

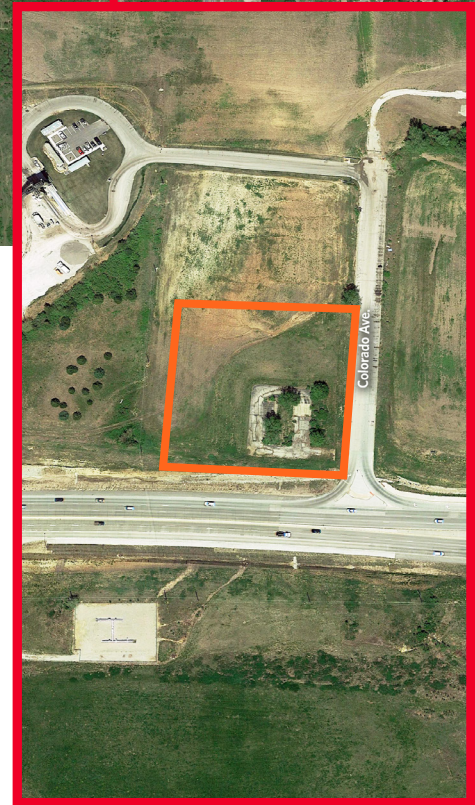


**CUSHMAN &
WAKEFIELD**

FOR SALE

14664 Colorado Avenue

14664 Colorado Avenue / Kansas City, MO



±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

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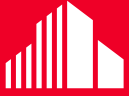
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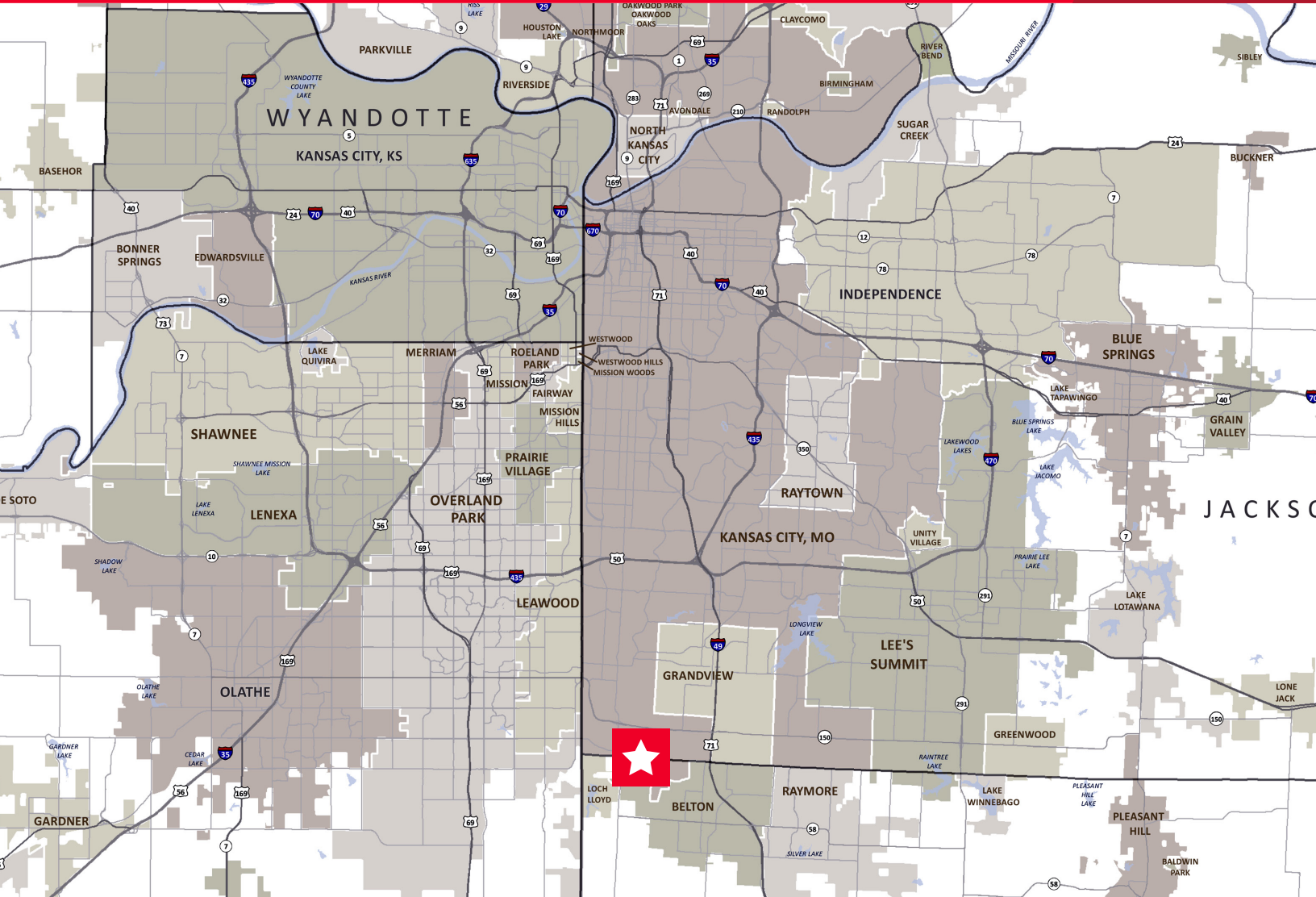


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Demographics

	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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