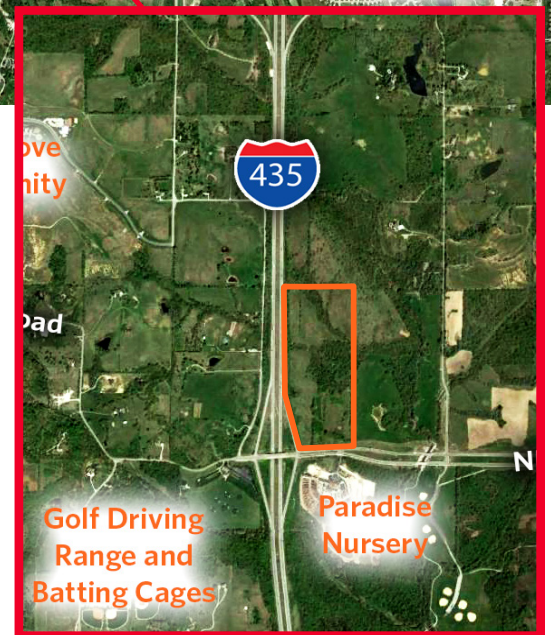


±50 Acres

Sale Price: \$3,233,990 / \$1.50 PSF

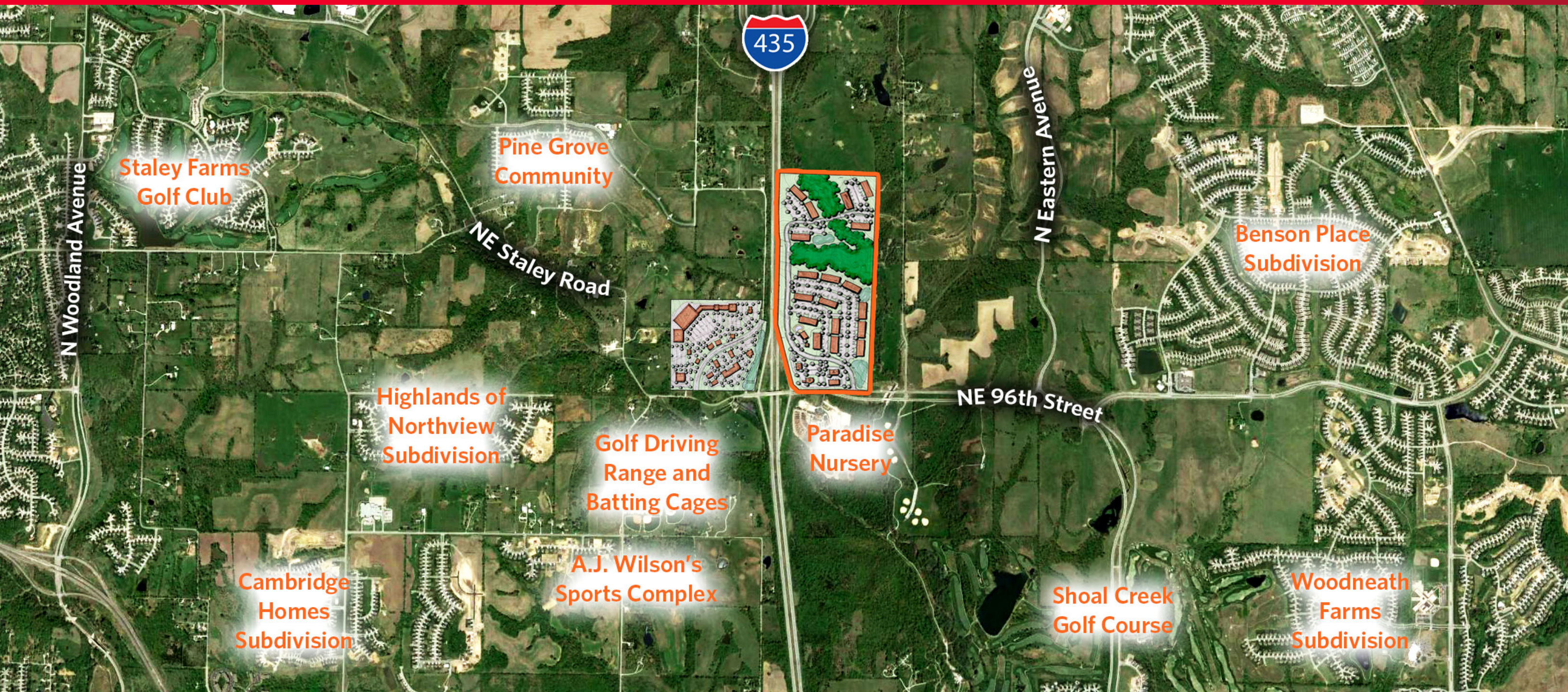
Property Highlights

- Prime mixed-use development corner
- Diamond interchange accessibility
- Excellent visibility
