



# FOXWOOD PLAZA

2007 Foxwood Drive, Raymore, MO

**SPACE  
FOR  
LEASE**



## LEASE RATE: \$26/SF NNN | 2,475 SF END CAP SPACE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,897	44,918	61,860
Avg. Household Income	\$73,084	\$80,474	\$79,240

- End cap with excellent visibility to 58 Highway
- Site located on hard corner at controlled intersection
- Center located on Walmart Supercenter pad with full access to 58 Highway
- Directly across from Raymore Galleria, tenants include Lowe's, Sam's Club, and Office Max
- 58 Highway carries over 38,000 cars per day

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*  
**MARK MCCONAHAY | 816.412.7386 | [mmcconahay@blockandco.com](mailto:mmcconahay@blockandco.com)**







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DRONE PHOTO





**DRONE PHOTO**

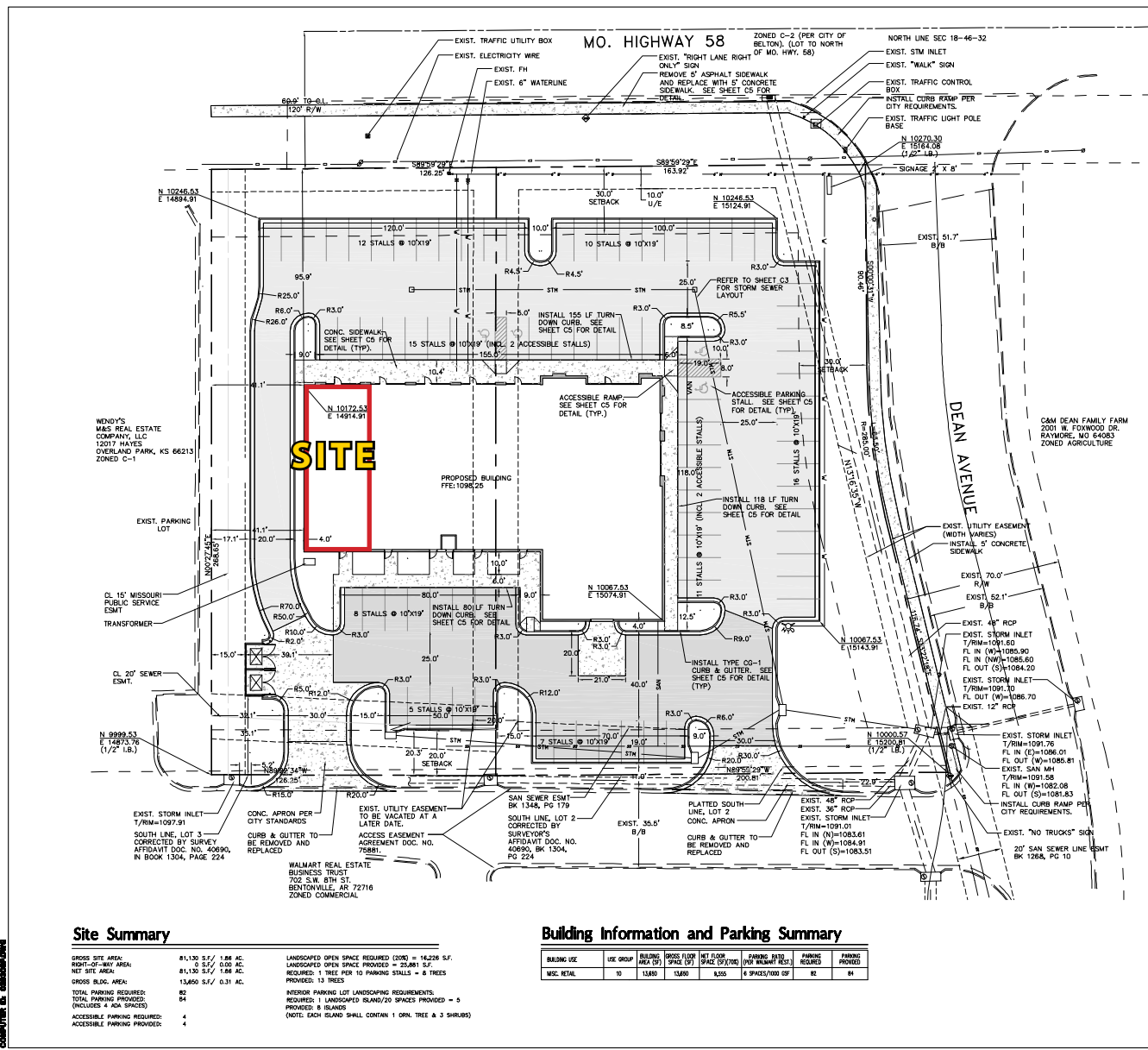




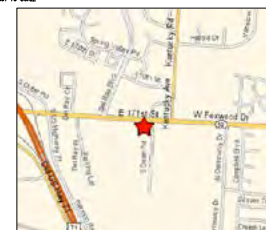




### SITE PLAN



#### Location Map



#### General Notes

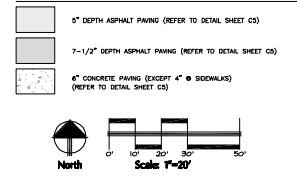
1. DEVELOPER: SB PARTNERS, LLC, 802 & 47TH ST, SUITE 100, KANSAS CITY, MISSOURI 64112
2. LAND PLANNER/ENGINEER: LANDPLAN ENGINEERING, P.A., 1200 GENESEE BLVD, MOSELEY, MISSOURI 64102
3. SITE ADDRESS: 2001 WEST FOXWOOD DRIVE, RAYMORE, MISSOURI 64083
4. BOUNDARY & TOPOGRAHY SURVEY OBTAINED FROM FIELD SURVEY PERFORMED BY L&P, SEPTEMBER 8, 1997
5. EXISTING LAND USE: WASTON (UNDEVELOPED)
6. EXISTING ZONING: C-2
7. PROPOSED ZONING: C-2
8. ALL PARKING AREAS TO HAVE 24" CONCRETE CURB & GUTTER, UNLESS OTHERWISE SHOWN
9. ALL PARKING SPACES TO BE MIN. 10' WIDE AND 18' LONG
