



13601 WASHINGTON ST, KANSAS CITY, MO 64145

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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For Lease



PROPERTY SUMMARY

Available SF:	1,400 - 60,000 SF
Lease Rate:	\$11.00 - 20.00 SF/yr (NNN)
Lot Size:	14.6 Acres
Building Size:	164,000 SF
Zoning:	Commercial
Market:	Kansas City
Sub Market:	Leawood
Cross Streets:	W 135th St

PROPERTY OVERVIEW

Great retail space for lease in KansasCity / Leawood area.

Owner/Agent

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Easy Access.
- Shadow anchored by Walmart, Target, Lowe's.
- 775 Parking Spaces.

State Line Point



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AVAILABLE SPACES

For Lease

- LEASE TYPE** | NNN - \$3.75
- TOTAL SPACE** | 1,400 - 60,000 SF
- LEASE TERM** | 36 to 60 months
- LEASE RATE** | \$11.00 - \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13601	Available	2,800 SF	NNN	\$15.00 SF/yr	
13605	Available	1,400 SF	NNN	\$15.00 SF/yr	
13607	Available	1,400 SF	NNN	\$15.00 SF/yr	
13611	Available	2,800 SF	NNN	\$15.00 SF/yr	
13615	Available	1,500 SF	NNN	\$15.00 SF/yr	
13617	Available	20,000 - 60,000 SF	NNN	\$11.00 SF/yr	
13619	Available	30,000 SF	NNN	\$11.00 SF/yr	
13621	Available	15,000 SF	NNN	\$20.00 SF/yr	

STATE LINE POINT

13601 Washington St, Kansas City, MO 64145

SITE PLAN

Site Plan



STATE LINE POINT

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DEVELOPMENT SITE PLAN



Site Plan



State Line Point



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ADDITIONAL PHOTOS

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





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RETAILER MAP



For Lease

Wornall Estates Apartments

Paris Nail & Day Spa

SITE

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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For Lease



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,637	115,150	538,154
MEDIAN AGE	38.4	40.7	38.0
MEDIAN AGE (MALE)	36.4	38.8	36.6
MEDIAN AGE (FEMALE)	40.0	42.3	39.2

HOUSEHOLDS & INCOME

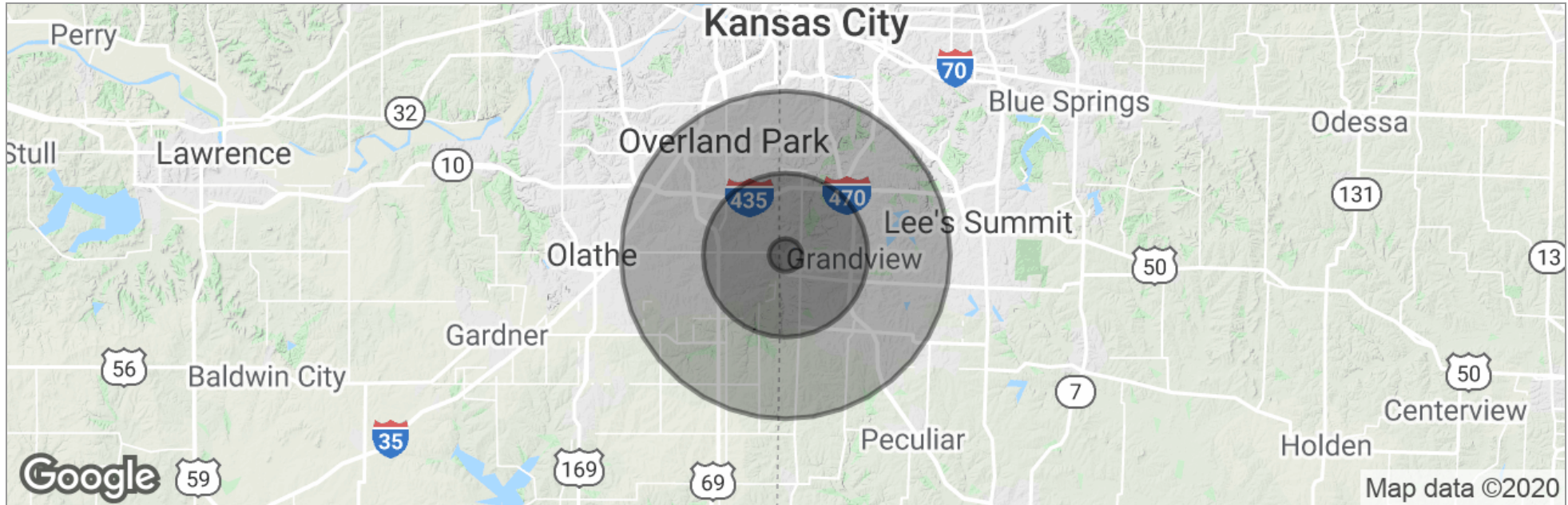
	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	932	46,472	221,428
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$126,701	\$108,740	\$87,389
AVERAGE HOUSE VALUE	\$377,046	\$344,654	\$257,375

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
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For Lease



	1 Mile	5 Miles	10 Miles
Total Population	2,637	115,150	538,154
Population Density	839	1,466	1,713
Median Age	38.4	40.7	38.0
Median Age (Male)	36.4	38.8	36.6
Median Age (Female)	40.0	42.3	39.2
Total Households	932	46,472	221,428
# of Persons Per HH	2.8	2.5	2.4
Average HH Income	\$126,701	\$108,740	\$87,389
Average House Value	\$377,046	\$344,654	\$257,375

* Demographic data derived from 2010 US Census



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ADVISOR

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EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

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