- Close proximity to Shoal Creek, Staley Farms development, and Staley High School



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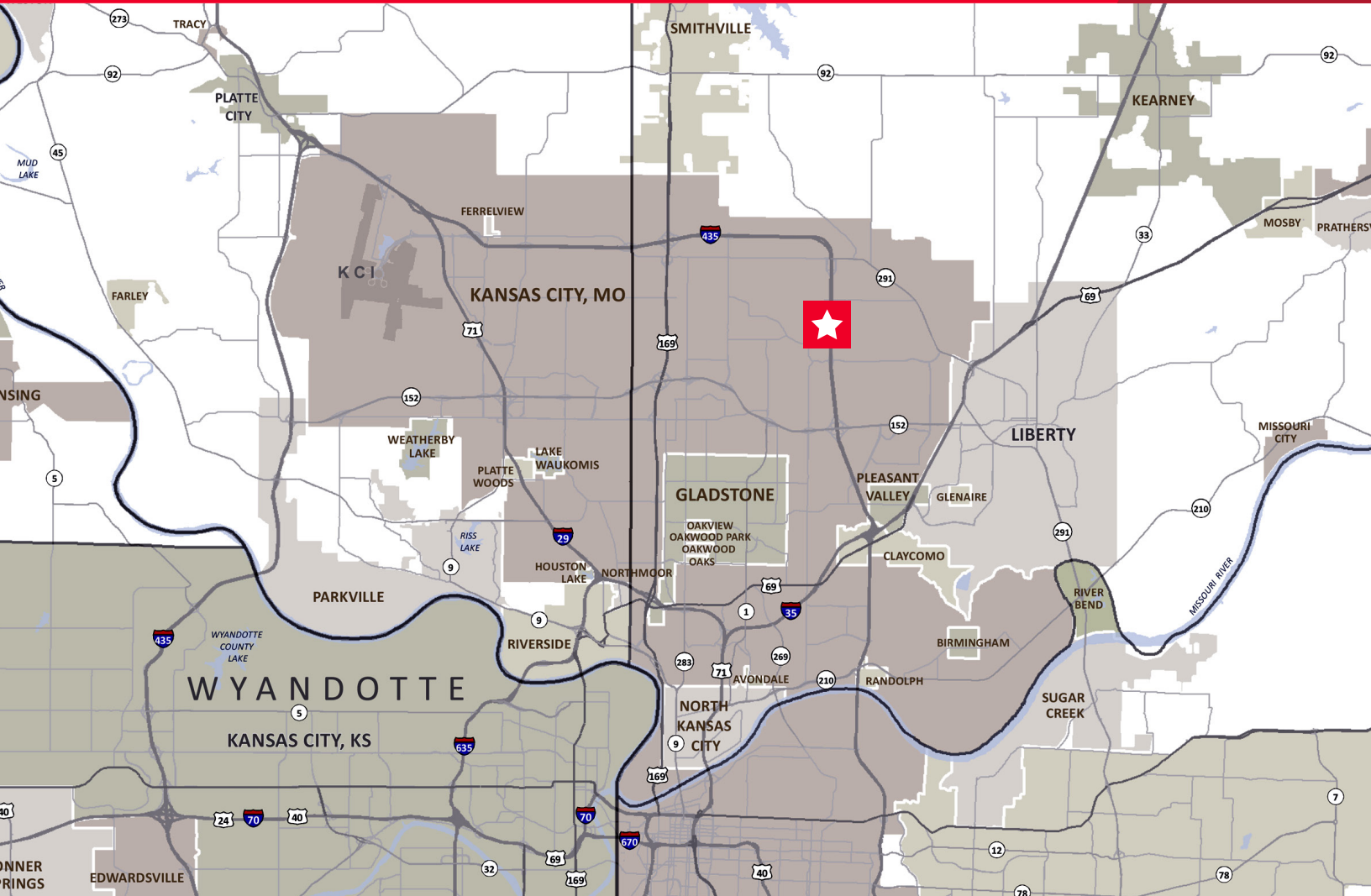
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**CUSHMAN &
WAKEFIELD**

