

9201 - 9205 E. STATE ROUTE 350

📍 RAYTOWN, MISSOURI 64133

est. 1879

KH

KESSINGER HUNTER
commercial real estate



1,700± SF | FOR LEASE



PROPERTY FEATURES

- ✓ **Prime 1,700± SF retail opportunity** positioned between Jimmy John's and Chipotle
- ✓ **Strategically positioned along the primary retail corridor** connecting Lee's Summit and Downtown Kansas City
- ✓ **Strong national tenant presence nearby**, including Chick-fil-A, Fazoli's, Walgreens, QuikTrip, and Wingstop
- ✓ **Excellent visibility and exposure** directly in front of Aldi and across from Hy-Vee
- ✓ **High-traffic location** with approximately 49,640 vehicles passing daily
- ✓ **Prominent location within Raytown's established retail district**
- ✓ **Freestanding 5,400± SF building** situated on a spacious 1.03-acre site
- ✓ **Rare newer-construction opportunity** along this well-established corridor

SPACE FEATURES

BASE RENT Call for Pricing

FOR ADDITIONAL INFORMATION, CONTACT:

KOBI MASHNOUK

Retail Brokerage

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AERIAL



DEMOGRAPHICS

POPULATION

1 MILE	7,395
3 MILE	54,541
5 MILE	123,814

DAYTIME POPULATION

1 MILE	4,523
3 MILE	30,895
5 MILE	78,365

AVERAGE HH INCOME

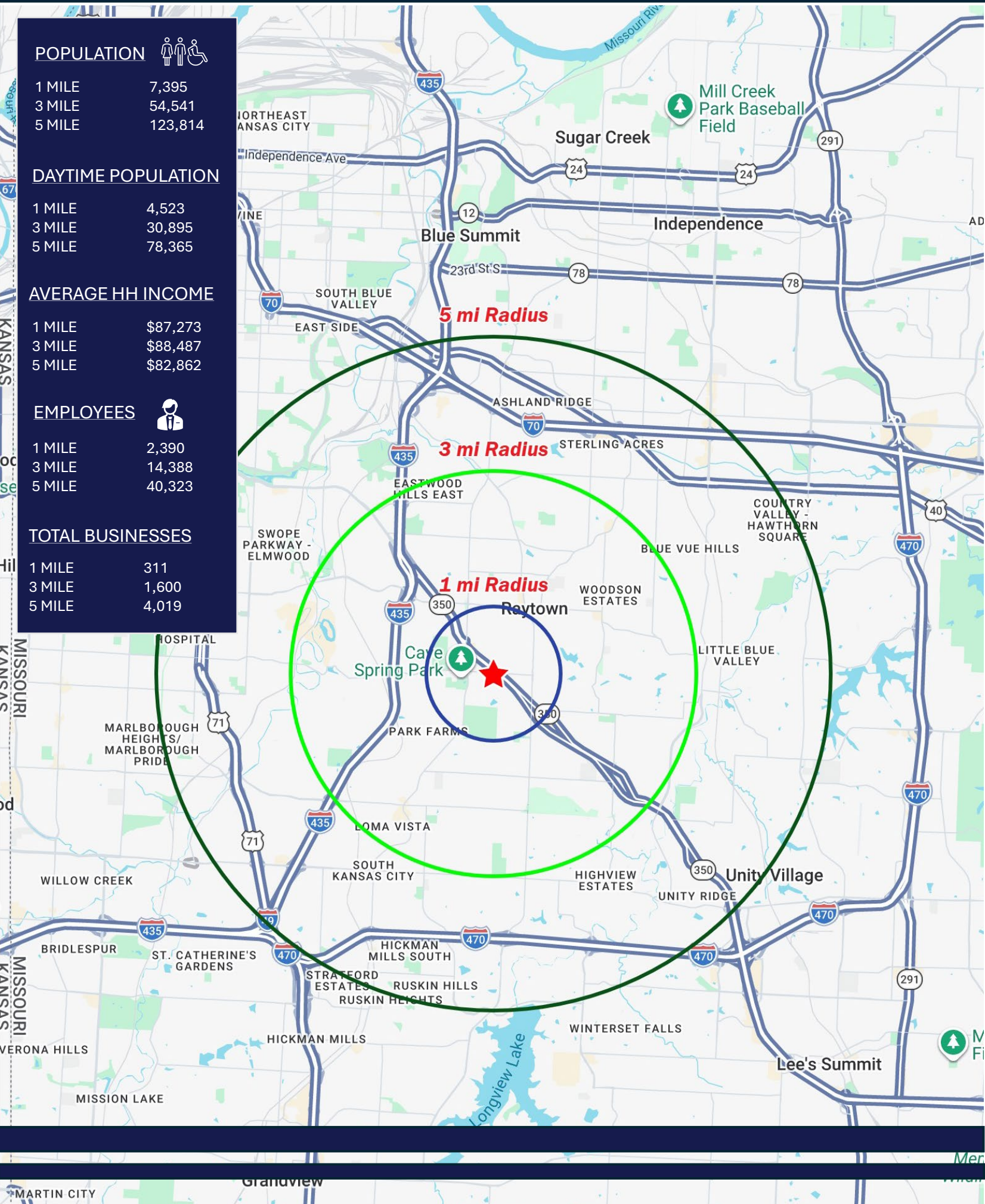
1 MILE	\$87,273
3 MILE	\$88,487
5 MILE	\$82,862

