

14503 E. US HIGHWAY 40  
KANSAS CITY, MISSOURI 64136

AVAILABLE FOR SALE OR LEASE | 2,500± SF

## PROPERTY FEATURES

- 2,500± SF freestanding store for sale/lease
  - Sale: \$375,000
  - Lease: \$9.60/SF NNN
- Excellent location along 40 Highway
  - Traffic count: 25,000+ cars per day
  - 40' frontage on US Highway 40
  - Just one mile SE of I-70 & Noland Road
- Ideal for retail or automotive use
- Ample parking
  - Owner will repave parking lot and repair sidewalk once space is leased
- Zoning: B3-2 (Community Business)/B4-2 (Heavy Business/Commercial 4)
- Parcel Size: .98 Acres



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	7,169	60,764	152,488
EST. HOUSEHOLD INCOME	\$75,909	\$76,919	\$68,326
# OF EMPLOYEES	3,976	20,984	61,393

For more information, please contact:

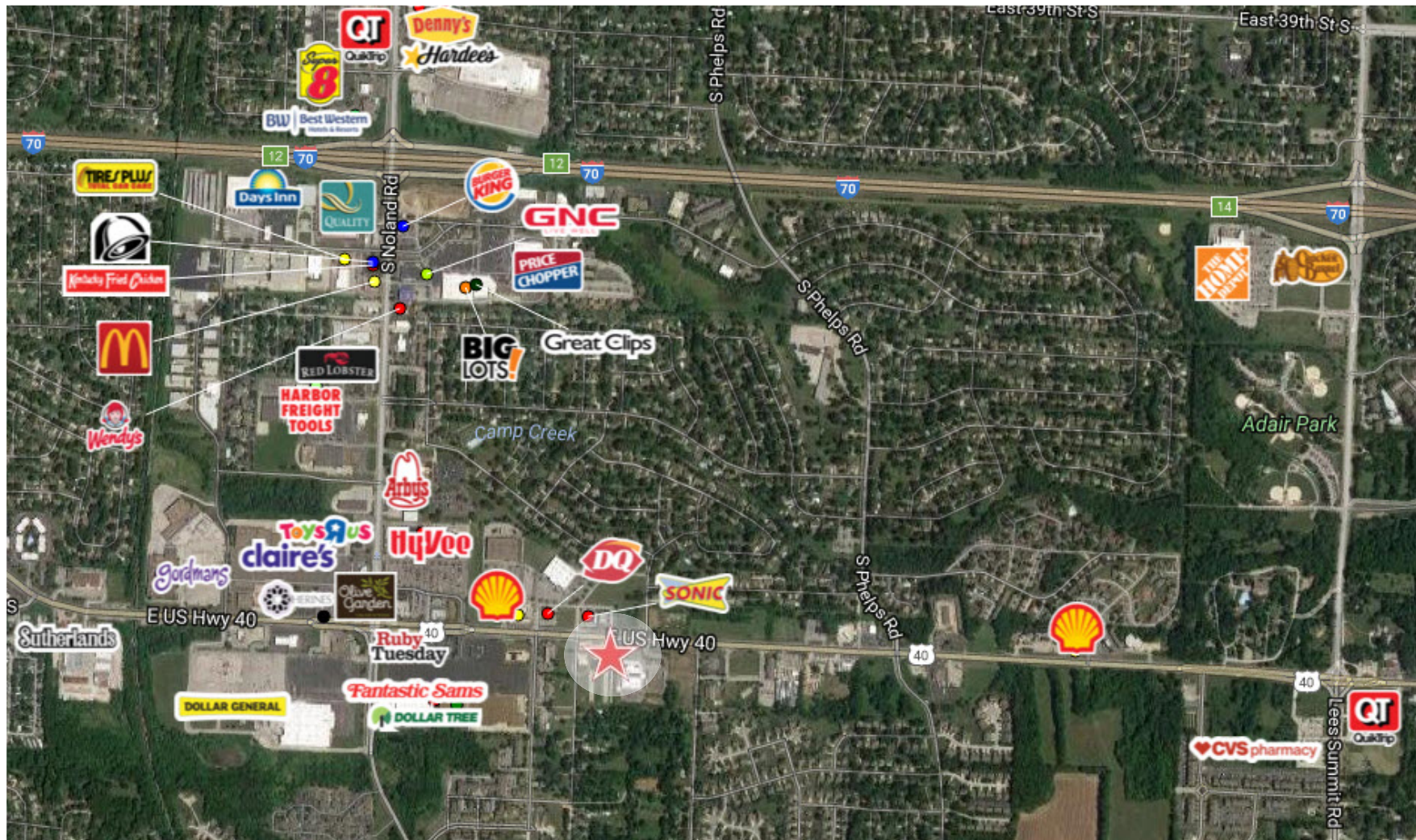
**LEONARD POPPLEWELL**  
Commercial Sales and Leasing  
913.709.3623  
[lpopplewell@kessingerhunter.com](mailto:lpopplewell@kessingerhunter.com)

**SHER BLANDFORD**  
Commercial Brokerage; Retail Specialist  
816.936.8525  
[sblandford@kessingerhunter.com](mailto:sblandford@kessingerhunter.com)

**KESSINGER/HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
816.842.2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

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