



OFFERING SUMMARY

LEASE RATE:	\$12.00 - 14.00 SF/yr [Gross; NNN]
BUILDING SIZE:	12,726 SF
AVAILABLE SF:	792, 1,573 & 2,226 SF
LOT SIZE:	0.93 Acres
ZONING:	Commercial
MARKET:	Northland
SUBMARKET:	Gladstone
APN:	136090013005

PROPERTY OVERVIEW

12,726 sf retail/office building in the heart of Gladstone. Excellent visibility with good traffic counts on 72nd St and excellent access to 169 Hwy, I-35 & I-29.

PROPERTY HIGHLIGHTS

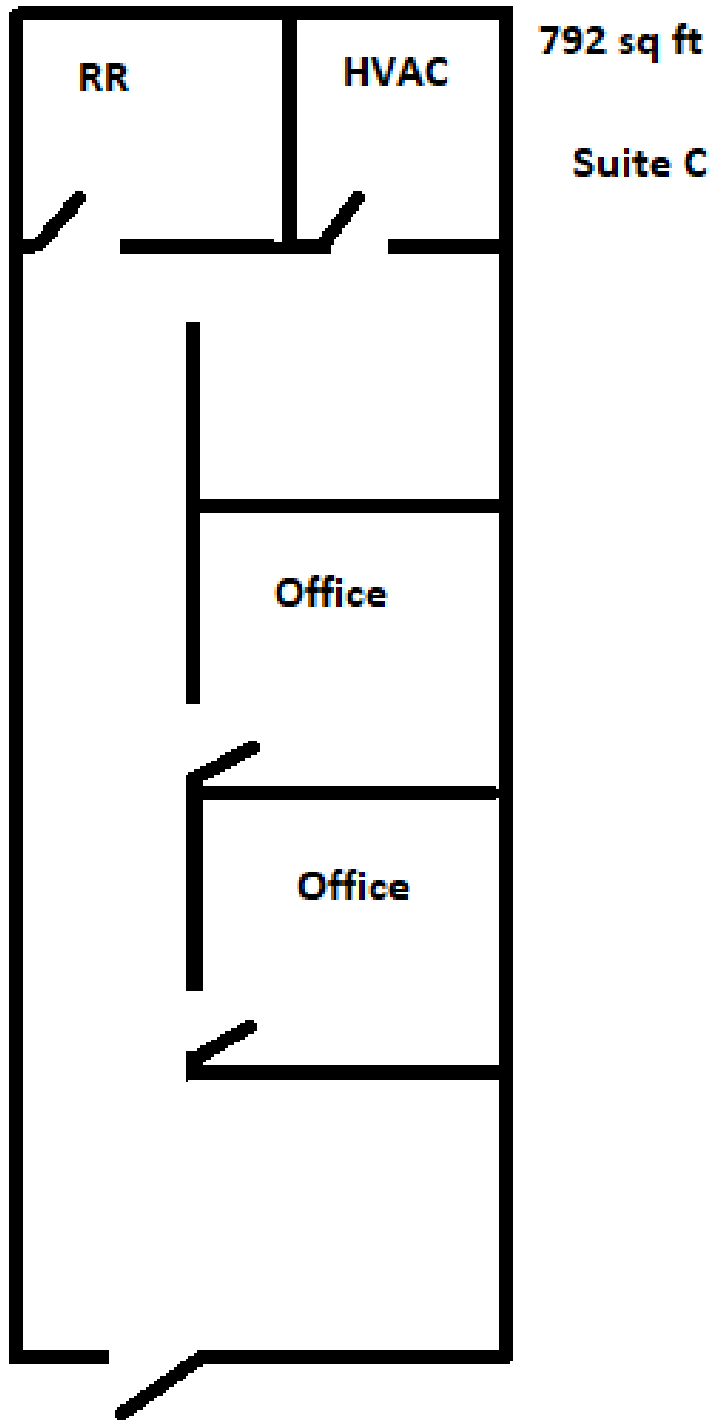
- Excellent Gladstone Location
- No Earnings Tax
- Suites available from 792 sf, 1,573 sf & 2,226 sf