EMPLOYEES

1 MILE	2,390
3 MILE	14,388
5 MILE	40,323

TOTAL BUSINESSES

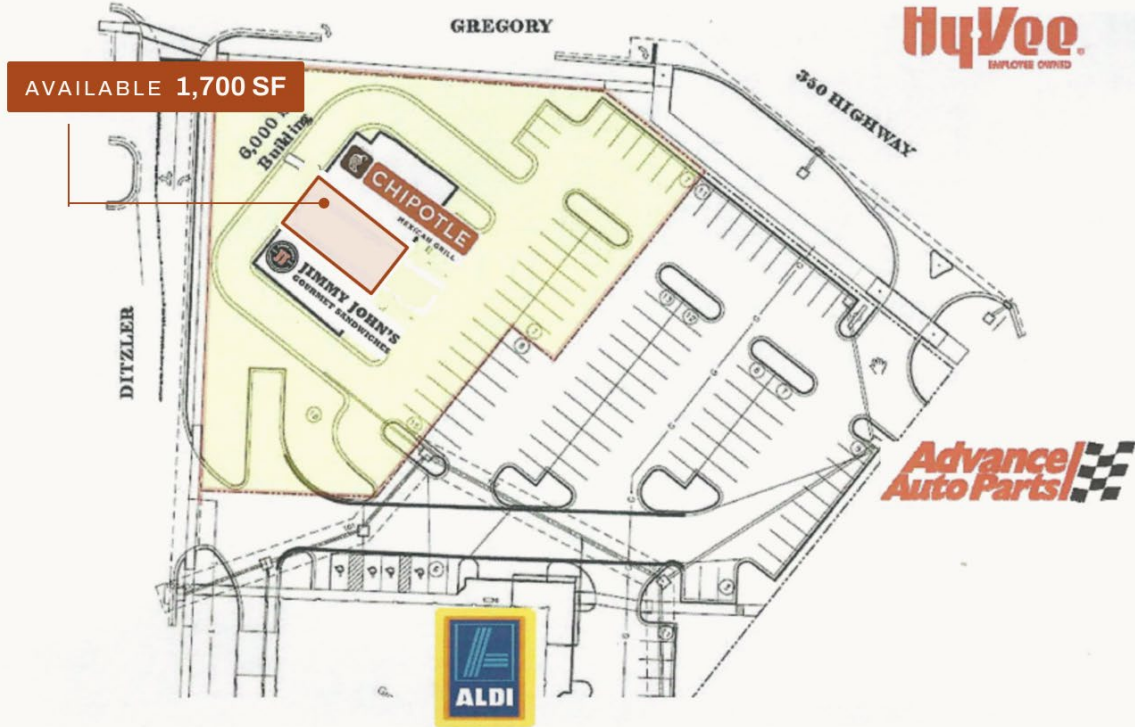
1 MILE	311
3 MILE	1,600
5 MILE	4,019



SITE PLAN

Site Plan

GREGORY & 350 HIGHWAY



6,000 SF building · Co-tenants Chipotle and Jimmy John's · Hy-Vee, Aldi and Advance Auto Parts in the trade area

NOT TO SCALE

SIGNAGE LOCATION



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