

FOR LEASE



MARTINI CORNER RESTAURANT SPACE

408 E 31st Street | Kansas City, MO 64108

PROPERTY HIGHLIGHTS

Elevate your culinary brand by securing a footprint in Martini Corner, the premier destination for Kansas City's urban trendsetters and sophisticated diners. Located just a five minute walk from the 31st Street Streetcar stop, this vibrant district has evolved into a powerhouse for local dining excellence. The 3,200 SF former Barrio Taqueria offers an opportunity to join a distinguished lineup of neighbors like the Japanese-inspired Noka, the elevated comfort of Cliff's Taphouse, and local staples like Tower Tavern and Union on the Hill.



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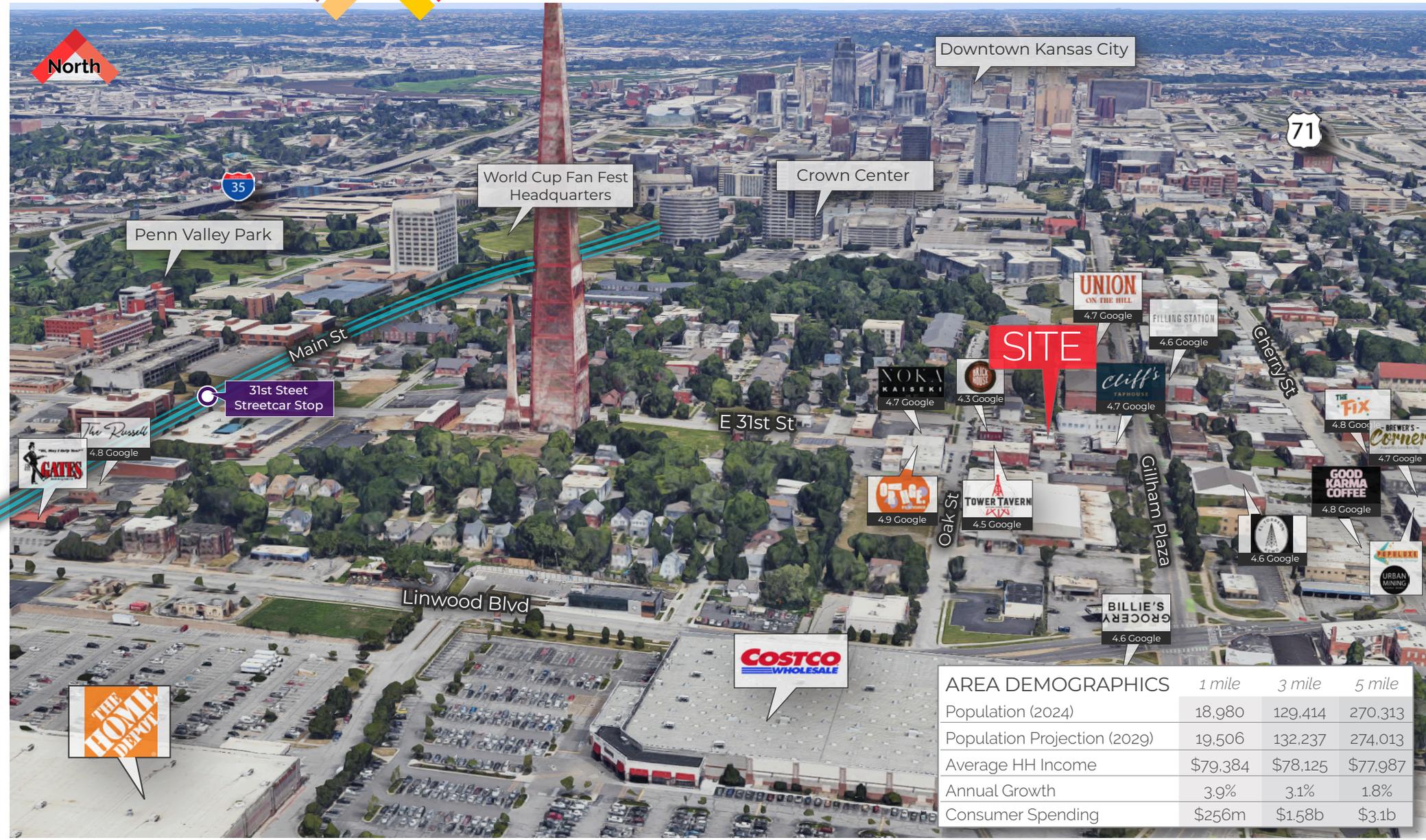
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AREA DEMOGRAPHICS	1 mile	3 mile	5 mile
Population (2024)	18,980	129,414	270,313
Population Projection (2029)	19,506	132,237	274,013
Average HH Income	\$79,384	\$78,125	\$77,987
Annual Growth	3.9%	3.1%	1.8%
Consumer Spending	\$256m	\$1.58b	\$3.1b