C. STERLING SCOTT, CCIM

O: 816.436.4600

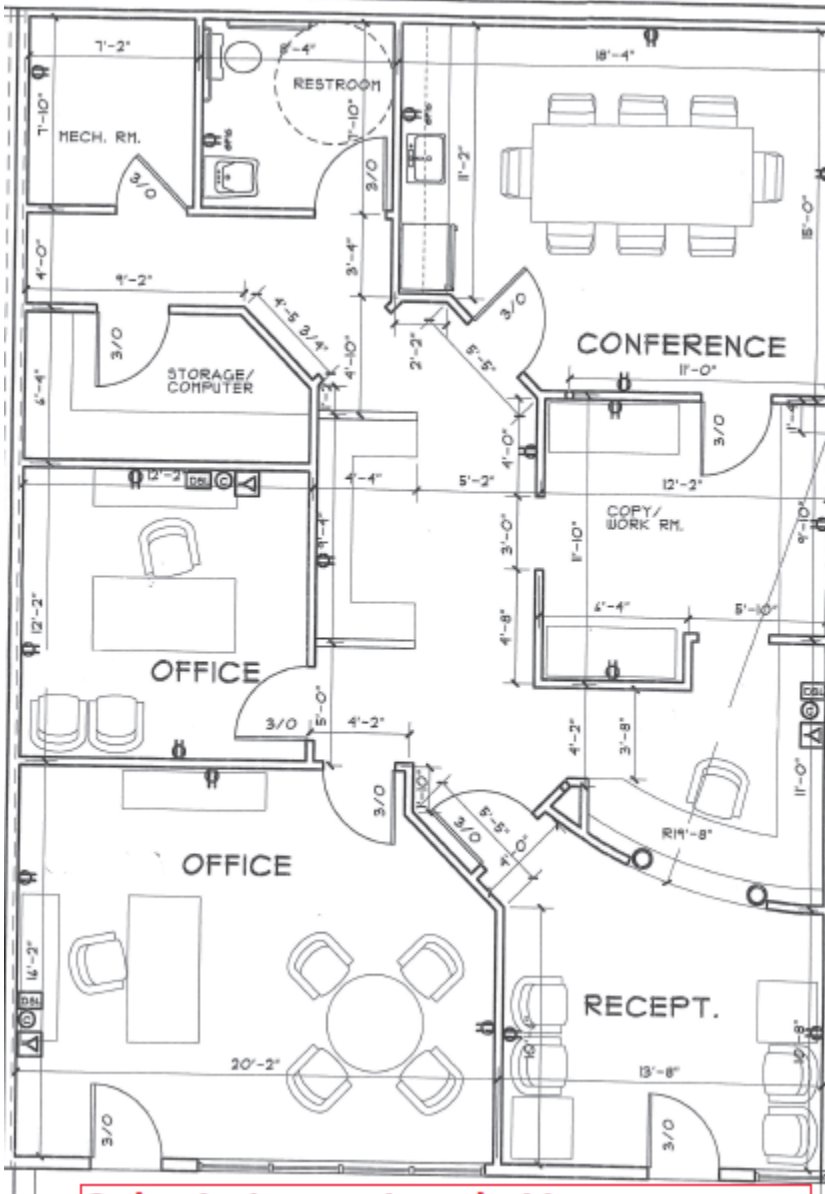
sterling.scott@svn.com

MO #1999021979



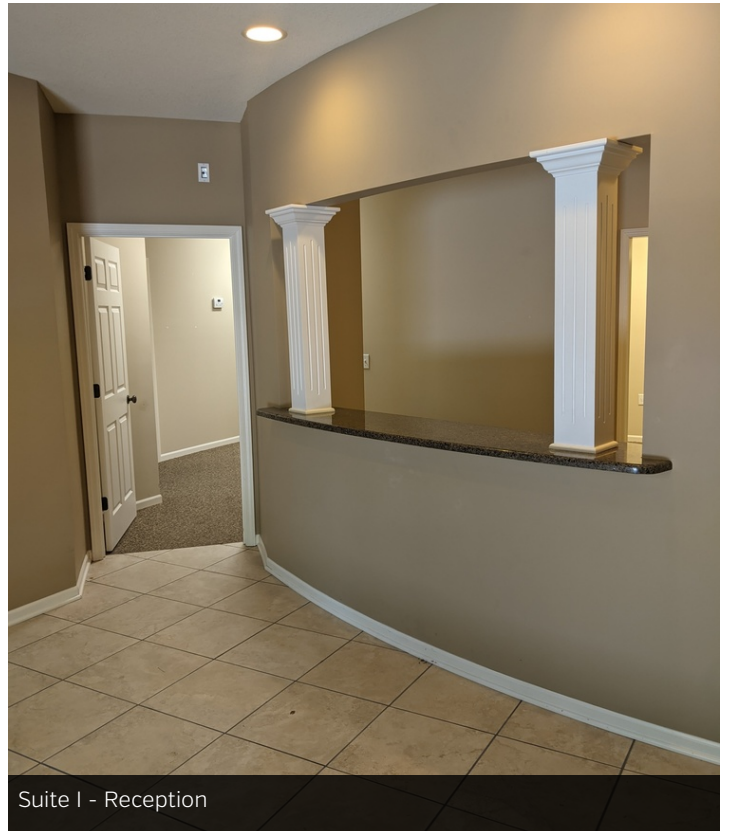
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SUITE I





