2451 CHARLOTTE ST
KANSAS CITY, MO 64108

copaken brooks
COMMERCIAL REAL ESTATE

RESTAURANT SPACE FOR LEASE AT UMKC



SPACE HIGHLIGHTS

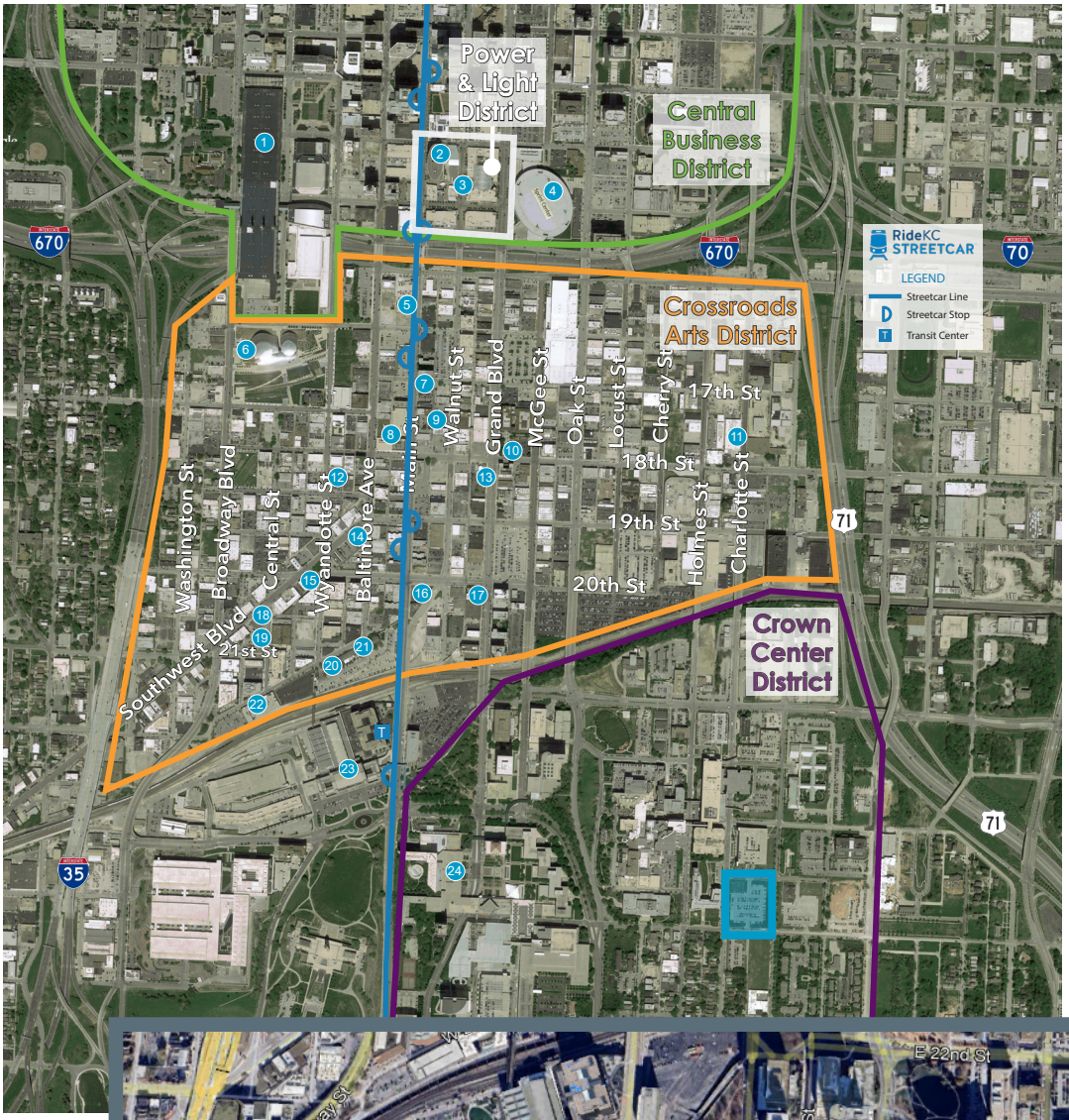
- **2,622 SF in UMKC's brand-new Healthcare Delivery & Innovation Building, the university's largest capital investment to date**
- Delivered in shell condition, a blank canvas for tenant's concept
- Opens early 2027, fully operational by summer; ideal for a Fall 2027 opening
- Cornerstone of the UMKC Health Sciences District at 25th & Charlotte, near University Health and Children's Mercy
- Home to UMKC's Schools of Dentistry and Medicine, bringing built-in daily traffic from students, faculty, staff, and patients

