

5311 STATE AVE

KANSAS CITY, KS 66102



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate



HIGHLIGHTS

- 6.82 Acre Lot on State Ave
- 1 Mile West of 635 & State Ave
- Access to Property from State Ave or Armstrong
- Left & Right Turn Access Out of Property

FOR SALE

\$170,600

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 POPULATION	3,521	55,559	124,578
2019 AVG HOUSEHOLD INCOME	\$41,134	\$50,103	\$50,461

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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AERIALS

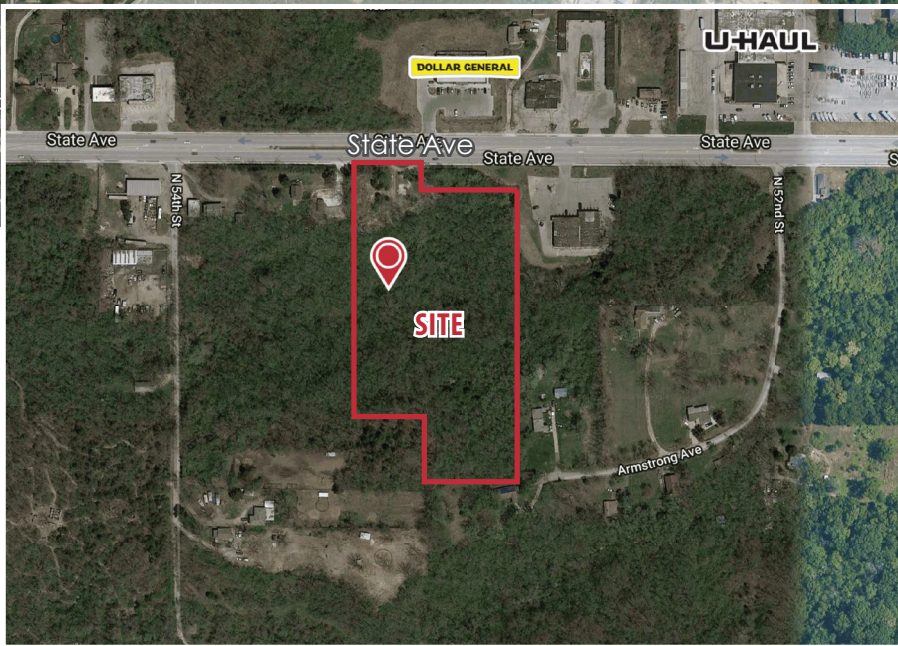
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