Suites, D, E & F



Suite I - Reception



Suite I - Large Office



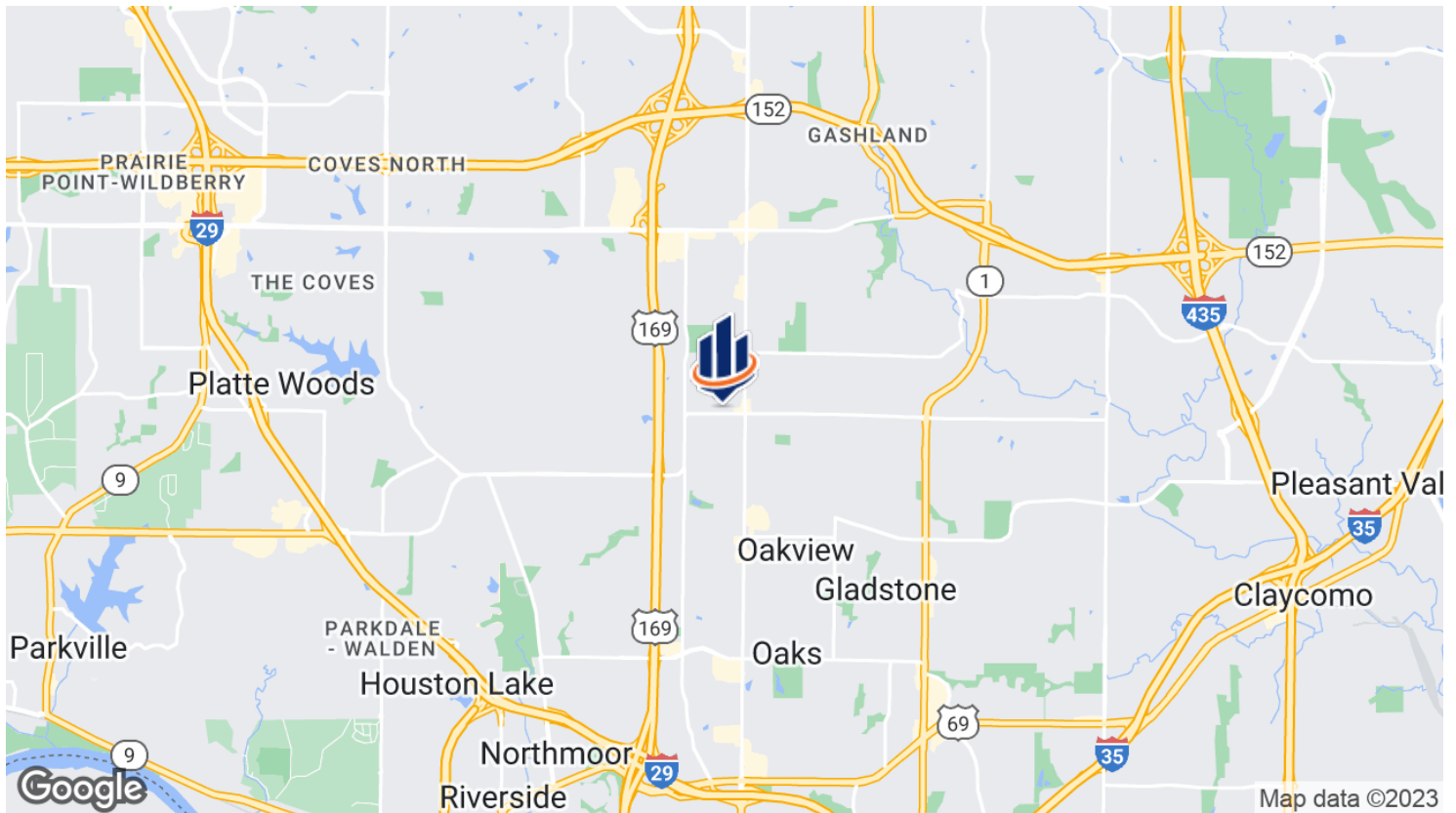