FOR SALE

NEC 96th Street & I-435
Kansas City, MO

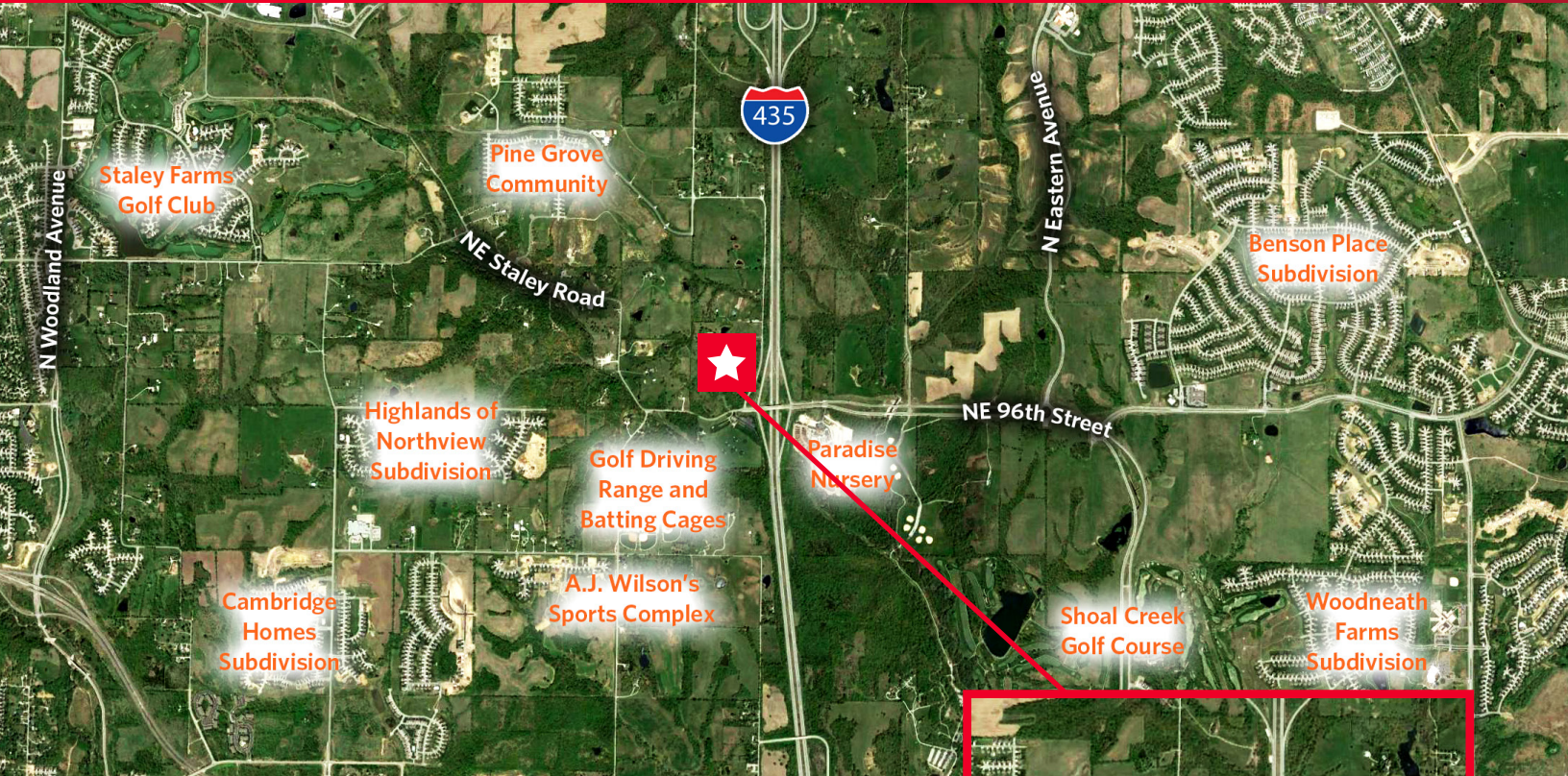


Demographics

	1 Mile	3 Miles	5 Miles
Population	148	31,127	109,656
AVG. HH Income	\$141,834	\$111,460	\$92,100

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±33 Acres

Sale Price: \$2,156,220 / \$1.50 PSF

Property Highlights

- Prime commercial development corner
