

# 2nd GENERATION RESTAURANT AVAILABLE FOR SUBLEASE IN MAJOR RETAIL CORRIDOR IN INDEPENDENCE, MO!

19921 E Jackson Dr | INDEPENDENCE, MISSOURI 64057

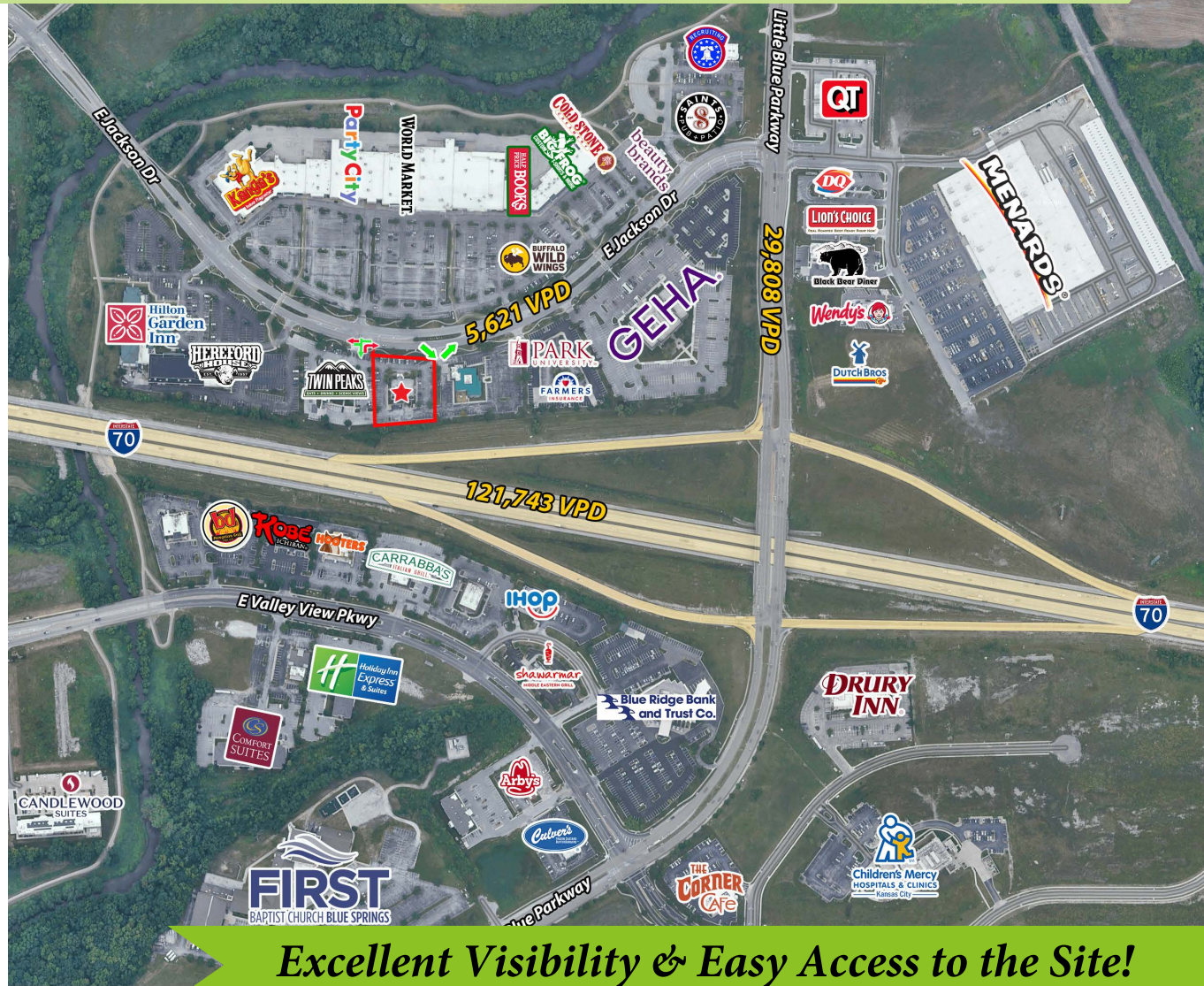


## SIZE & AVAILABILITY:

- 5,624 Building on 1.7 acre lot
- Call for Pricing

## DESCRIPTION:

- Excellent opportunity to occupy a 2nd generation, full-service restaurant with I-70 visibility
- Over 121,000 VPD on I-70
- Convenient access off a full interchange at Little Blue Parkway & I-70
- Easy access to density to the north and south of the site via I-470/Hwy 291
- Pad site to a large retail center that is in the midst of a new tenant line-up
- Ample parking



