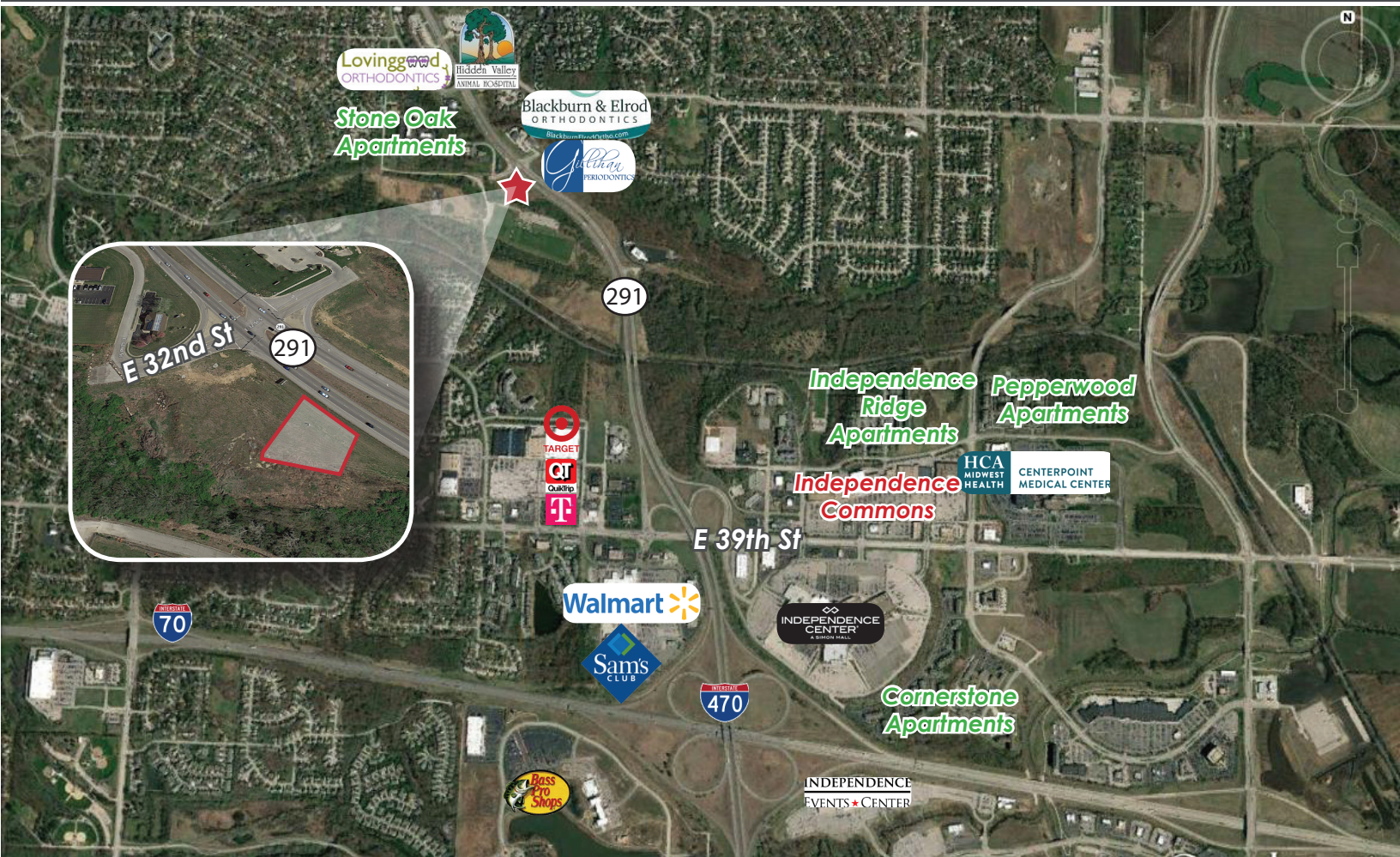


SWC E 32ND ST & HWY 291

INDEPENDENCE, MO 64057



HIGHLIGHTS

- » .53 Acre Pad Site on Hwy 291
- » Adjacent to New Convenience Store
- » All Utilities Including Water & Sewer on Site
- » Zoned C-2 for Commercial Use
- » Great Location for Fast Casual Business
- » Minutes From Independence Event Center and Bass Pro Shop
- » Approximately 47,690 Cars/Day on Hwy 291

FOR SALE

\$350,000

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 POPULATION	9,674	55,497	140,208
2018 MED HOUSEHOLD INCOME	\$59,999	\$54,511	\$52,036

Miguel Jaramillo

Office: 913.945.3781

Mobile: 816.585.1619

Email: mj@reececommercial.com

SITE PLAN

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