

8250 N. CHURCH ROAD
KANSAS CITY, MISSOURI 64158



RESTAURANT FOR SALE OR LEASE | 6,000± SF



PROPERTY FEATURES

- 6,000± SF restaurant available
- For Lease: \$14.50 PSF NNN
- For Sale: \$1,150,000
- Across from Walmart and Sam's Club
- Total residential population of over 92,000 within a 5-mile radius
- Built in 1998 | remodeled in 2013
- Land size: 1.41 acres
- Parking: 79 surface spaces available

Demographic Data	1 mile Radius	3 mile Radius	5 mile Radius
Population (2017)	4,736	48,406	92,394
Households (2017)	2,026	17,719	34,339
Median Household Income	\$61,010	\$83,090	\$81,320
Total Employees	7,176	19,812	31,681
Total Establishments	490	1,774	2,510

For more information, please contact:

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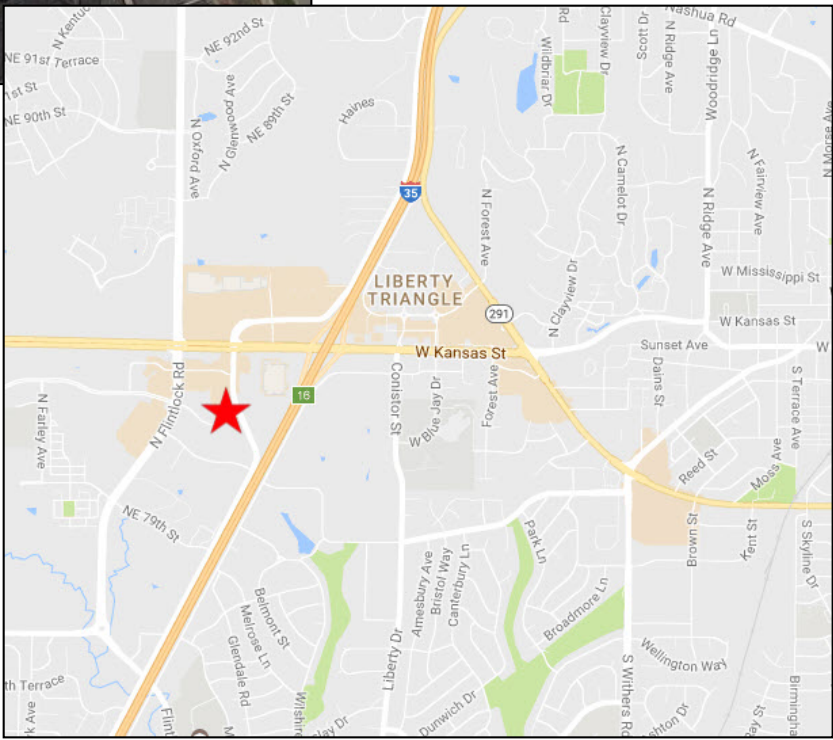
6,000± SF for Lease



HIGHLIGHTS

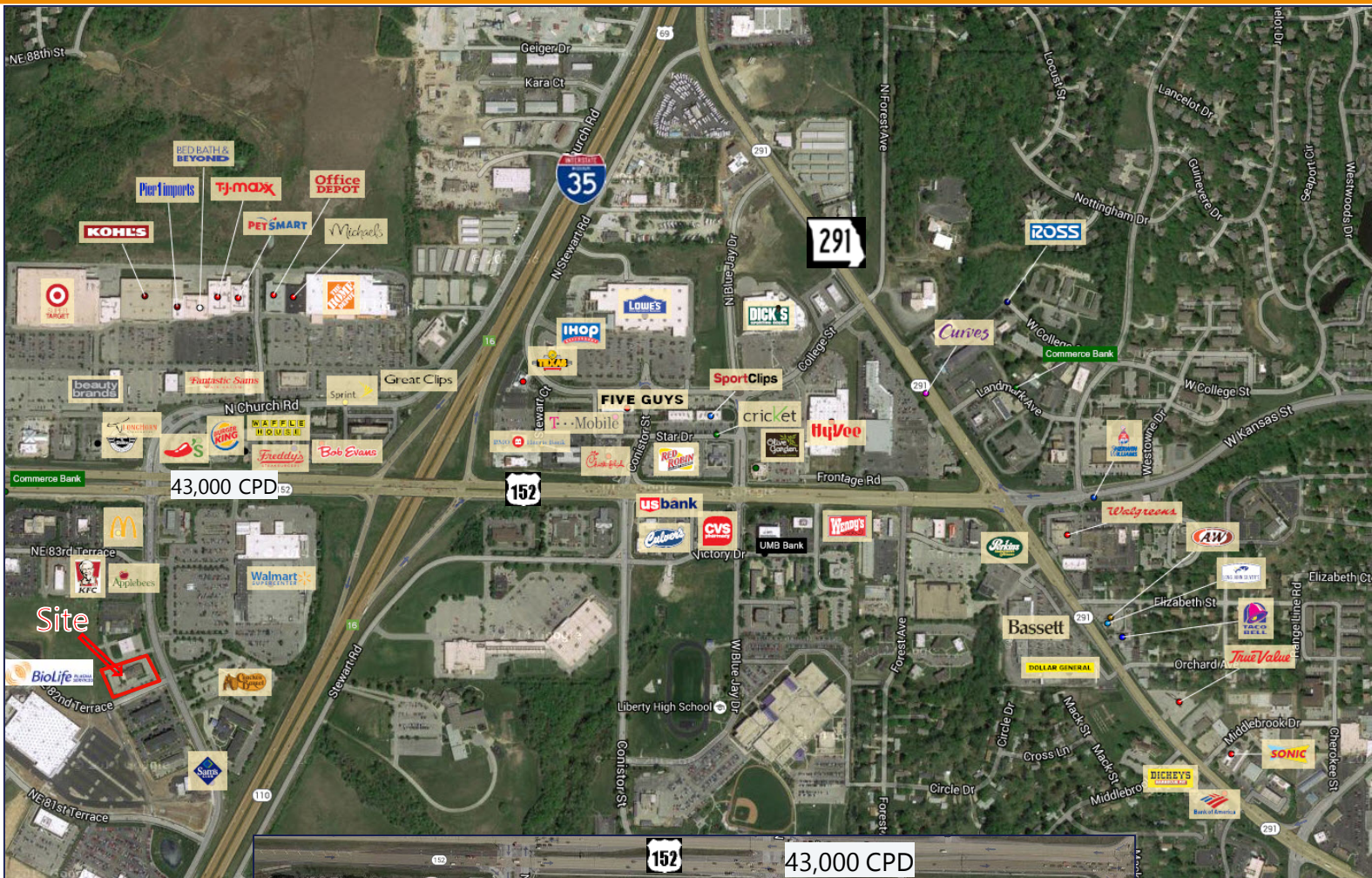
The property fronts on Church Road, a strong retail corridor that intersects Highway 152 to the north, one of Liberty's highest traffic thoroughfares. The lots immediately adjacent to the property have seen significant investment in new construction, including:

- 2017 Biolife Plasma Services, 16,686 SF
- 2015 Liberty Hospital Urgent Care, 6,500 SF
- 2014 Sam's Club, 142,036 SF



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