



**KIN PROPERTIES**

# 1400 E North Ave, Belton, MO 64012

BELTON, MO | RETAIL PROPERTY

FOR LEASE | 15,120 SF



## PROPERTY DESCRIPTION

Currently operated as a Walgreens with a Drive Thru.

## PROPERTY HIGHLIGHTS

- Freestanding building with excellent parking, signage and access.
- Join local retailers Hy-Vee, The Home Depot, Harbor Freight Tools, Planet Fitness, Target, Kohl's and Dollar Tree.

## OFFERING SUMMARY

Available Size:	15,120 SF
Lot Size:	1.8 Acres
Lease Rate:	\$10.95 SF/yr (NNN)
Tax Rate:	\$2.89 / SF



### DAVID ROTH

Vice President of Leasing  
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### DAN CORWIN

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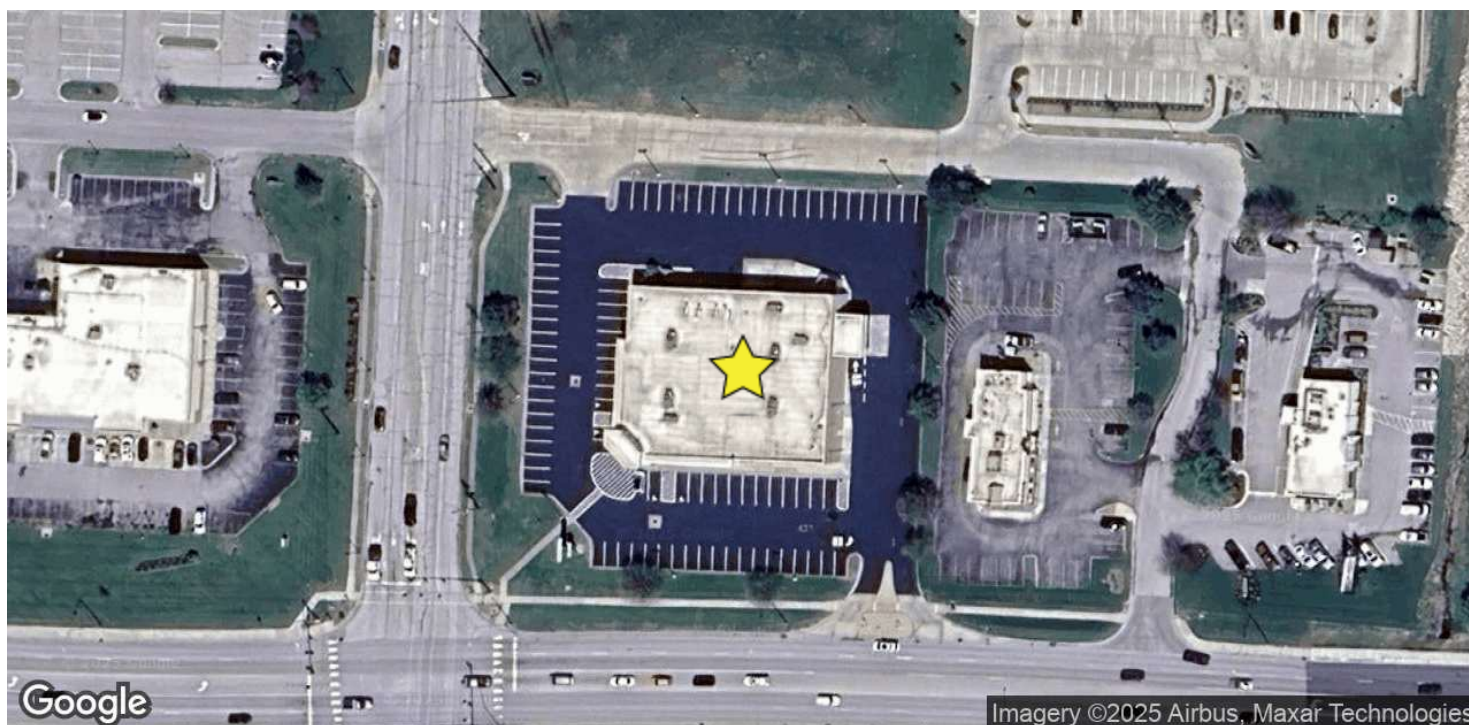


