



Fronts on MO Hwy 152

- 2,400 square foot building
- ±18,890 square foot pad with cross easement access
- 25 parking spaces
- 50,439 cars per day on Missouri Highway 152
- Available September 1, 2020

For more information:

Don Gessen, CCIM
816.932.5574
dgessen@blockllc.com

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Building Specifications

Lease Rate:	\$20.00 NNN
Lot Size:	±102' x 180'; ±19,166 square feet
Year Built:	1973
Zoning:	C-3
Parking:	25 cars
Equipment:	Hood cooler and freezer, grease interceptor
Electrical:	220 Amps
Offering Rate:	\$20.00 NET
Property Taxes:	\$12,480
Traffic Count:	50,000 plus cpd

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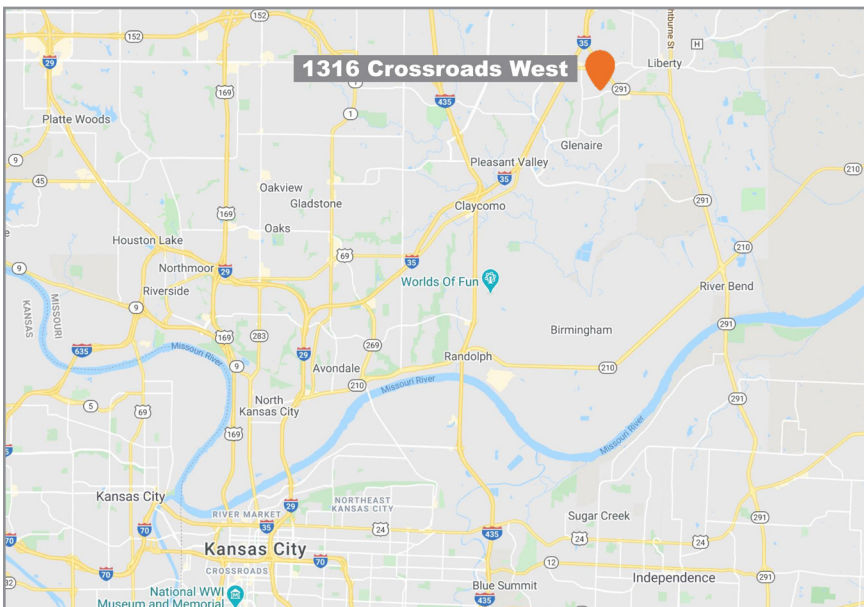
Interior Photos