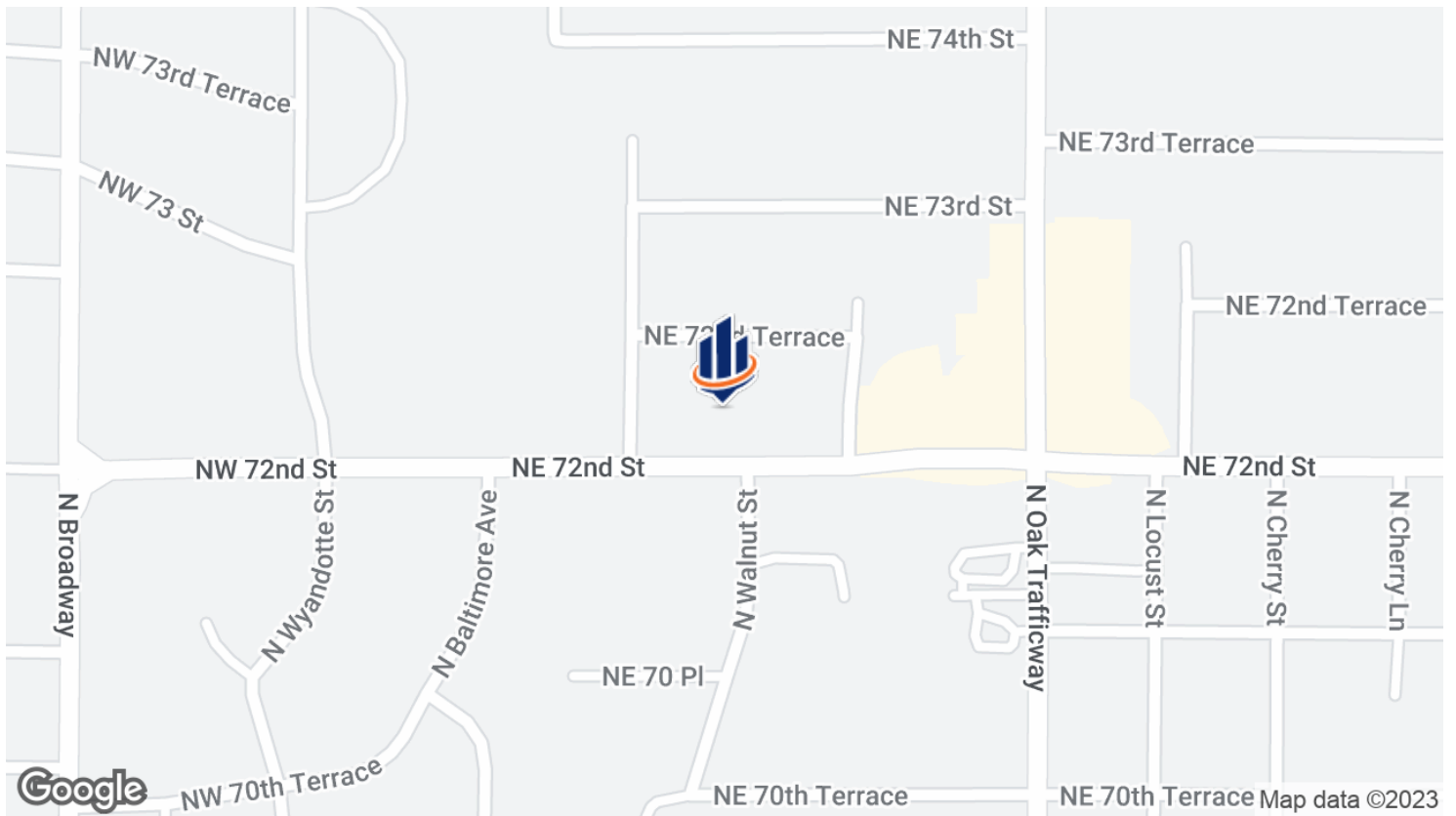
Suite I - Kitchen/Conference Room