10. ALL PARKING AREAS TO BE MARKED ACCORDING TO CITY STANDARDS. ALL PARKING SPACES TO BE 4" WIDE X 18" LONG, UNLESS OTHERWISE SHOWN
11. ALL HANDICAP SPACES TO BE STRIPED AND SIGNED PER CITY OF RAYMORE/ADA STANDARDS
12. ALL SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS
13. ALL UTILITIES SHALL BE SHOWN AND SHOWN ACCORDING TO RECORDS ACCEPTABLE TO THE CITY OF RAYMORE AND/OR THE OWNER
14. ALL UTILITIES SHALL BE CONSTRUCTED PER CITY STANDARDS
15. REFER TO STRUCTURAL DRAWINGS FOR BUILDING SUBGRADE PREPARATION AND CONSTRUCTION REQUIREMENTS
16. PROVIDE 8% STANDARD PROCTOR DENSITY COMPACTION FOR OPEN AREAS
17. PROVIDE 8% STANDARD PROCTOR DENSITY COMPACTION FOR PAVEMENT DECKS

#### Legal Description

TRACT 1  
 ALL THAT PART OF LOT 3, MATLOCK-JOHNSON SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, MATLOCK-JOHNSON SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 00 DEGREES 27 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 27.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, AS CORRECTED BY SURVEYORS AFFIDAVIT FILED JUNE 16, 1985 AS DOCUMENT NO. 4080 IN BOOK 1304, PAGE 226; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS WEST ALONG THE CORRECTED SOUTH LINE OF SAID LOT 3, A DISTANCE OF 124.15 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 208.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.15 FEET FROM THE NORTH LINE OF SAID LOT 3, MISSOURI HIGHWAY NO. 58; THENCE SOUTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 124.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,002 SQUARE FEET OR THEREABOUTS.

