

13210 E 40 HWY

INDEPENDENCE, MISSOURI 64055

LEASE | BUILD TO SUIT | REVERSE BUILD TO SUIT | SALE | 1.12± ACRES AVAILABLE



KESSINGER HUNTER
commercial real estate

TOTAL SIZE	1.12± Acres
SALE PRICE	\$195,000

PROPERTY FEATURES

- 1.12 acres available to construct a freestanding building of up to 10,000 SF
- 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

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,952	65,845	157,671
HOUSEHOLD INCOME	\$93,892	\$86,204	\$87,317



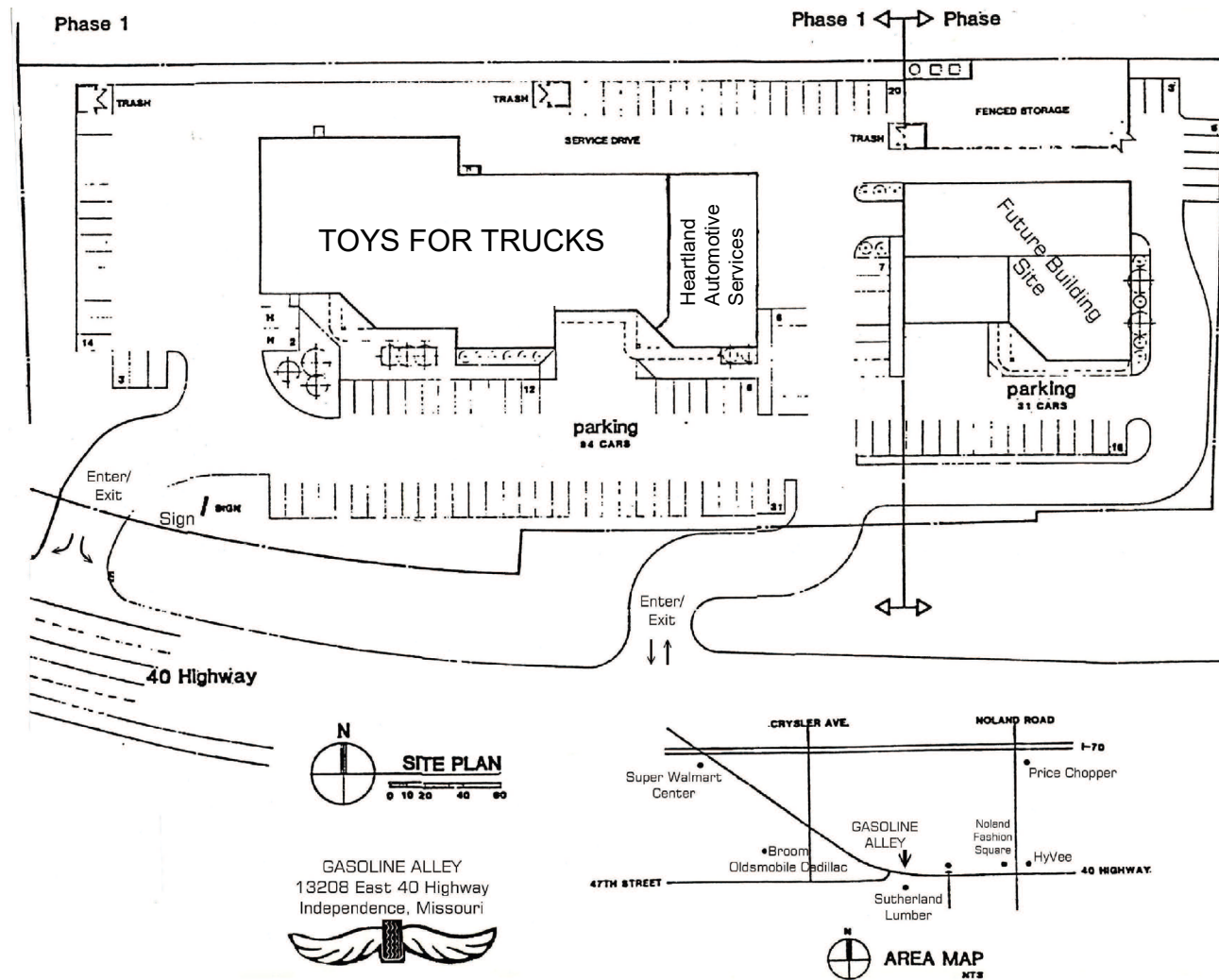
For more information, please contact:

JOHN EVANS
Retail Brokerage
816.350.3004
johnsevens@sbcglobal.net

KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

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