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Projects and Locations:

- Top Row (Left to Right):** Penn Valley Park, KC Federal Reserve, 31st & Main Redevelopment, World Cup Fan Fest Headquarters, Streetcar Lofts 240 Units, Union Hill Apartments & Retail, 31 Levy Apartments Redevelopment - \$32M, El Torreon - Redevelopment, Superior Linens Potential Redevelopment.
- Map Callouts:** Children's Mercy, 371 Units, 31st St Streetcar Stop, World Cup Transit Hub, COSTCO WHOLESALE, THE HOME DEPOT, ELEVATE studio suites, Brewer's Kitchen.
- Bottom Row (Left to Right):** ArriveKC - Park Reserve Redevelopment \$122M, Driven Development 60 Unit, KCPBS Picture This Redevelopment \$16.5M, Eleve Dancewear, Elevate Salon Orange By Devoure, Martini Corner Entertainment District, Martini Flats 12 Single Family Dev. Avg. \$900K, Dairy Lofts 50 Units.

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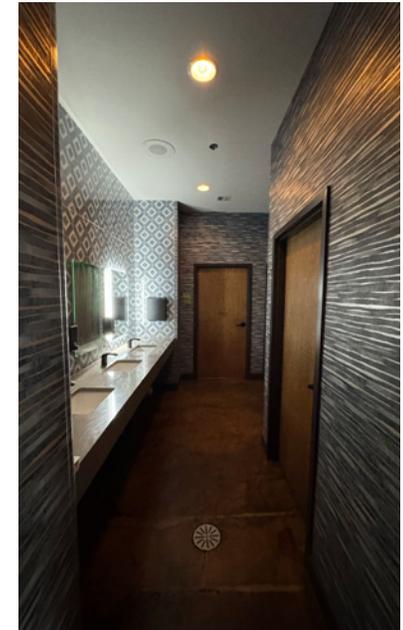
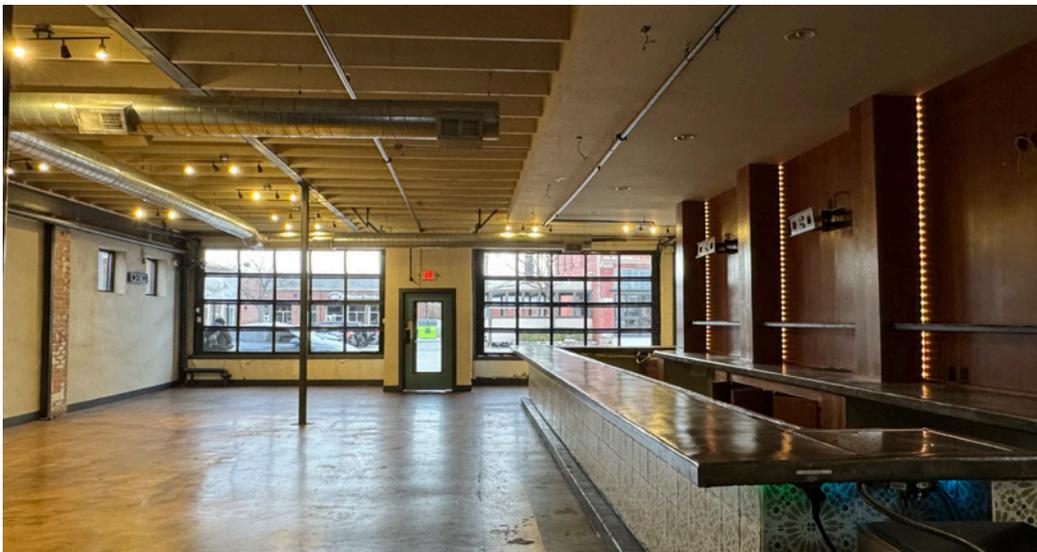
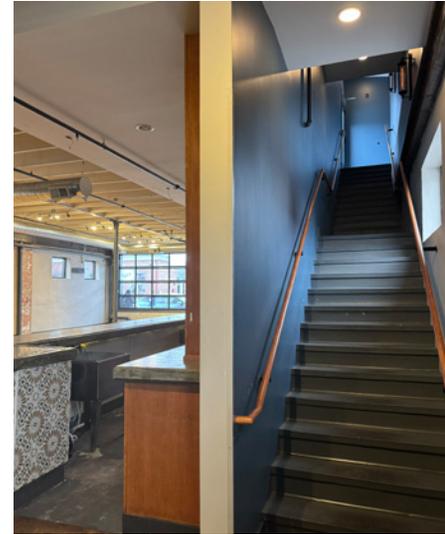
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