



FOR SALE OR LEASE

3721 NE Troon Drive

Lee's Summit, MO 64064

SALE PRICE REDUCED



**5,000 SF Office Building Available in
Fairway Village Office Park**
Sale Price Reduced: ~~\$540,000~~ \$520,000
Lease Rate: \$15.00 PSF Gross

Property Highlights

- Very well maintained property with door side parking
- Flexible configuration which can be subdivided as small as 1,250 SF
- Easy access to I-470 just off NE Woods Chapel Road
- Great opportunity for owner/occupant



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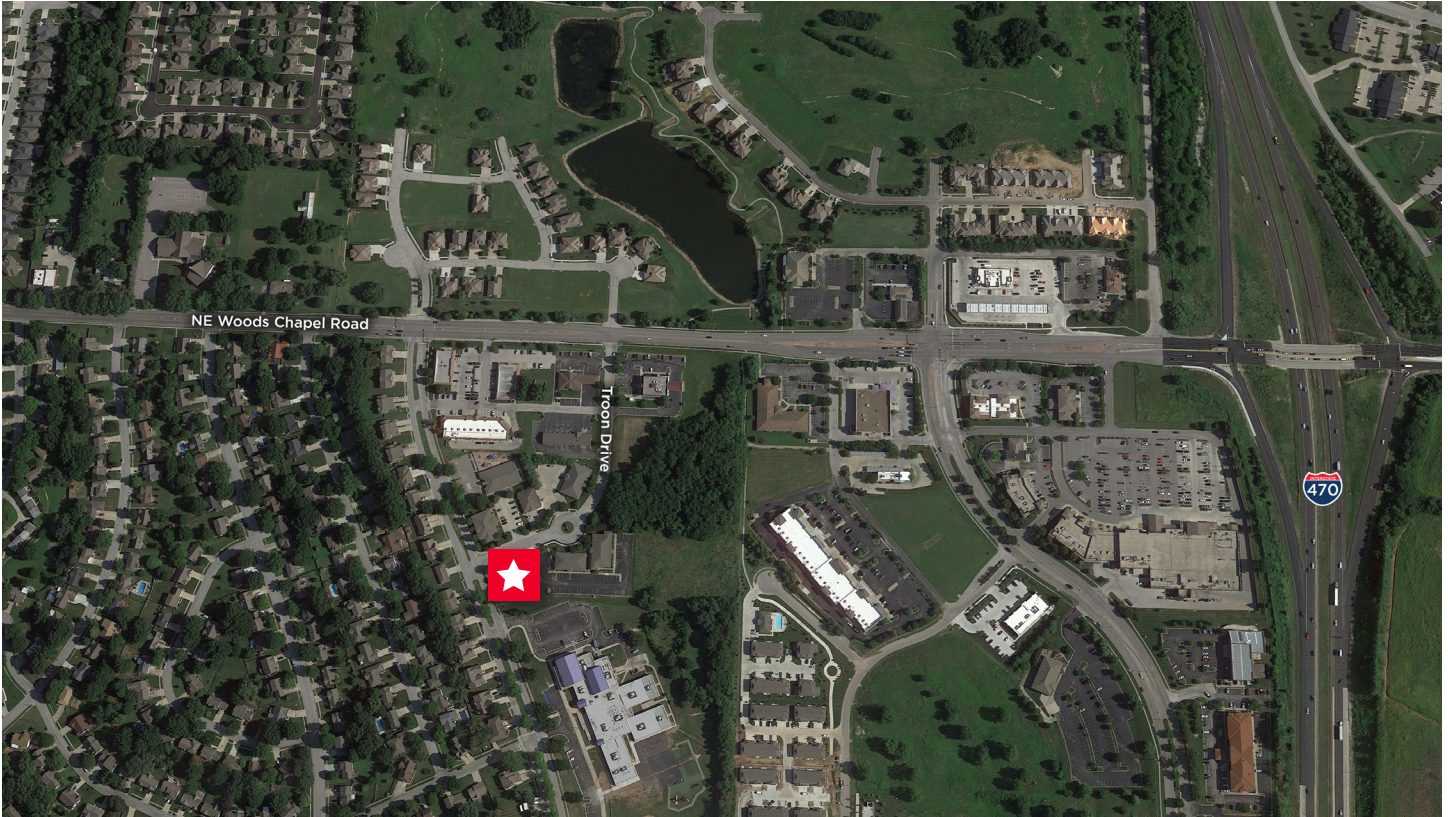
Interior Photos



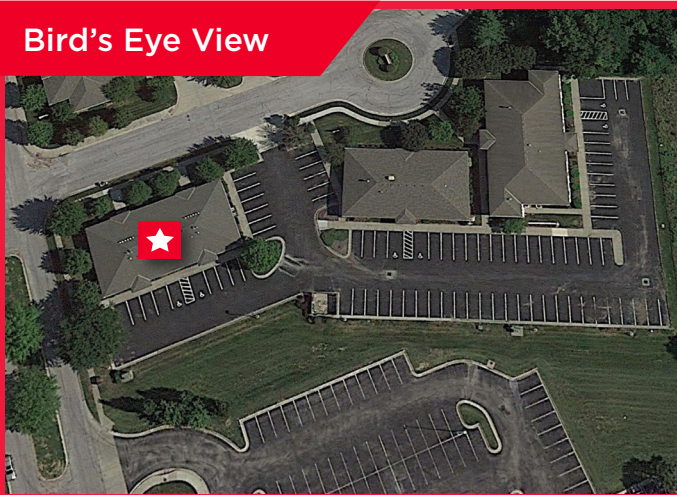
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Aerial / Location Map



Bird's Eye View



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,909	21,401	109,514
Average HH Income	\$125,530	\$134,819	\$92,388

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