

# GASOLINE ALLEY 13208-C E. US 40 HIGHWAY INDEPENDENCE, MISSOURI 64055



**KESSINGER HUNTER**  
commercial real estate

RETAIL FOR LEASE | 4,585± SF AVAILABLE



ZONING	Retail
SIZE	4,585± SF
LEASE TYPE	NNN

### BUILDING FEATURES

- Four overhead doors
- 4,585± SF end cap with 7 overhead doors & lifts
- Join Toys For Trucks
- 46,000 cars per day pass by this location
- 156,000+ shoppers live within a 5-mile radius
- \$85,000+ average family income within a 5-mile radius
- Freestanding Gasoline Alley sign with message board

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,049	65,778	156,716
Household Income	\$93,286	\$85,802	\$85,911

FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN EVANS**  
Retail Brokerage  
816.350.3004  
[jevans@kessingerhunter.com](mailto:jevans@kessingerhunter.com)

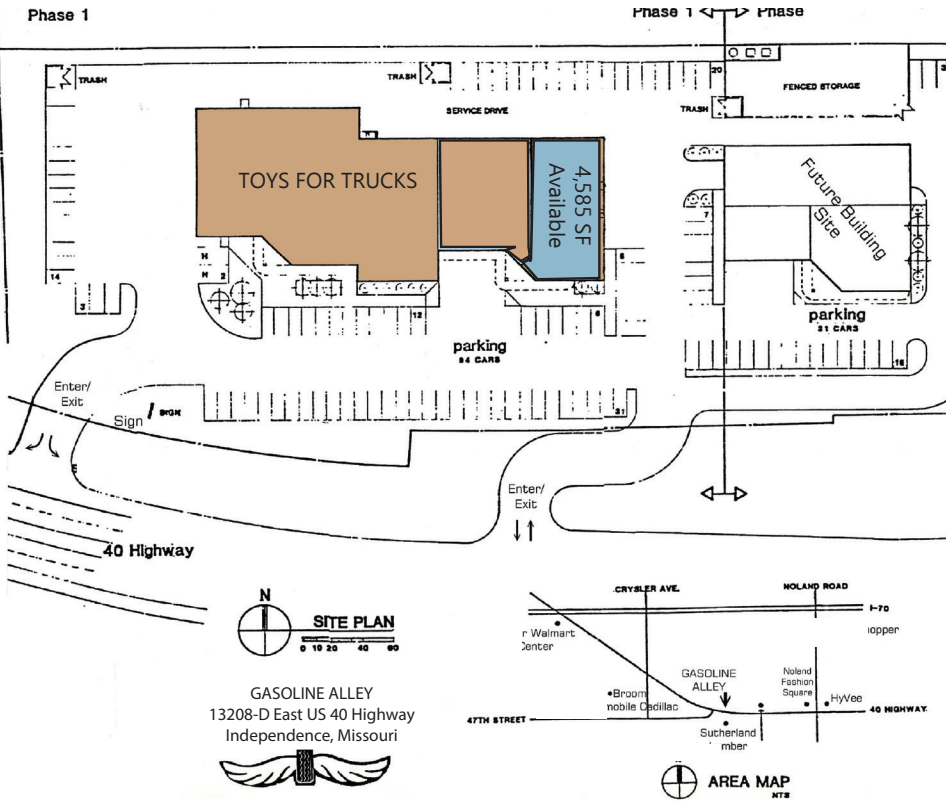
**KESSINGER HUNTER & COMPANY, LC**  
2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690  
[www.kessingerhunter.com](http://www.kessingerhunter.com)

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## Retail for Lease

est. 1879

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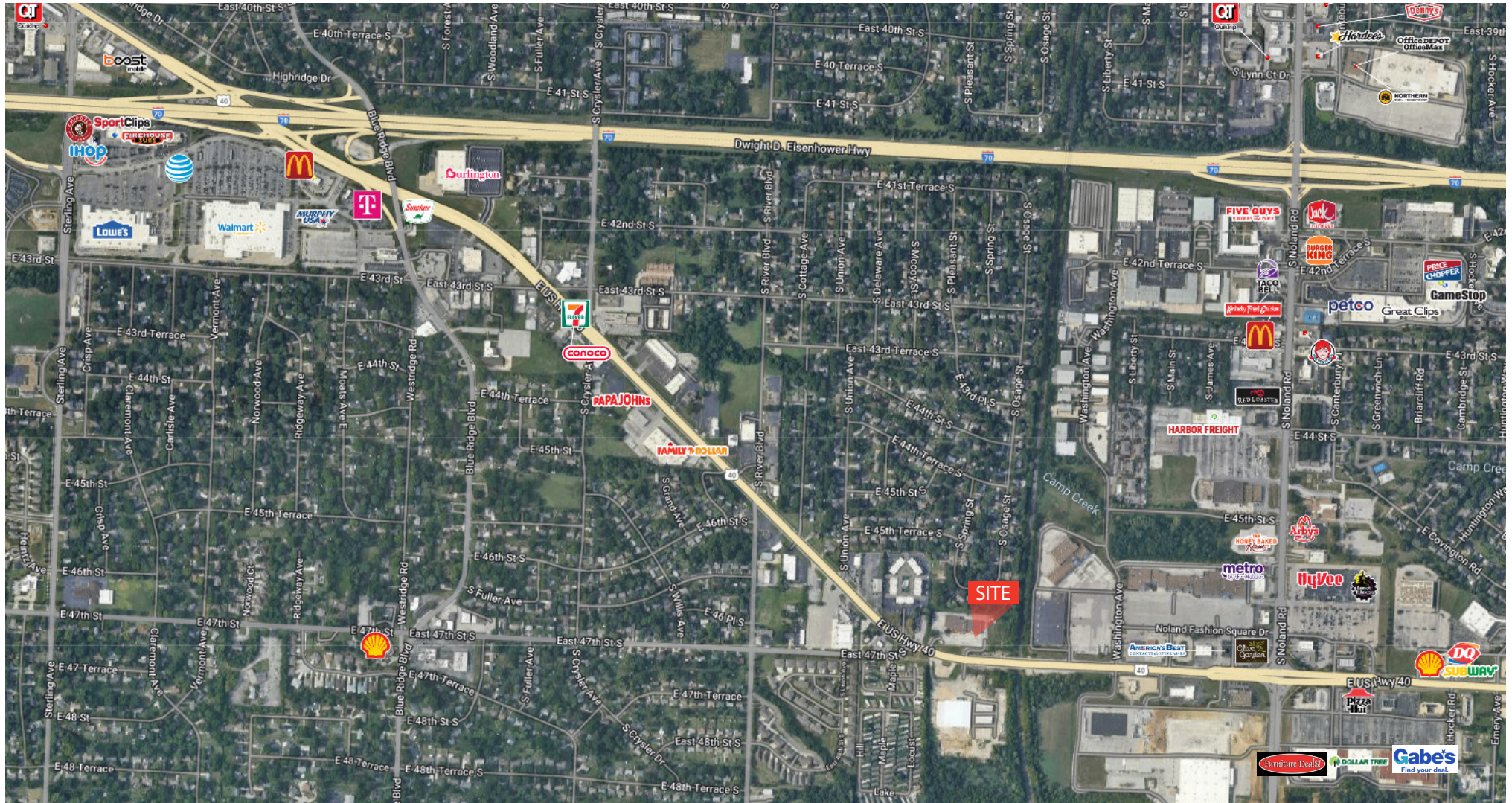
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Westlake ACE Hardware



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