

BEL-RAY PLAZA – 17007-17009 Bel-Ray Blvd, Belton, MO

Retail / Multi-tenant / Shopping Center

FOR LEASE



PRICE: \$12.00/SF + NNN

(Approx. \$5.21/SF)

Highlights:

- Quick access to HWY 78 & HWY 58
- Located in prominent fast-growing retail location
- Great visibility
- Signage
- Competitive SF pricing
- 7.86/1000 SF parking ratio
- 32,000+ CPD

| Suite 17007-17009 | |
|-------------------|----------|
| Available SF | 2,200 SF |
| Availability | Now |

| Suite 17019 | |
|--------------|--------------------------|
| Available SF | 1,100 SF – 30 Day Notice |
| Availability | Leased |

| Demographics | | | |
|----------------------------|----------|----------|----------|
| | 1 Mile | 3 Mile | 5 Mile |
| 2019 Total Population | 9,640 | 45,639 | 61,478 |
| 2019 Med. Household Income | \$67,067 | \$69,628 | \$68,404 |

For more information, please contact:

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www.assetmgmtgrp.com

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Current Tenants Include:

- Advanced Sports & Family Chiropractic
- Tokyo Japanese Steakhouse
- EXOS
- Project Linus
- Elwood Staffing
- Marine Corps Recruiting
- DDS Dentistry

Property Features:

- Newly Constructed, Class A Retail/Office Center near Belton and Raymore's Major Commerce Center
- Fastest Growing Area in South Kansas City
- Move-in Ready
- Gross Leasable Area 21,511 SF
- Concrete Parking Lot
- 7.86/1,000 SF Parking Ratio
- Bright Lighting
- Quick Access to HWY 78 & HWY 58
- High Traffic Counts
- Built-Out Reception Area
- Two Restrooms
- Signalized Intersection
- Signage



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Nearby Retail/Tenants Include:

- Walmart Supercenter
- Sam's Club
- Lowe's Home Improvement
- Belton Regional Medical Center
- Southland Primary Care
- Tractor Supply Co.
- QuikTrip
- OfficeMax
- Advanced Auto Parts
- Commerce Bank
- T-Mobile
- Taco Bell
- Burger King
- Texas Roadhouse
- Shell
- Quality Inn
- FireHouse Subs

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