# CUSHMAN & WAKEFIELD

# FOR SALE **14664 Colorado Avenue 14664 Colorado Avenue / Kansas City, MO**

150

## ±2 Acres of Land Sale Price: \$609,840

### **Property Highlights**

- Located along Hwy 71 and 150
- Situated directly east of the newly constructed NNSA Campus (2,500 Employees)
- North of the Intermodal Rail & Trucking Port (CenterPoint Properties)
- Four-lane reconstruction of Botts Road
- New diverging diamond interchange Hwy 150 & Botts Road
- Direct access to improved four-lane MO Hwy 150 & Interstate 49
- 3,000+ employees in immediate vicinity
- Potential for mixed-use development retail/service/multi-family
- Motivated seller

Conor Twibell Associate +1 816 412 0244 conor.twibell@cushwake.com Michael T. Mayer, SIOR Managing Principal +1 816 412 0241

mike.mayer@cushwake.com

4600 Madison Avenue, Suite 800 Kansas City, MO 64112 Main +1 816 221 2200 Fax +1 816 842 2798 **cushmanwakefield.com** 

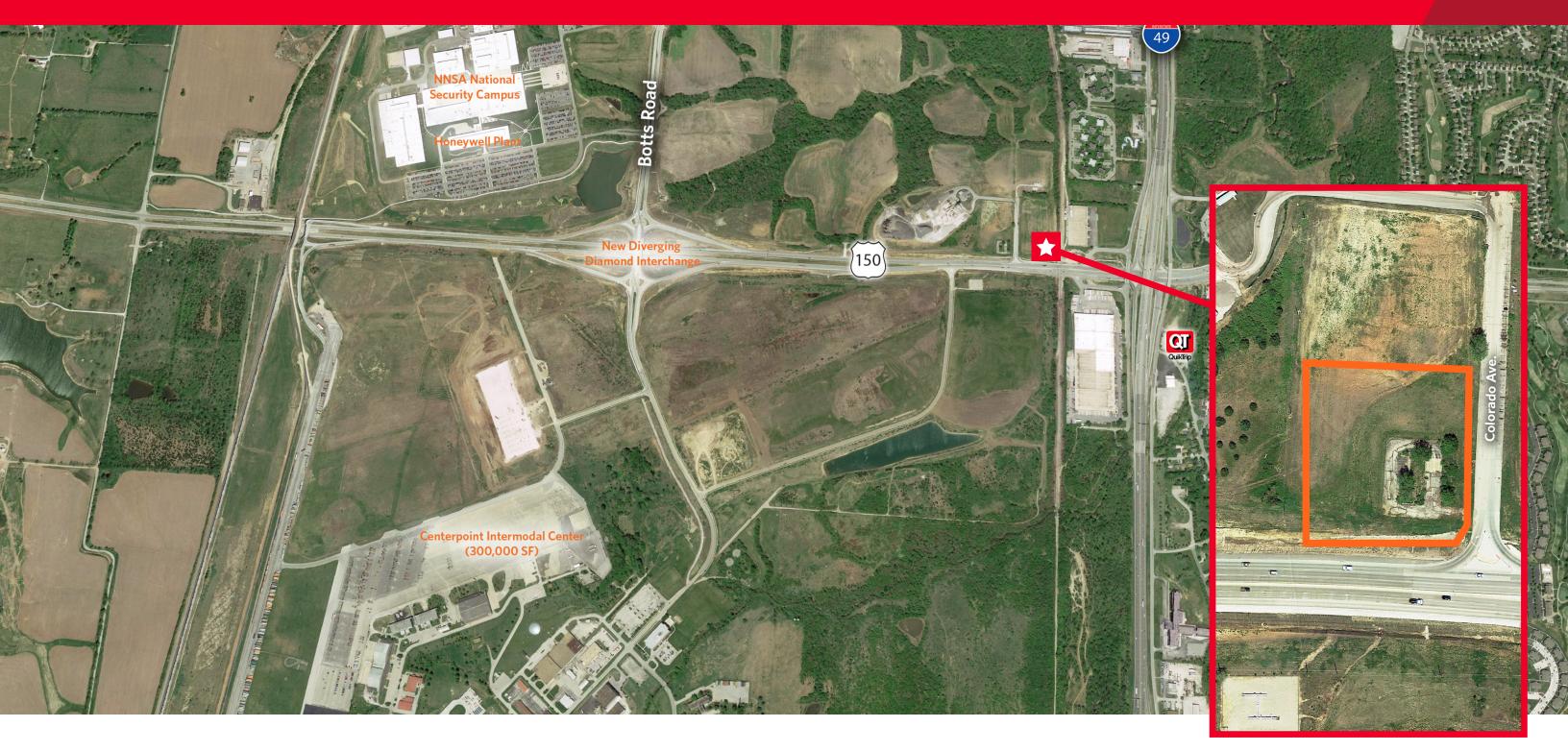
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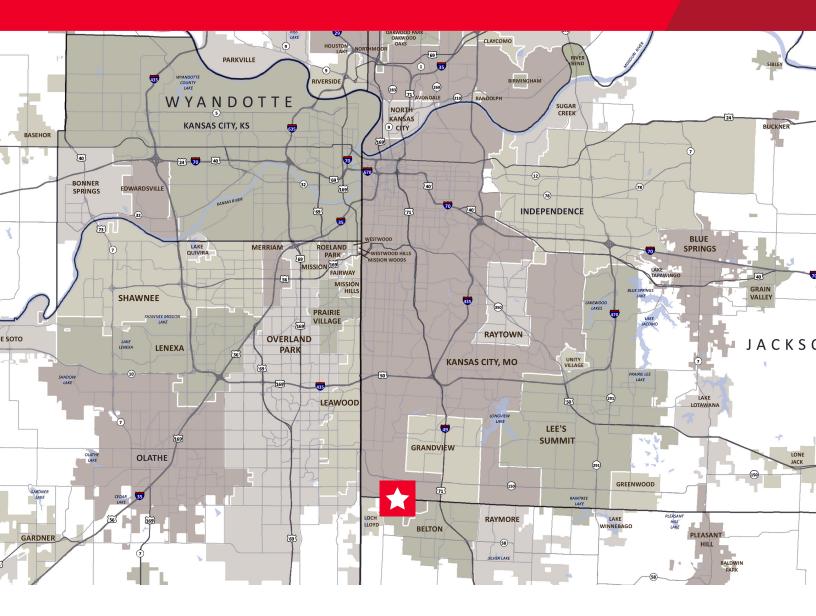
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#### Demographics

	1 Mile	3 Mile	5 Mile
Population	819	29,428	91,340
AVG. HH Income	\$57,663	\$54,559	\$72,418

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