

THE FALLS

18201 Bass Pro Drive

INDEPENDENCE, MISSOURI 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate

RETAIL FOR LEASE | 9,598± SF AVAILABLE - **FORMER RESTAURANT SPACE**



BUILDING FEATURES

- Fully equipped 9,598± SF restaurant space for lease, including kitchen equipment, interior and patio furnishings, and Latin America decor
- 180 parking spaces
- Architecturally-unique building located on 2.667 acres/116,197 SF adjacent to a 70' waterfall, 18-acre lake with nature views and walking trail visible from restaurant, outdoor cabana bar, and large patio
- Adjacent to 180,000 SF Bass Pro Shops Outdoor World, 268-unit Adirondack Apartments, 167-room Stoney Creek Hotel and 30,000 SF Conference Center (adjacent to restaurant site), Hobby Lobby, Mardel Book Store, Duluth Trading, Cheddar's, Pizza Ranch, Slim Chickens, Main Event, and Old Chicago
- Extremely visible, high traffic quadrant | I-70 carries over 121,743 CPD | I-470 carries over 70,676 CPD | 40 Highway carries over 24,698 CPD

LEASE RATE: ALL OFFERS CONSIDERED

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN EVANS

Retail Specialist

816.350.3004

jevans@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC

2600 Grand Boulevard, Suite 700

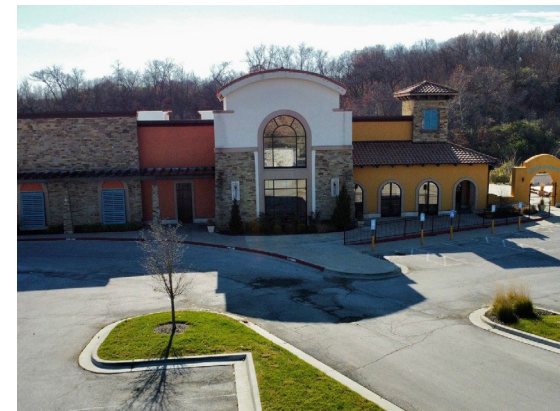
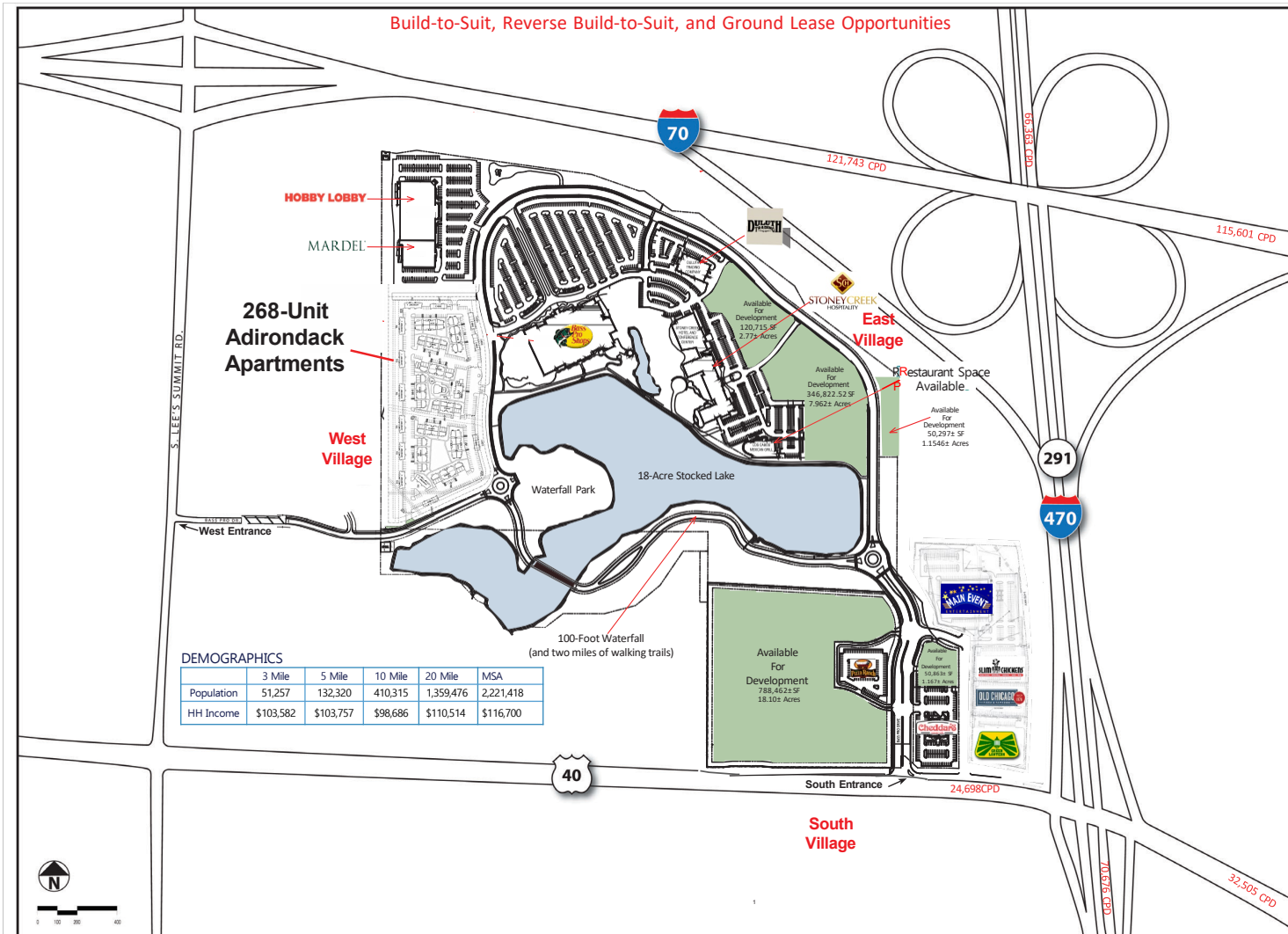
Kansas City, MO 64108

(816) 842-2690

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