- Diamond interchange accessibility
- Excellent visibility
- Close proximity to Shoal Creek, Staley Farms development, and Staley High School



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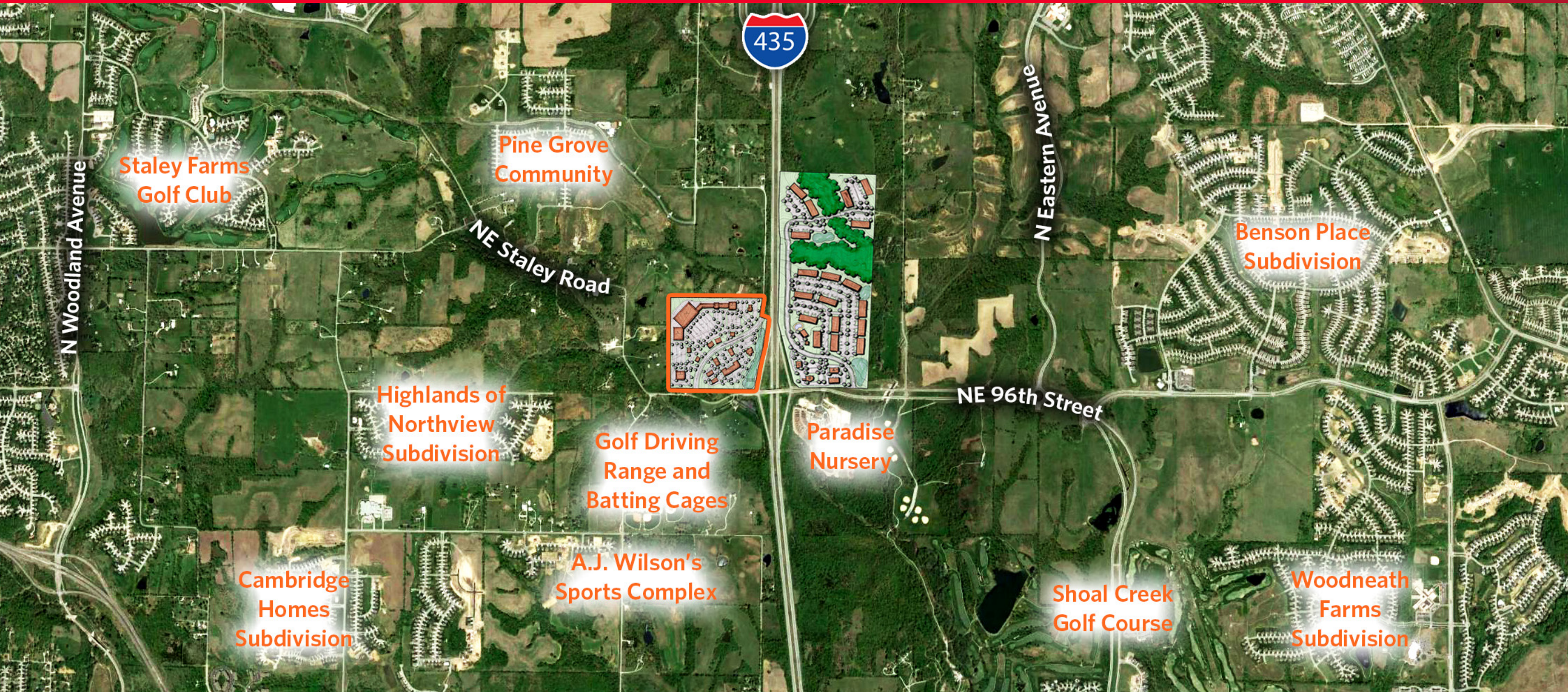
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FOR SALE
NWC 96th Street & I-435
 Kansas City, MO