LEASING CONTACTS

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LOCATION & DEMOS



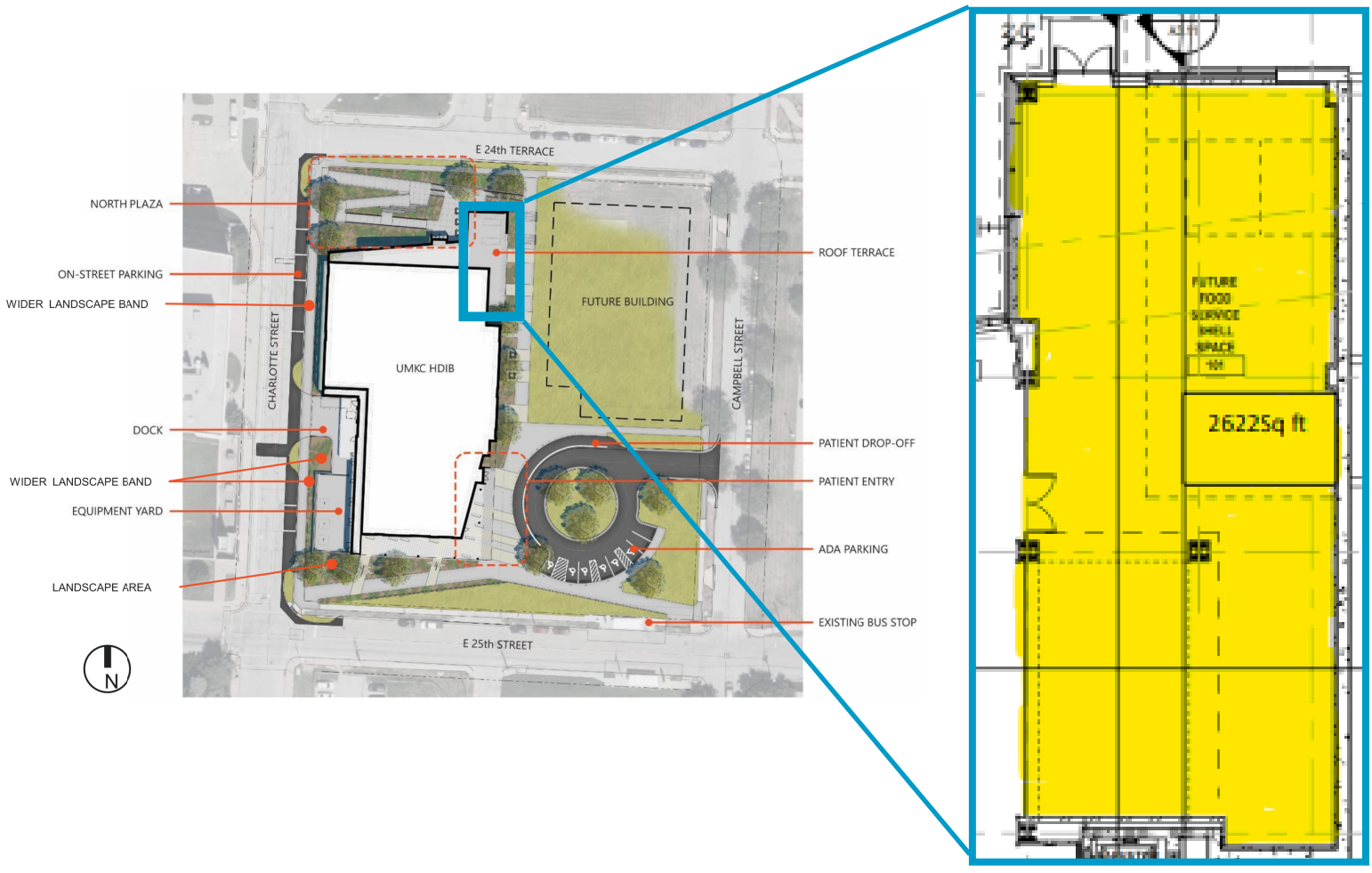
1. Kansas City Convention Center
2. H&R Block
3. Kansas City Power & Light District
4. T-Mobile Center
5. Chartwell Hospitality
6. Kauffman Center for the Performing Arts
7. Tom's Town
8. Barkley OKRP
9. Lead Bank
10. smg
11. Lyric Opera KC
12. Mildred's Feed 'Em Good
13. UMB
14. Up Down
15. Manny's
16. Home2 Suites by Hilton
17. The Rockhill
18. Crossroads Hotel
19. Jack Stack Barbecue
20. Lulu's Thai Noodle Shop
21. Lidia's
22. h+k
23. Kansas City Union Station
24. Crown Center



DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population	13,080	125,895	257,601
Households	7,043	60,679	112,861
Avg HH Income	$92,076	$75,508	$77,432

LISTING INFORMATION	
Address:	2451 Charlotte St, Kansas City, MO
Space SF:	2,622 SF
Position:	1st Floor Corner Space
Build Out:	Delivered in shell condition. Landlord open to discussing build-out
Visibility:	E 24th Terrace and Charlotte St
Surrounding Area:	Cornerstone of the UMKC Health Sciences District at 25th & Charlotte, near University Health and Children's Mercy. Just minutes from Crown Center and Union Station.
Opening:	Open Early 2027, Fully Operational by Summer 2027; Ideal for a Fall 2027 Opening



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