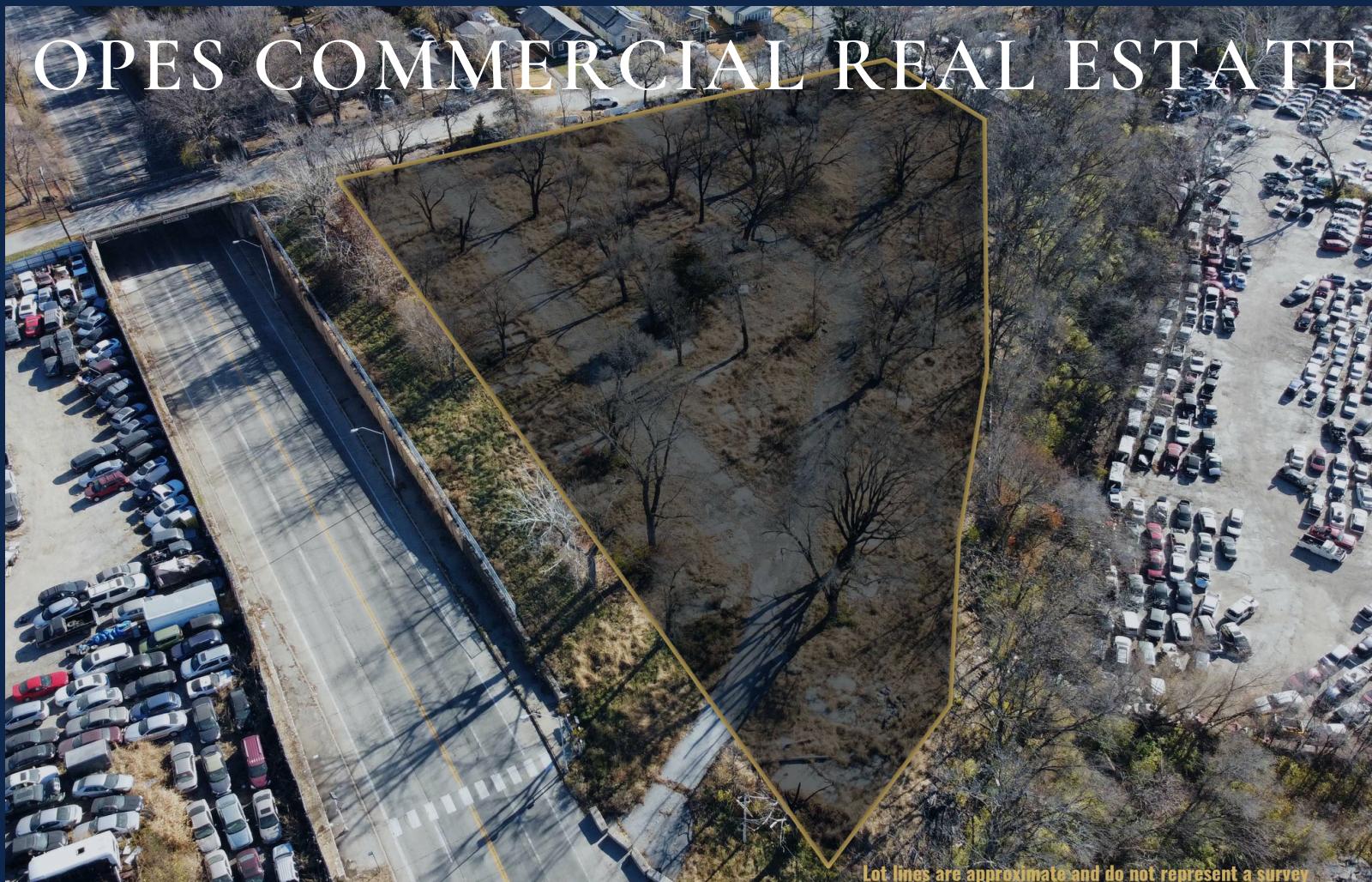




OPES COMMERCIAL REAL ESTATE



Lot lines are approximate and do not represent a survey.

