

STATE 50 SHOPPING CENTER

4835-4953 STATE AVENUE
KANSAS CITY, KANSAS 66102



OFFICE/RETAIL FOR LEASE | 7,000-27,000± SF AVAILABLE



ZONING Retail
SIZE 7,000-27,000± SF
LEASE TYPE NNN

BUILDING FEATURES

- 20,000± SF former call center facility available with adjacent 7,000± SF expansion space
- 7,000± SF cold shell space with dock-high door
- Area businesses include Aldi, Pizza Hut, Family Dollar, True Value, and Best Western
- Convenient access to I-635 and I-70
- Excellent visibility and access from State Avenue
- Pylon signage available
- Traffic Counts:
 - 25,680 CPD along State Ave
 - 65,205 CPD along I-635

FOR MORE INFORMATION, PLEASE CONTACT:

Sher Blandford
Retail Specialist
(816) 936-8525
sblandford@kessingerhunter.com

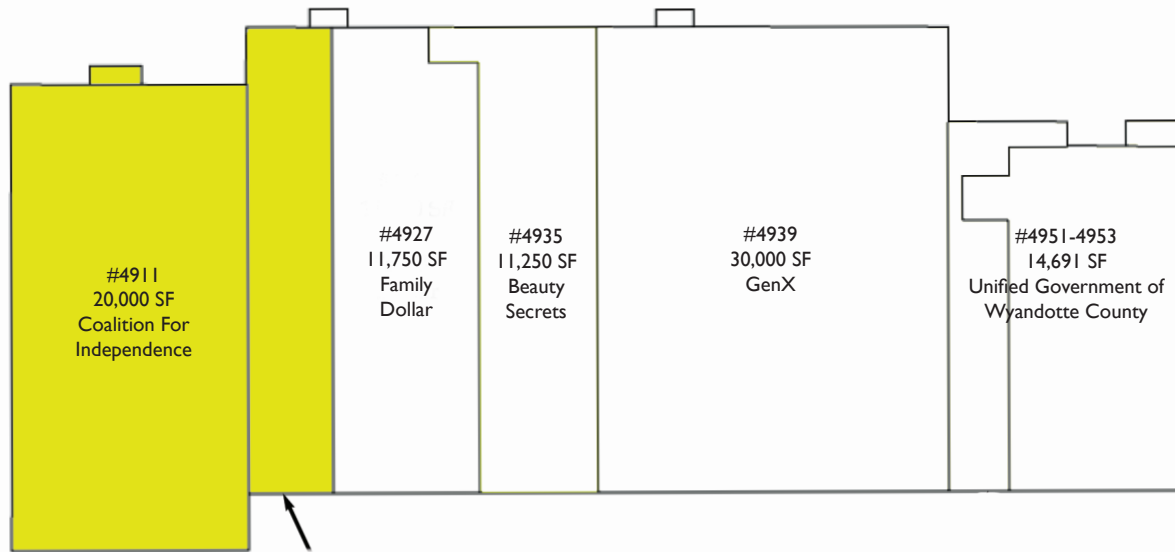
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,847	59,051	125,543
HH Income	\$53,433	\$46,407	\$48,961

KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
www.kessingerhunter.com

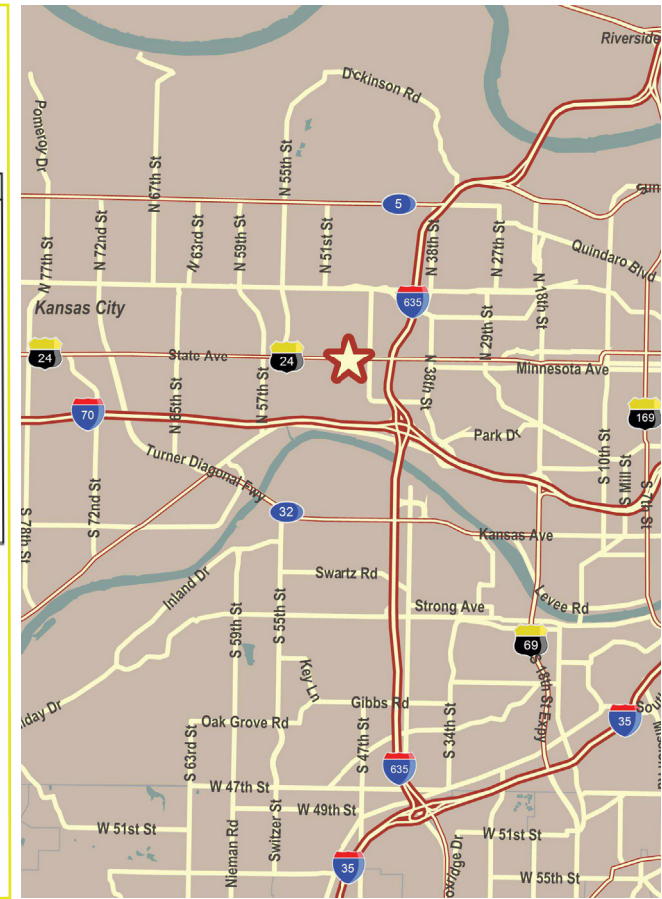
4853-4953 STATE AVENUE, KANSAS CITY, KANSAS 66102

Office/Retail for Lease



- #4843
5,900 SF
Flooring Connection
- #4835
4,671 SF
Swope Health

 Available
 Leased



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Retail Brokerage
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