



Building Type:	Retail
Available SF:	72,350
Number of Stories:	0
Zoning:	Commercial
Within City Limits:	Yes
Lease Rate:	\$3.5
Lease Terms:	Triple Net
Lease Rate Note:	\$3.50 - \$10.00
Last Updated:	Mar 3, 2021

Economic Development Contact

Greg Kindle
Wyandotte Economic Development Council
727 Minnesota Avenue
Kansas City, KS 66117
(913) 371-3198 | gkindle@wyedc.org

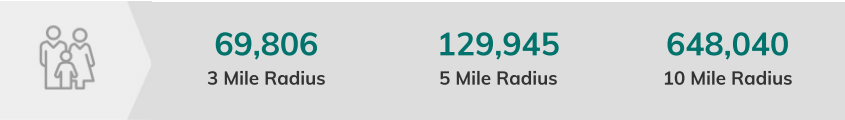
Realtor/Owner Contact

Cherise Sedlock
Evergreen Real Estate Services
| cherise@KCEvergreen.com

Property and Area Description

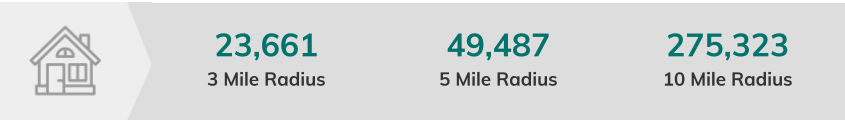
Home to a strong mix of local and national retailers, Tower Plaza is the Midtown KCK location for visibility and traffic. Join CVS, Dollar General, McDonald’s, Subway, Auto Zone and Wendy’s in this well-established retail community. Located on State Avenue Rapid Transit Corridor, this high car and pedestrian traffic center is well suited for medical, community services and retail. Zoned C-1. 674 - 1,000 SF office space: \$3.50/SF NNN \$1.87/SF 2,100 SF - 56,540 SF retail space: \$3.50-\$10.00/SF Available Spaces: 56,540 SF (can be divided)

Population



Source: ESRI®, 2024

Households



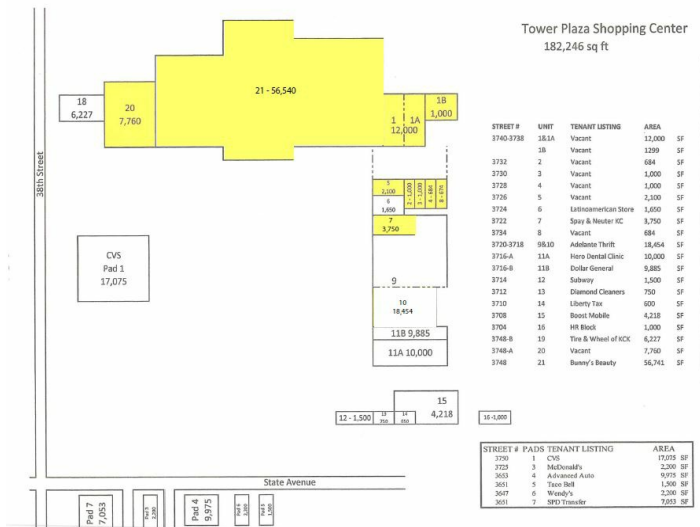
Source: ESRI®, 2024

Transportation

Nearest Highway: K-32 (2.6 mi.)
Nearest Interstate: I-635 (0.5 mi.)
Ingress/Egress Notes: Via N 38th St & State Ave
Nearest Airport: Charles B. Wheeler Downtown Airport (MKC) (8.2 mi.)
Nearest Commercial Airport: Kansas City International Airport (MCI) (19.6 mi.)

Utilities

Water: Board of Public Utilities
Sewer: Unified Government Water Pollution Control



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