

CRYSLER CENTER

12400-12420 E. 40 HIGHWAY
INDEPENDENCE, MISSOURI 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate

RETAIL/OFFICE/MEDICAL FOR LEASE | 3,917± SF AVAILABLE



ZONING	Retail/Office
SIZE	3,917± SF Retail/Office/Medical
LEASE TYPE	NNN

BUILDING FEATURES

- Nearly 40,000 cars per day at Chrysler Avenue and E. US Highway 40
- 68,000+ shoppers live within a 3-mile radius
- \$70,814+ average household income within a 3-mile radius

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,467	68,127	155,252
Household Income	\$82,278	\$70,814	\$69,209

FOR MORE INFORMATION, PLEASE CONTACT:

John Evans
Retail Brokerage
816.350.3004
johnsevans@sbcglobal.net

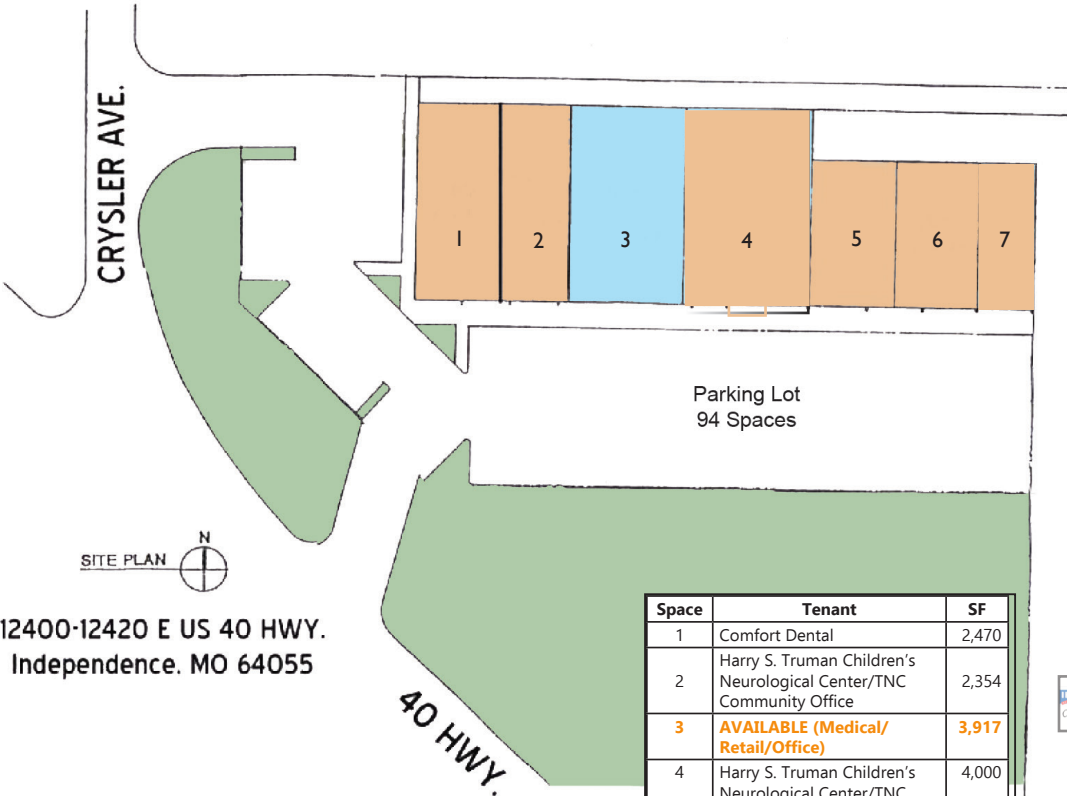
KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

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Retail/Office/Medical for Lease



SOUTH ELEVATION



Space	Tenant	SF
1	Comfort Dental	2,470
2	Harry S. Truman Children's Neurological Center/TNC Community Office	2,354
3	AVAILABLE (Medical/Retail/Office)	3,917
4	Harry S. Truman Children's Neurological Center/TNC	4,000
5	Kemper Life Insurance Co.	2,040
6	Merry Maids Office	2,040
7	Sinshear Salon	1,380



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