1316 Crossroads West (MO Highway 152)

Liberty, Missouri 64068

For Lease



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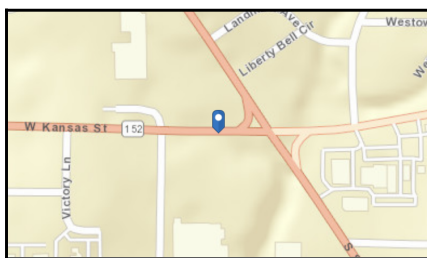
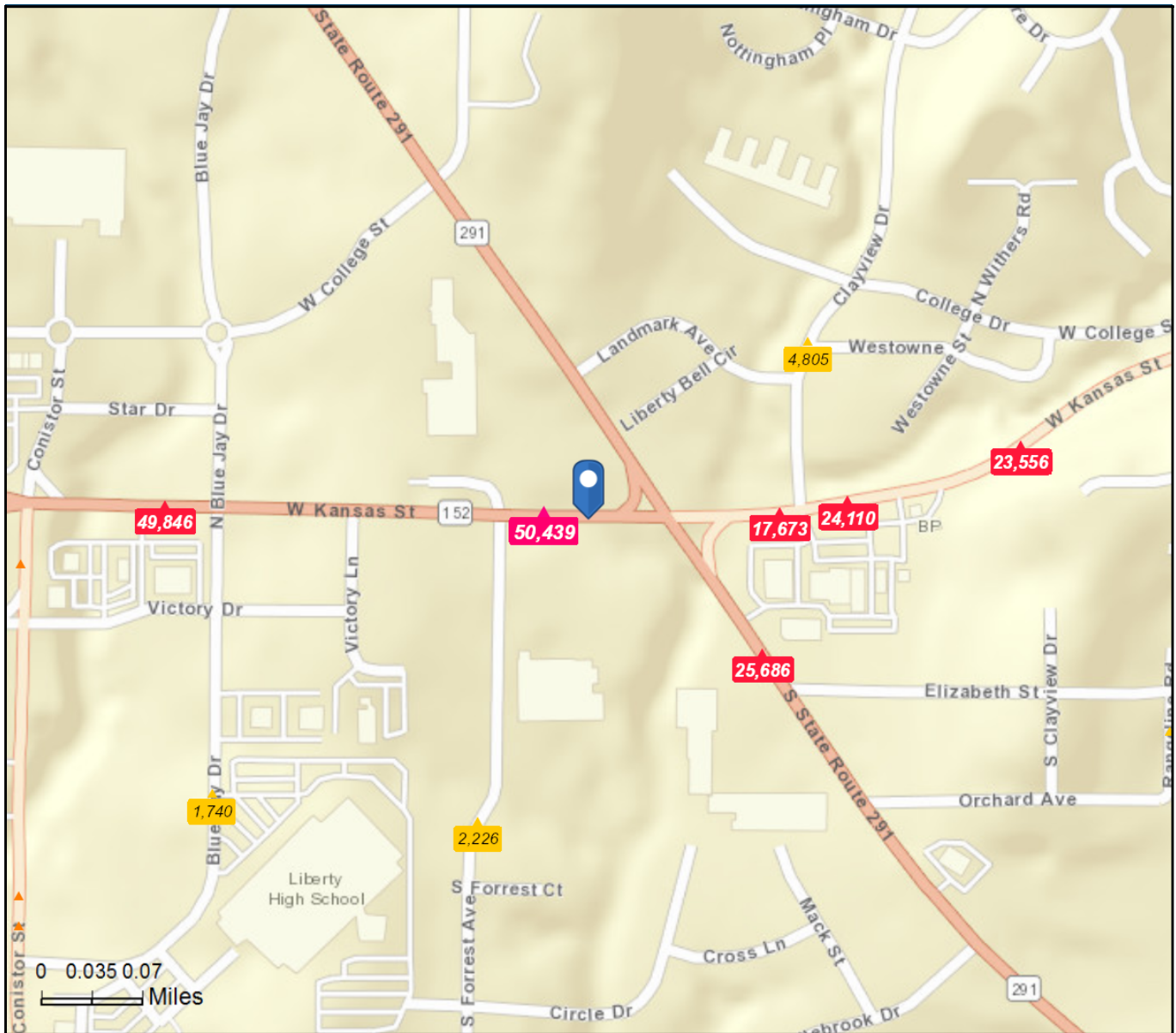
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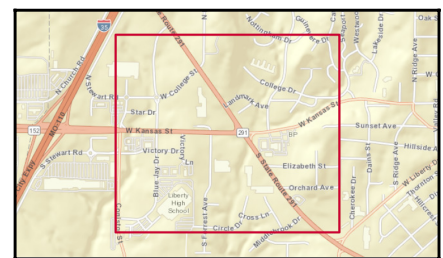
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BLOCK
REAL ESTATE SERVICES, LLC

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics

1316 Crossroads W		2 mi radius
Liberty, MO 64068		
POPULATION	2019 Estimated Population	32,305
	2024 Projected Population	34,882
	2010 Census Population	28,240
	2000 Census Population	22,558
	Projected Annual Growth 2019 to 2024	1.6%
	Historical Annual Growth 2000 to 2019	2.3%
	2019 Median Age	37.1
HOUSEHOLDS	2019 Estimated Households	11,996
	2024 Projected Households	12,543
	2010 Census Households	10,419
	2000 Census Households	8,267
	Projected Annual Growth 2019 to 2024	0.9%
	Historical Annual Growth 2000 to 2019	2.4%
RACE AND ETHNICITY	2019 Estimated White	87.4%
	2019 Estimated Black or African American	6.1%
	2019 Estimated Asian or Pacific Islander	2.0%
	2019 Estimated American Indian or Native Alaskan	0.4%
	2019 Estimated Other Races	4.1%
	2019 Estimated Hispanic	5.2%
INCOME	2019 Estimated Average Household Income	\$92,124
	2019 Estimated Median Household Income	\$82,088
	2019 Estimated Per Capita Income	\$34,516
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.9%
	2019 Estimated High School Graduate	25.5%
	2019 Estimated Some College	20.9%
	2019 Estimated Associates Degree Only	8.6%
	2019 Estimated Bachelors Degree Only	26.0%
	2019 Estimated Graduate Degree	14.3%
BUSINESS	2019 Estimated Total Businesses	1,618
	2019 Estimated Total Employees	18,373
	2019 Estimated Employee Population per Business	11.4
	2019 Estimated Residential Population per Business	20.0