

4543 & 4603 S. LEE'S SUMMIT ROAD

INDEPENDENCE, MISSOURI 64055

est. 1879

KH

KESSINGER HUNTER
commercial real estate



5 ± ACRES FOR SALE OR LEASE

PROPERTY FEATURES

- Next to The Falls development, including 180,000 SF Bass Pro Shops Outdoor World, Stoneycreek Hotel & Conference Center, Adirondack Apartments, Hobby Lobby, Duluth Trading, Cheddar's, Pizza Ranch, Slim Chickens, Main Event, Old Chicago, & Mardel
- The Falls also features 200+ acres of spectacular natural surroundings featuring waterfalls, an 18-acre stocked lake, more than two miles of walking trails filled with wildlife, streams and arched bridges, and vast public park space
- Near to newly-built Dutch Bros Coffee, Taco Bell, The Big Biscuit, Quik Trip, Club Car Wash, and DG Market
- Easy access to I-70 & 40 Highway

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
ESTIMATED POP	9,368	54,978	144,538
EST. HHINCOME	\$90,130	\$100,567	\$97,819
ADDITIONAL INFORMATION			
SALE PRICE	\$3.25 PSF		
LEASE RATE	\$3.25 PSF		



For more information, please contact:

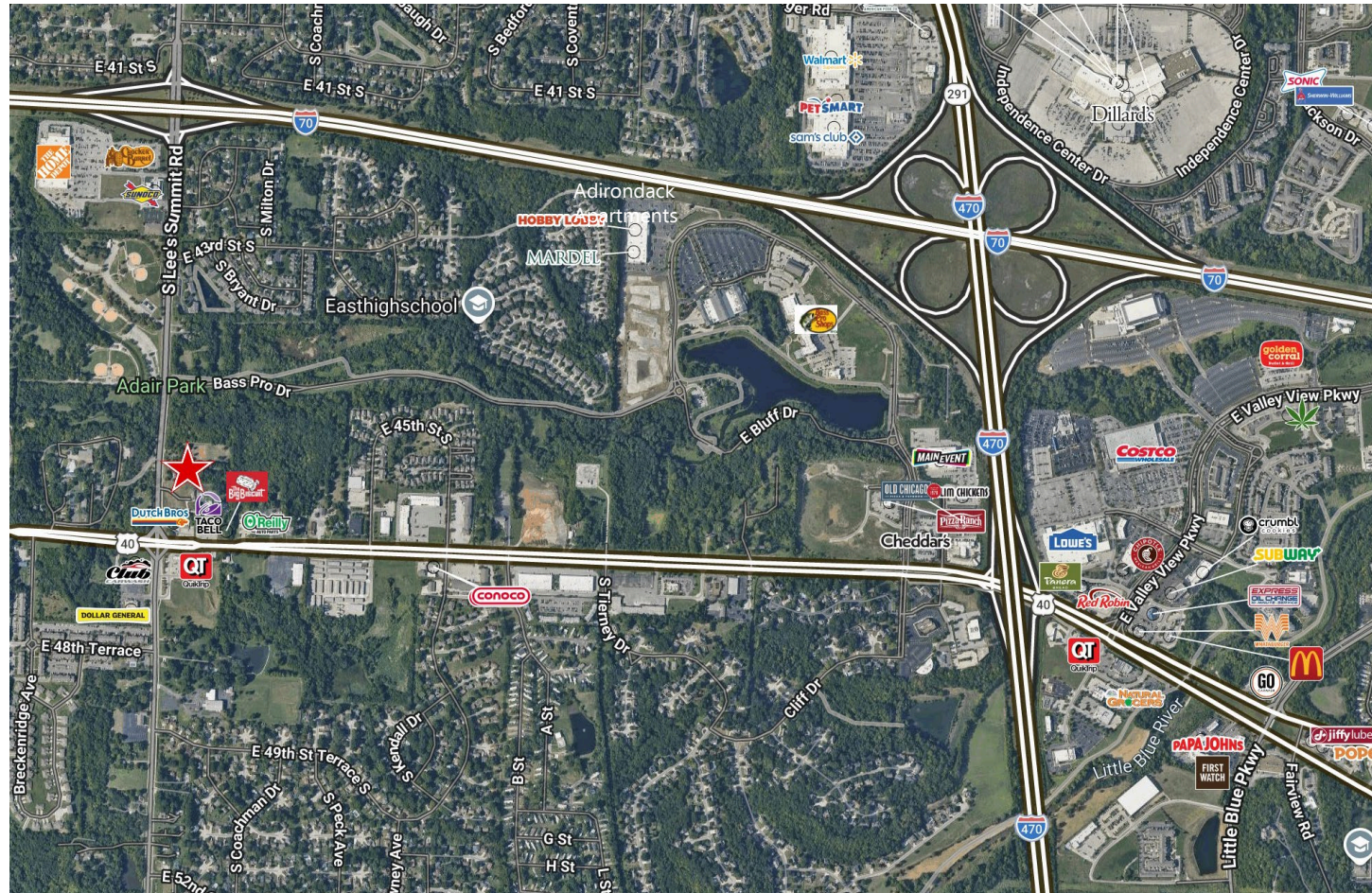
JOHN EVANS
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