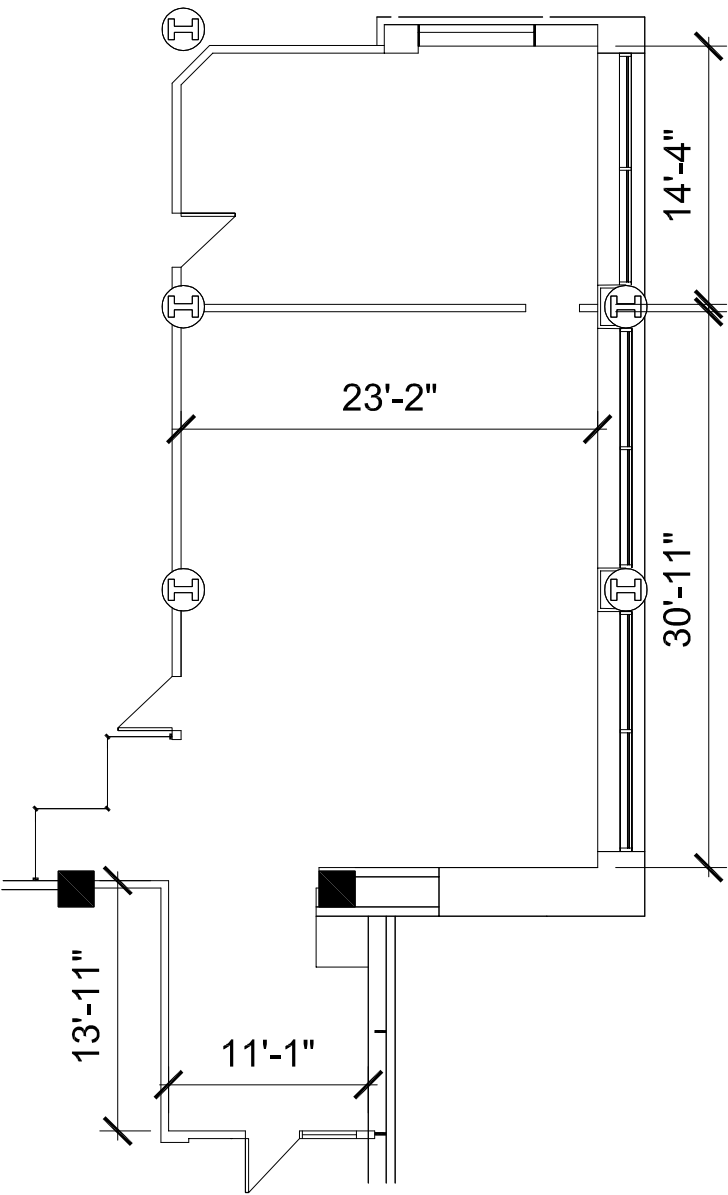
- **1,389 SF second generation restaurant space**
- At the base of KC's largest office building at 11th and Main St
- Immediately adjacent to the Power and Light District
- Ideally located to serve the Central Business District, surrounding apartments, downtown tourism and convention traffic, and T-Mobile Center events

