

14503 E. US HIGHWAY 40
KANSAS CITY, MISSOURI 64136

AVAILABLE FOR SALE OR LEASE | 2,500± SF

PROPERTY FEATURES

- 2,500± SF freestanding store for sale/lease
 - Sale: \$425,000
 - Lease: \$12/SF NNN
- Excellent location along 40 Highway
 - Traffic count: 25,000+ cars per day
 - 40' frontage on US Highway 40
 - Just one mile SE of I-70 & Noland Road
- Ideal for retail or automotive use
- Ample parking
 - Owner will repave parking lot once space is leased
- Zoning: B3-2 (Community Business)/B4-2 (Heavy Business/Commercial 4)
- Taxes: \$0.69/SF (2017)



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	7,169	60,764	152,488
EST. HOUSEHOLD INCOME	\$75,909	\$76,919	\$68,326
# OF EMPLOYEES	3,976	20,984	61,393

For more information, please contact:

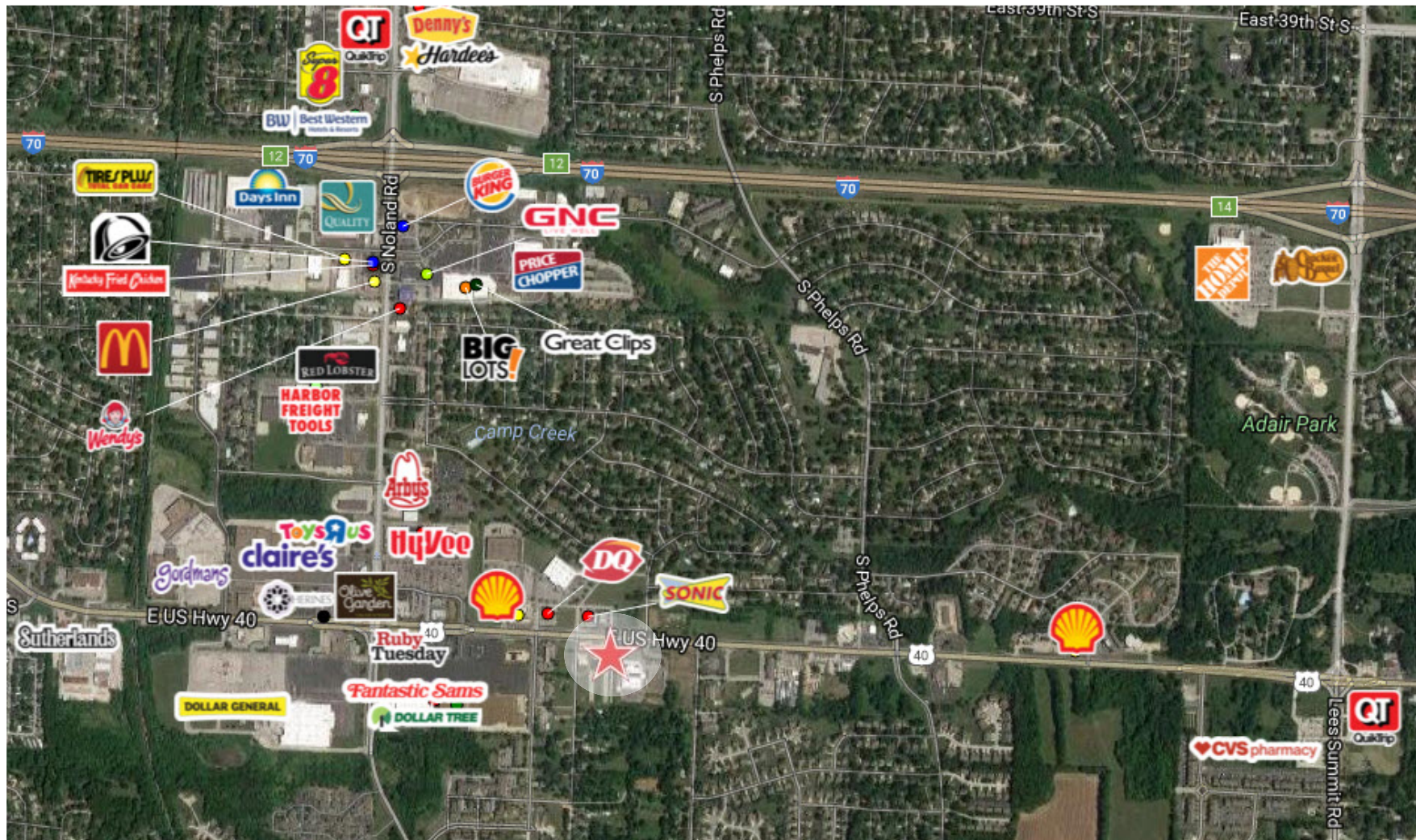
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