TRACT 2  
 LOT 2, MATLOCK-JOHNSON SUBDIVISION, A SUBDIVISION IN RAYMORE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 112 AT PAGE 206.

#### Legend



#### Site Summary

GROSS SITE AREA:	81,130 S.F./ 1.86 AC.	LANDSCAPED OPEN SPACE REQUIRED (2000) = 14,226 S.F.
RIGHT-OF-WAY AREA:	0 S.F./ 0.00 AC.	LANDSCAPED OPEN SPACE PROVIDED = 22,481 S.F.
NET SITE AREA:	81,130 S.F./ 1.86 AC.	REQUIRED: 1 TREE PER 10 PARKING STALLS = 8 TREES
GROSS BLDG. AREA:	13,660 S.F./ 0.31 AC.	PROVIDED: 13 TREES
TOTAL PARKING REQUIRED:	82	INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:
TOTAL PARKING PROVIDED:	84	REQUIRED: 1 LANDSCAPED ISLAND/20 SPACES PROVIDED = 5
ACCESSIBLE PARKING REQUIRED:	8	PROVIDED: 8 ISLANDS
ACCESSIBLE PARKING PROVIDED:	4	(NOTE: EACH ISLAND SHALL CONTAIN 1 ORN. TREE & 3 SHRUBS)

#### Building Information and Parking Summary

BUILDING USE	USE GROUP	BUILDING AREA (SF)	GROSS FLOOR SPACE (SF)	NET FLOOR SPACE (SF)	PARKING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
MSC. RETAIL	10	13660	13660	8550	6 SPACES/1000 SF	82	84

**Landscape Architecture**  
 Consulting Firm  
 L&P Engineering, P.A.  
 1200 GENESEE BLVD  
 MOSELEY, MISSOURI 64102  
 TEL: 816.234.1100  
 FAX: 816.234.1101  
 WWW: WWW.LANDPLAN.COM

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**FOXWOOD PLAZA**  
 RAYMORE, MISSOURI

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**SITE PLAN**

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NORTH  
 SCALE: 1"=20'  
 FROM FIELD SURVEY PERFORMED BY L&P, P.A. SEPTEMBER 8, 1997.  
 LOT CENTER OF EXISTING CURB INLET SOUTHWEST CORNER OF LOT 2  
 E1714.91