### LEASING CONTACT

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SPACE AVAILABLE

- 1,389 SF Restaurant/Retail space available

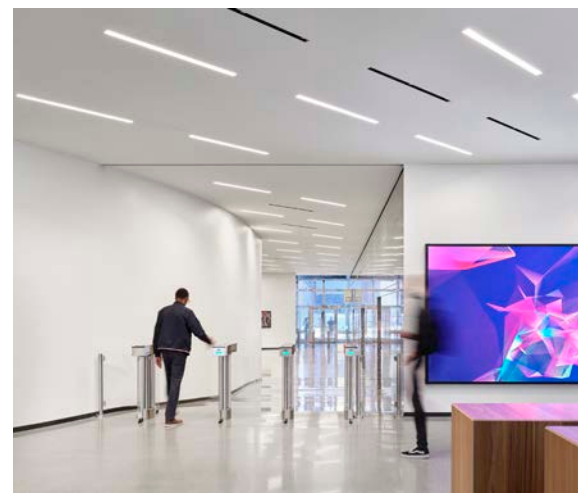
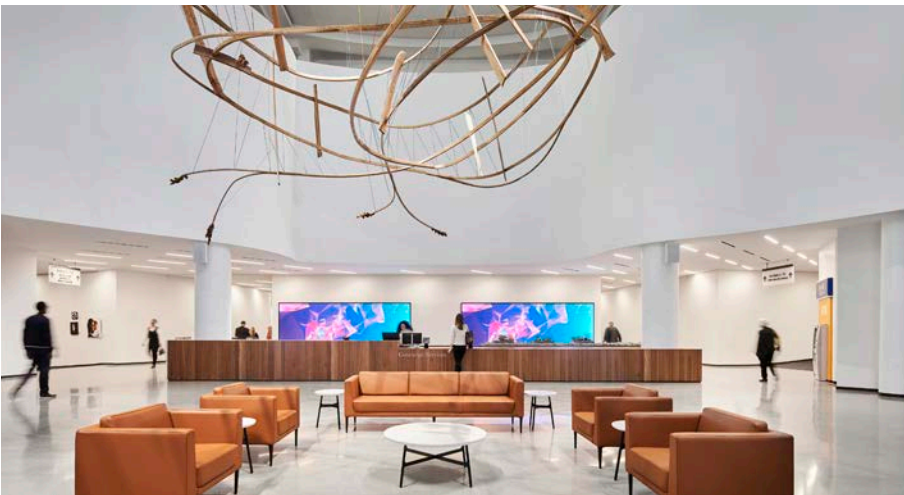




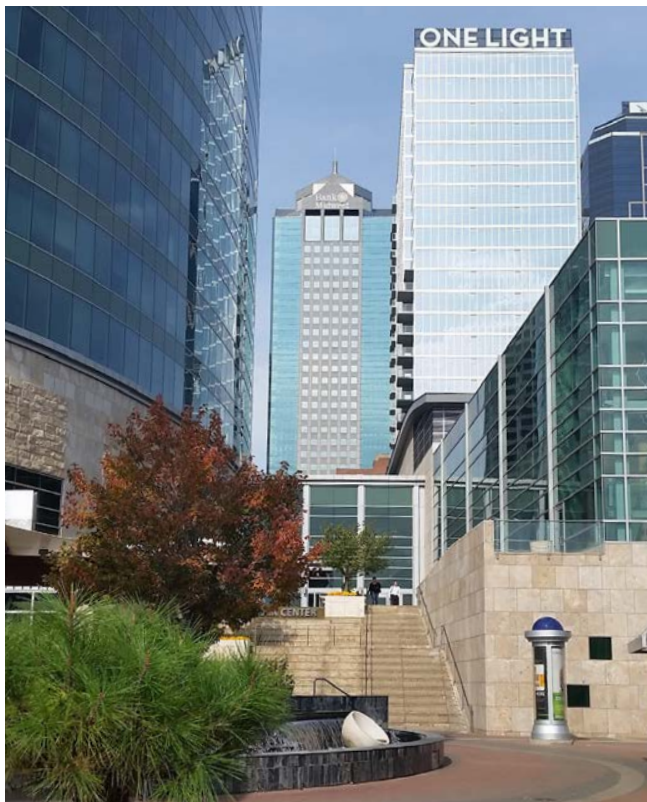
## 1111 MAIN RENOVATIONS

1111 Main underwent an art-focused upgrade in 2021. Improvements drastically transformed the building and include the removal of the iconic staircase and the addition of a concierge desk, as well as upgrading retail storefronts, installing video walls, creating a feature wall element, and adding security features and equipment. In addition to the aesthetic improvements and new finishes – which incorporate exposed concrete, bright white walls, and natural wood tones – security turnstiles with visitor management systems were installed to elevate the building to current Class A office standards.

- concierge/security desk in rotunda
- polished concrete flooring
- interior aluminum storefronts
- wood/metal switchback stairs
- updated elevator lobby banks
- featured wall element
- video walls and innovative displays
- improved sound system
- security turnstiles with visitor management system



## DOWNTOWN KC



Downtown is the prime driver of Kansas City's economy, where 34% of all the City's jobs are concentrated.

## GREATER DOWNTOWN

Residents	19,996
Employees	123,191
Annual Visitors	25.2M
Annual Visitor Spending	\$3.15B



## Downtown Kansas City Market

In the last two decades, Downtown Kansas City has been transformed from a 9-to-5 office district into a thriving mixed-use neighborhood attracting young, educated residents.