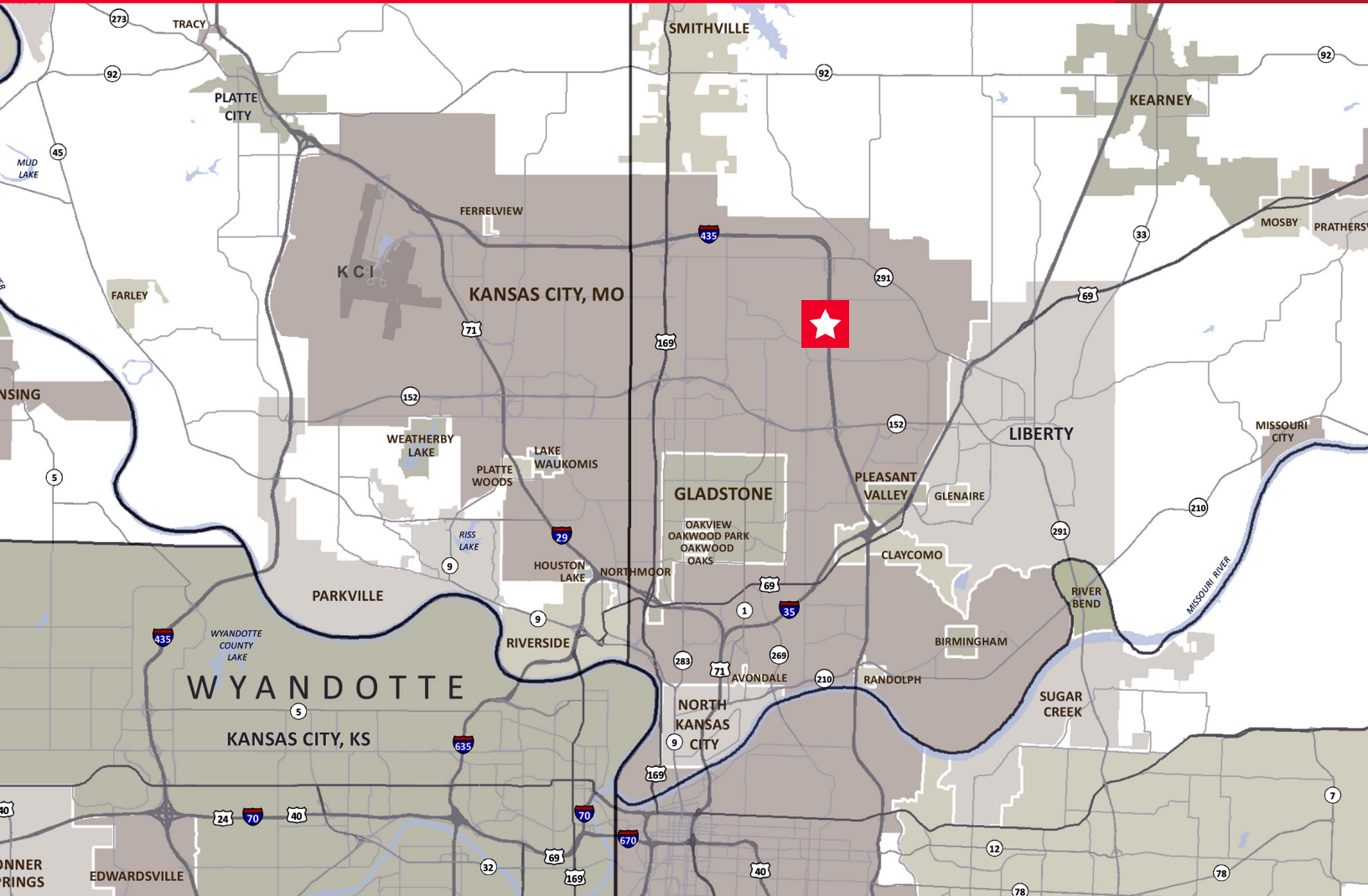
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FOR SALE

NWC 96th Street & I-435 Kansas City, MO



Demographics

	1 Mile	3 Miles	5 Miles
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