

## Ground Lease Opportunity

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11415 West 87<sup>th</sup> Terrace  
Overland Park, KS 66214

11511 Blue Ridge Blvd  
Kansas City, Missouri 64134



1.0 +/- Acre Lot Available for Long Term Ground Lease to C-Store or Gas Station

- **\$5,000 / Month + Annual CPI Increases**
- Long Term Ground Lease
- C-Store or Gas Station
- Development Opportunity
- 2% Annual Increase
- 1.0 +/- Acre Lot
- Site Plans Available
- Corner of Blue Ridge Blvd and Holiday Drive
- Part of High Traffic Retail Center
- Great Visibility
- Minimum Term 10 Years
- Dimensions of Lot Flexible