**\$9.2B**

Development completed or under construction in Downtown Kansas City since 2005



**10.5M**

Annual Visitors to Downtown



**113,531**

Downtown Employees



**33,324**

Downtown Residents



**400+**

More than 400 local artists in the Crossroads Arts District - one of the most concentrated gallery districts in the country



## Local Market Comparisons


1.5 Mile Radius >>>


	Population	Households	Median Age	Avg HH Size	Avg HH Income	*Purchasing Power
<b>Truman &amp; Main</b> Downtown KCMO	<b>33,324</b>	<b>19,488</b>	<b>34.2</b>	<b>1.7</b>	<b>\$83,557</b>	<b>\$1,628,358,816</b>
<b>Barry Road &amp; I-35</b> North KCMO	<b>14,730</b>	<b>6,589</b>	<b>37.0</b>	<b>2.2</b>	<b>\$108,372</b>	<b>\$714,063,108</b>
<b>I-470 &amp; Hwy 40</b> Independence	<b>8,643</b>	<b>3,821</b>	<b>39.4</b>	<b>2.3</b>	<b>\$94,439</b>	<b>\$360,851,419</b>
<b>Oak Park Mall</b> Overland Park	<b>26,526</b>	<b>10,831</b>	<b>40.0</b>	<b>2.4</b>	<b>\$103,645</b>	<b>\$1,122,578,995</b>
<b>119th &amp; Metcalf</b> Overland Park	<b>24,066</b>	<b>10,988</b>	<b>42.1</b>	<b>2.2</b>	<b>\$132,831</b>	<b>\$1,459,547,028</b>
<b>Park Place</b> Leawood	<b>15,376</b>	<b>7,228</b>	<b>52.3</b>	<b>2.1</b>	<b>\$176,010</b>	<b>\$1,272,200,280</b>
<b>135th &amp; Nall</b> Overland Park	<b>22,482</b>	<b>9,427</b>	<b>38.8</b>	<b>2.4</b>	<b>\$168,121</b>	<b>\$1,584,876,667</b>
<b>Summit Fair</b> Lee's Summit	<b>11,510</b>	<b>5,448</b>	<b>47.9</b>	<b>2.1</b>	<b>\$88,354</b>	<b>\$481,352,592</b>
<b>The Legends</b> Kansas City, KS	<b>4,917</b>	<b>2,068</b>	<b>39.9</b>	<b>2.4</b>	<b>\$102,413</b>	<b>\$211,790,084</b>

Data Source: ESRI Demographic & Income Profile - September 2022

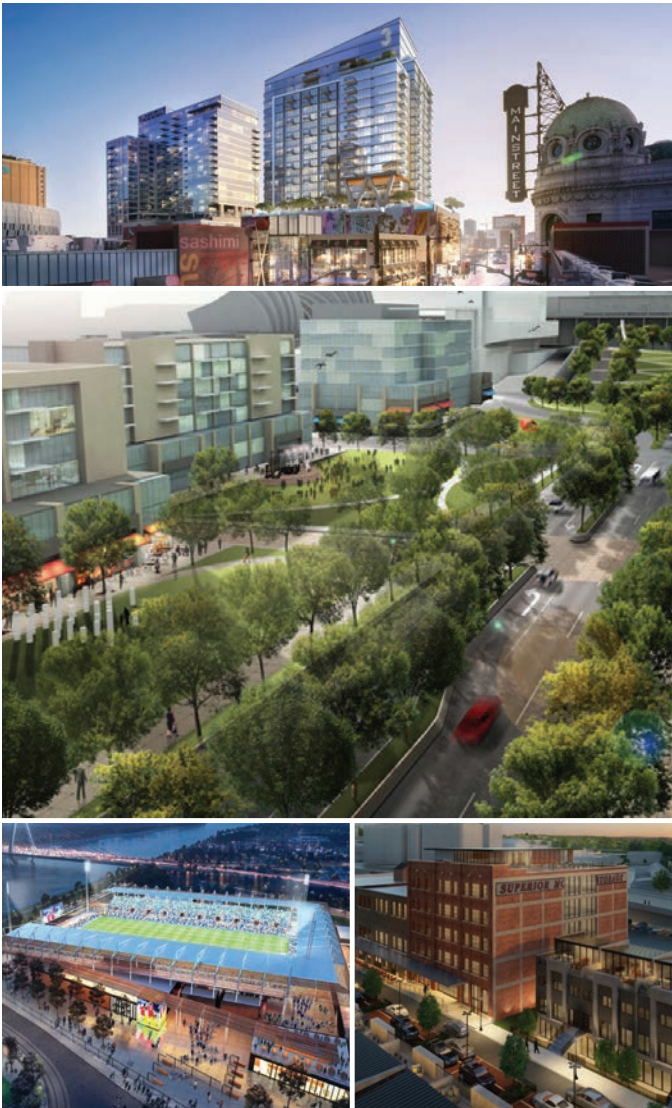
\*Purchasing Power - Households multiplied by Avg HH Income