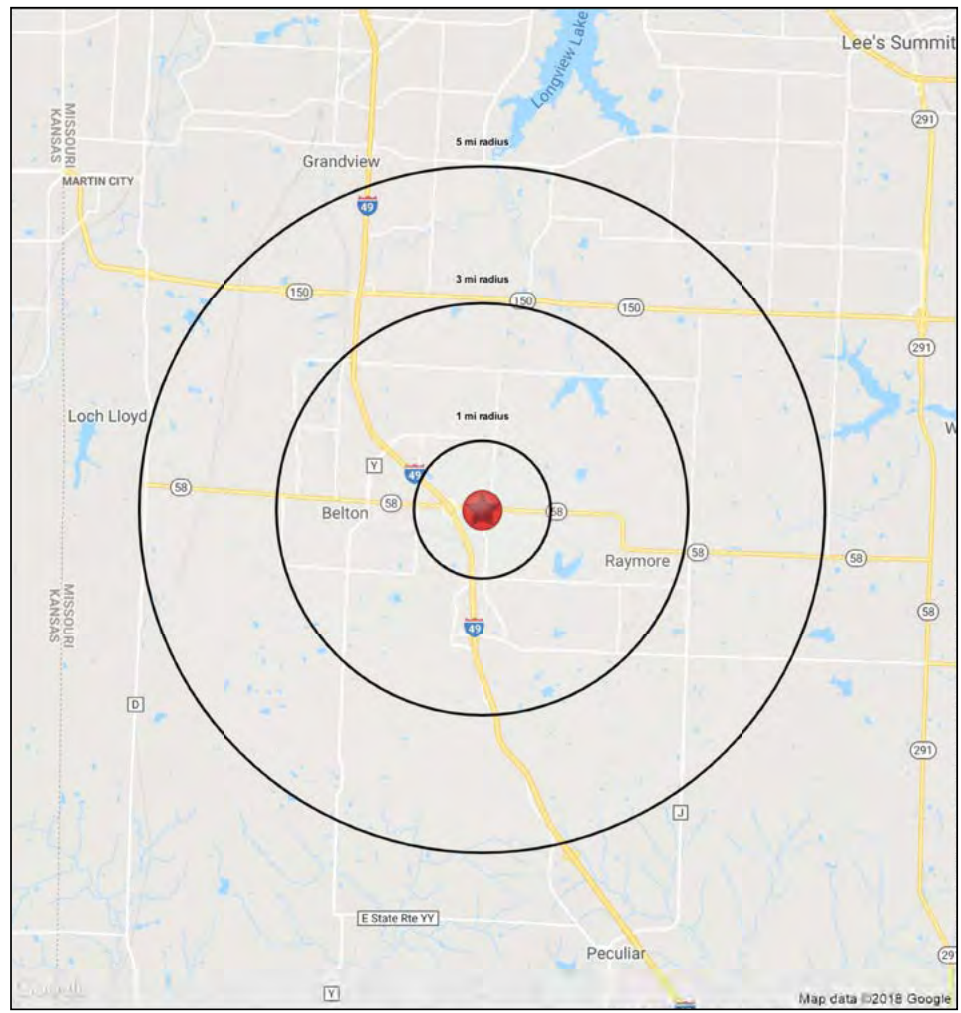
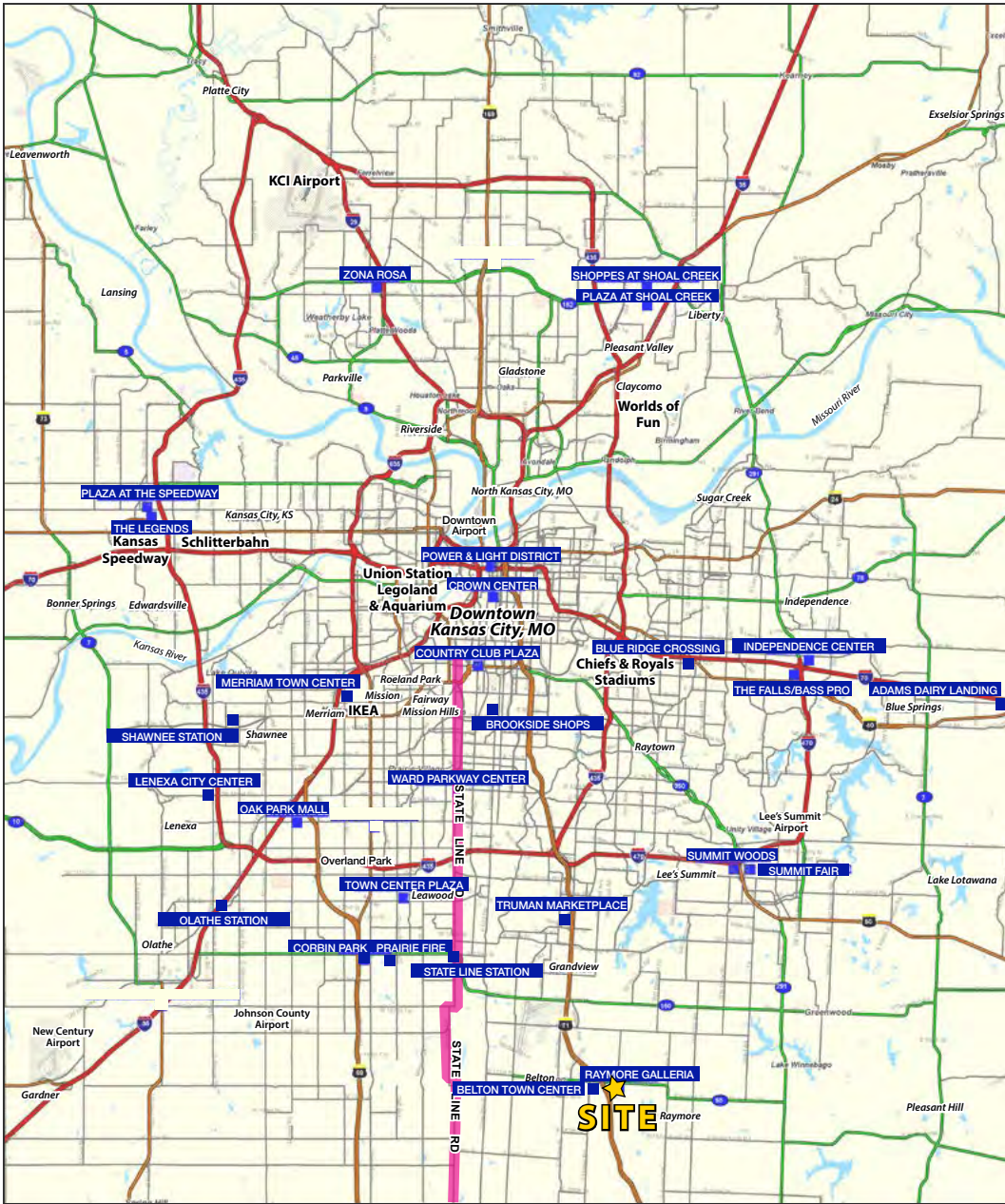




