

COLONNADE

1,200-12,000± SF AVAILABLE

17601 East 40 Highway
Independence, Missouri 64055

*Anchor Space Available
Divisible - 5,000 to 12,000± SF*



BUILDING FEATURES

- Bordered by State Highways 40, 291, and I-470; near I-70 just south of The Falls (Bass Pro, Hobby Lobby, Mardel, Los Cabos, Cheddar's, Pizza Ranch, and Duluth Trading)
- Traffic counts along Highway 40 - 24,413 CPD
- Retail, medical, and office suites available
- 2,046± SF hair salon space available

SPACE AVAILABLE	1,200 - 12,000± SF
ZONING	C-2
LEASE TYPE	NNN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	7,002	49,067	127,246
HOUSEHOLD INCOME	\$79,779	\$87,505	\$76,532

FOR MORE INFORMATION, PLEASE CONTACT:

SHER BLANDFORD

Retail Brokerage
816.936.8525
sblandford@kessingerhunter.com

KESSINGER/HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
kessingerhunter.com



RETAIL / OFFICE

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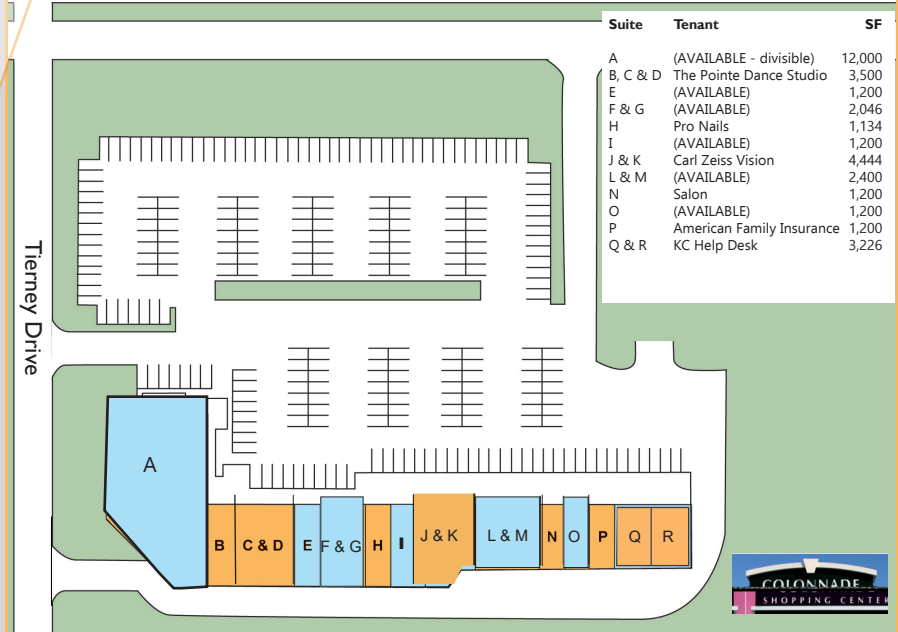
Est. 1879
**Kessinger
Hunter**
COMMERCIAL REAL ESTATE
INDEPENDENTLY OWNED AND OPERATED



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Colonnade Site Plan



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