***Excellent Visibility & Easy Access to the Site!***

**Contact us today.**

Jordan Zenger, Vice President | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183



# 2nd GENERATION RESTAURANT AVAILABLE FOR SUBLEASE IN MAJOR RETAIL CORRIDOR IN INDEPENDENCE, MO!

19921 E Jackson Dr | INDEPENDENCE, MISSOURI 64057



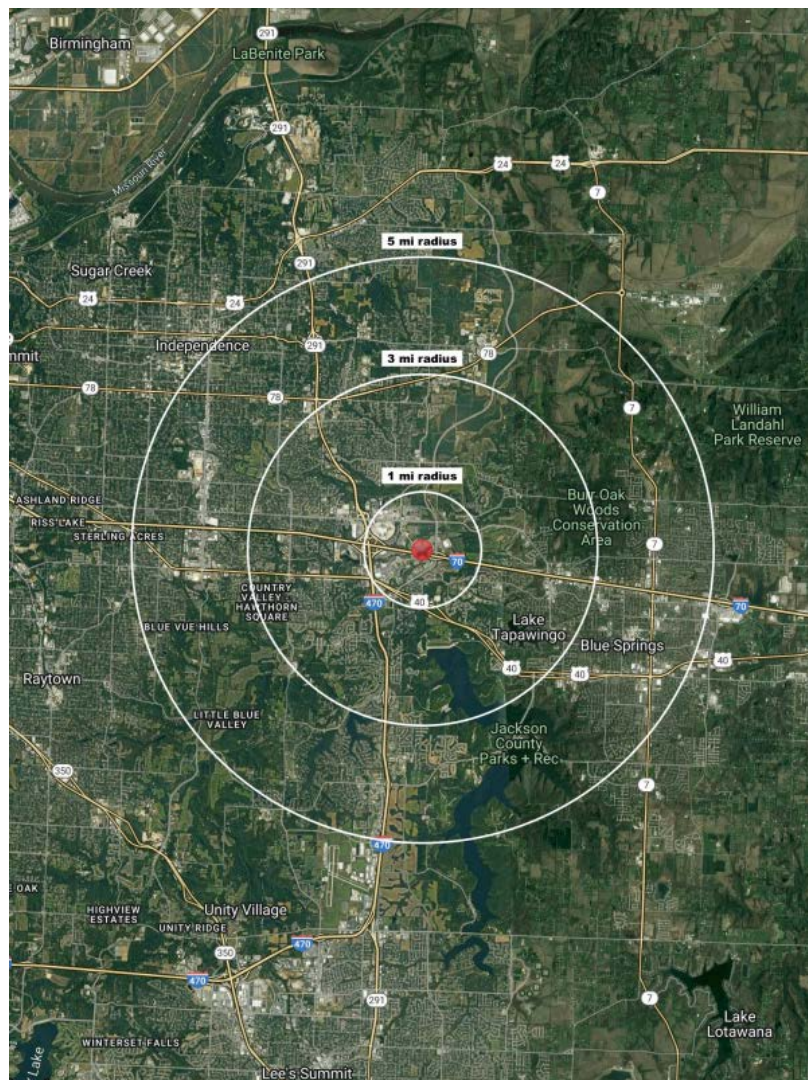
Contact us today.

Jordan Zenger, Vice President | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183



# 2nd GENERATION RESTAURANT AVAILABLE FOR SUBLEASE IN MAJOR RETAIL CORRIDOR IN INDEPENDENCE, MO!

19921 E Jackson Dr | INDEPENDENCE, MISSOURI 64057



## DEMOGRAPHICS (2023):

	1 mile	3 miles	5 miles
Est Population	2,902	47,347	125,793
Daytime Population	8,446	28,616	75,777
Total HH	1,606	20,014	51,919
Avg HH Income	\$51,288	\$110,615	\$108,384

**Contact us today.** Jordan Zenger, Vice President | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183