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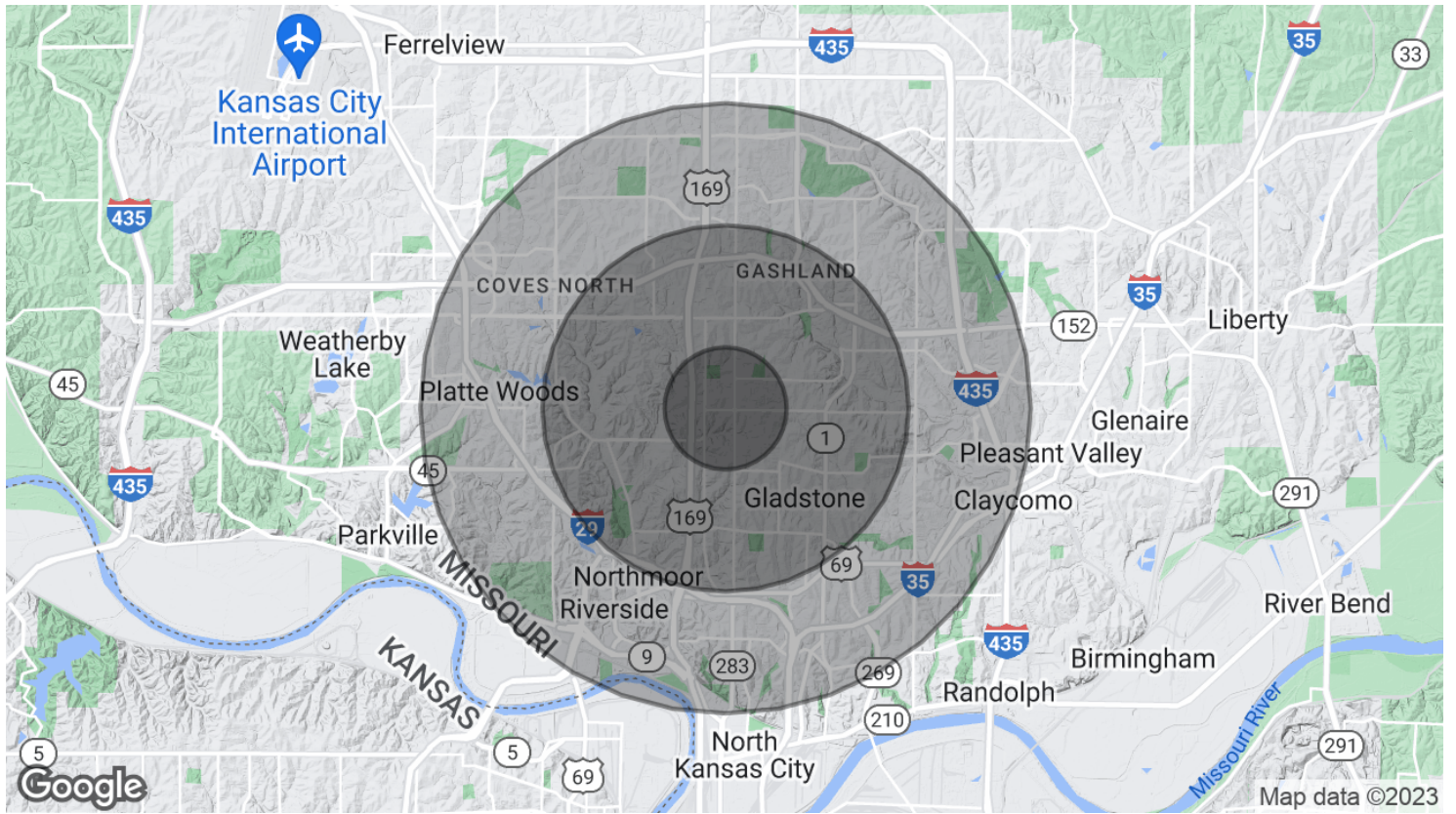


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POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	8,375	67,085	152,911
AVERAGE AGE	35.6	35.9	36.6
AVERAGE AGE (MALE)	36.4	34.8	35.4
AVERAGE AGE (FEMALE)	35.4	37.3	37.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	3,681	28,653	64,844
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$52,340	\$62,547	\$68,310
AVERAGE HOUSE VALUE	\$181,029	\$165,618	\$177,389

* Demographic data derived from 2020 ACS - US Census

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