



RETAIL BUILDING FOR SALE



**4301 STATE AVENUE
KANSAS CITY, KS 66102**

**SALE PRICE:
\$2,950,000.00**

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

**For More Information Contact
Chuck Cuda
cuda@opescre.com
816-268-4493**

**OPES COMMERCIAL REAL ESTATE
6051 N. CHESTNUT AVENUE, SUITE B
GLADSTONE, MO 64119
WWW.OPESCRE.COM**



PROPERTY INFORMATION

FEATURES

- 43,360+/- SF Retail / Distribution Store Front
- 8% Cap Rate
- Easy Hwy Access to I-635
- Good Hwy Access to I-70
- 17,300 +/- Cars Per Day On State Avenue

AREA DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2021 Total Population	32,054	126,835	628,817
2026 Population	32,259	127,315	647,885
Pop Growth 2021-2026	0.1%	0.1%	0.6%
Median Age	31.7	33.4	36.6
HOUSEHOLDS			
2021 Total Households	10,758	47,167	262,834
HH Growth 2021-2026	0.1%	0.1%	0.6%
Median Household Inc.	\$39,922	\$41,666	\$56,911
Avg. Household Size	3	2.7	2.3
2021 Avg. HH Vehicles	2	2	2
HOUSING			
Median Home Value	\$65,116	\$82,221	\$179,130
Median Year Built	1952	1956	1962

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