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2007 W. Foxwood Drive		1 mi radius	3 mi radius	5 mi radius
Raymore, MO 64083				
POPULATION	2018 Estimated Population	6,897	44,918	61,860
	2023 Projected Population	7,216	47,145	64,765
	2010 Census Population	6,037	41,984	58,434
	2000 Census Population	3,854	32,440	47,615
	Projected Annual Growth 2018 to 2023	0.9%	1.0%	0.9%
	Historical Annual Growth 2000 to 2018	4.4%	2.1%	1.7%
	2018 Median Age	38.3	37.1	36.7
	HOUSEHOLDS	2018 Estimated Households	2,814	17,741
2023 Projected Households		2,928	18,483	25,177
2010 Census Households		2,354	15,769	21,786
2000 Census Households		1,515	12,048	17,482
Projected Annual Growth 2018 to 2023		0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2018		4.8%	2.6%	2.1%
RACE AND ETHNICITY	2018 Estimated White	82.8%	83.1%	79.0%
	2018 Estimated Black or African American	9.5%	8.6%	12.4%
	2018 Estimated Asian or Pacific Islander	1.9%	1.4%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.6%
	2018 Estimated Other Races	5.3%	6.3%	6.6%
	2018 Estimated Hispanic	7.2%	7.1%	7.4%
INCOME	2018 Estimated Average Household Income	\$73,084	\$80,474	\$79,240
	2018 Estimated Median Household Income	\$71,882	\$73,235	\$71,755
	2018 Estimated Per Capita Income	\$29,860	\$31,829	\$31,094
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.7%	1.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.2%	5.2%	5.3%
	2018 Estimated High School Graduate	30.3%	31.9%	31.7%
	2018 Estimated Some College	25.2%	26.6%	26.5%
	2018 Estimated Associates Degree Only	6.1%	6.9%	7.3%
	2018 Estimated Bachelors Degree Only	18.3%	17.1%	17.3%
	2018 Estimated Graduate Degree	11.8%	10.5%	10.1%
BUSINESS	2018 Estimated Total Businesses	309	1,225	1,525
	2018 Estimated Total Employees	3,668	12,346	19,592
	2018 Estimated Employee Population per Business	11.9	10.1	12.9
	2018 Estimated Residential Population per Business	22.3	36.7	40.6