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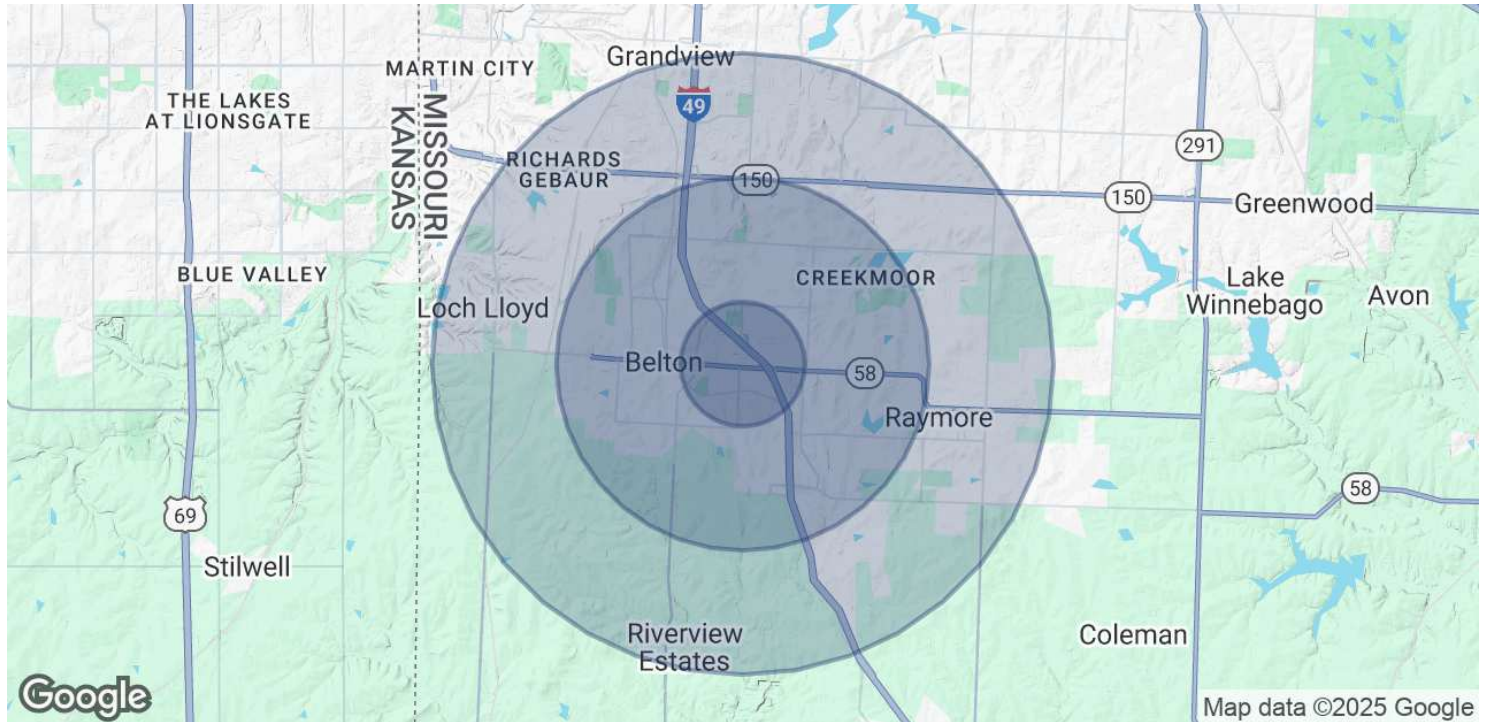




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,394	46,406	64,711
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,539	18,000	24,946
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$90,093	\$102,053	\$102,856
Average House Value	\$230,612	\$295,172	\$315,360

Demographics data derived from AlphaMap

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