Downtown Development

 **\$9.2B**  
Development completed or under construction

 **\$3.1B**  
Development planned in Downtown Kansas City

Catalytic Projects Planned	Investment
Residential Development	\$1.2B
South Loop Link Park	\$180M
1400 KC	\$140M
KC Current Stadium	\$117M
UMKC Health Sciences District Building	\$100M
Grand Place	\$90M
Greenline	\$80M
Casino KC	\$61M
AC Hotels by Marriott	\$60M
KC Streetcar - North Extension	\$32M



Downtown Major Events

 **10.5M**  
Annual Visitors to Downtown

Upcoming Major Events	Date
Big 12 Men's Basketball Tournament	2023-2027
Big 12 Women's Basketball Tournament	2023-2027
NCAA Men's Basketball Regional Finals	2023
NFL Draft	2023
KC Current NWSL Games	Starting in 2024
NCAA Men's Wrestling Championships	2024
NCAA Women's Volleyball Championships	2025
FIFA World Cup	2026



## Downtown Residential Growth


**4,200+**

The number of residential units currently planned for Downtown Kansas City


**43,000+**

Downtown's residential population is projected to exceed 43,000 residents by 2030



Downtown has become the fastest-growing neighborhood of both Kansas City and the entire region.


**79%**

Downtown's residential population has increased 79% since 2010 to more than 32,000 residents

Area/City	Increase since 2010
Downtown Kansas City	79%
Spring Hill	57%
Parkville	41%
Kearney	28%
Raymore	26%
Gardner	25%
Grain Valley	24%
Lenexa	21%
Overland Park	14%

## Downtown Demographics


**53%**  
Male

**47%**  
Female

**34.2**  
Average Age

**52%**

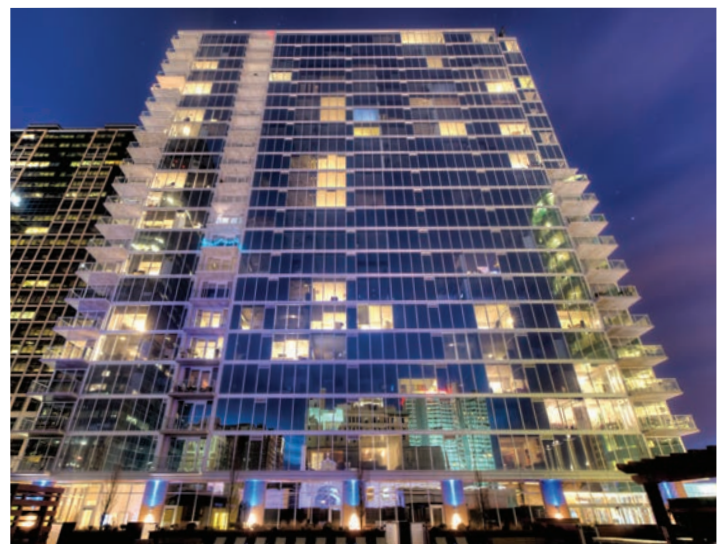
Millennials make up 52% of Downtown Kansas City's residential population, outpacing the MSA's rate of 29%


**48%**

48% of Downtown Kansas City's residential population have a Bachelor's Degree or higher compared to the MSA's rate of 36%


**\$83,557**

Average Household Income



# PREMIER RETAIL SPACE AVAILABLE IN 1111 MAIN



## LEASING CONTACT

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