5631 E US 40 HWY
KANSAS CITY, MO 64128

FOR SALE

~~\$325,000.00~~

PRICE REDUCED \$299,000.00

VICTOR BRANCATO

816-384-2900

VBRANCATO@OPESCRE.COM

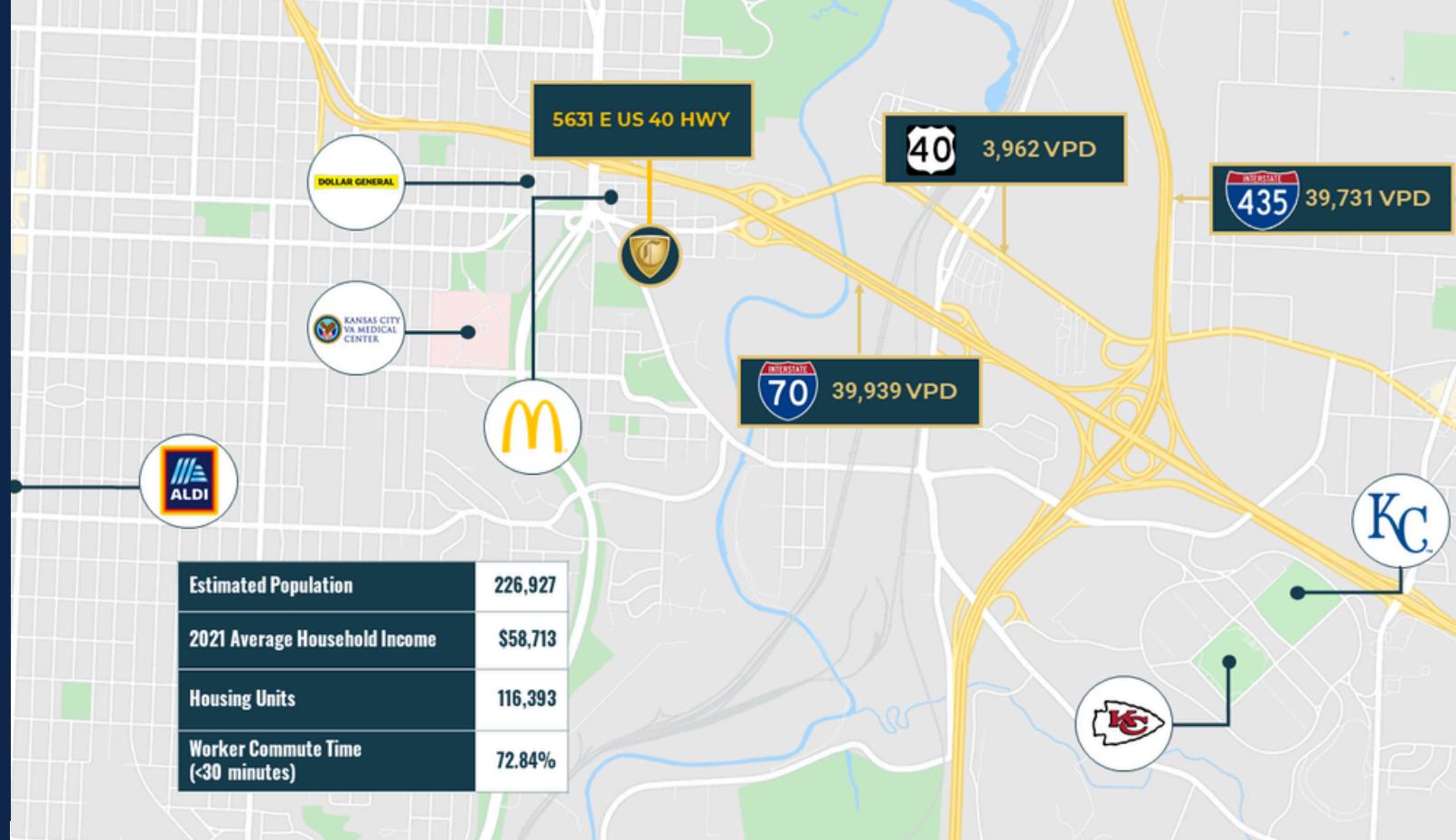
Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

PROPERTY FEATURES:

- INDUSTRIAL LAND
- 2.35 +/- ACRES (102,366 SQUARE FEET)
- ZONING: M1-5



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5631 E US 40 HWY KANSAS CITY, MO 64128

Population	2 Mile	5 Mile	10 Mile
2024 Population	36,385	246,741	693,469
2029 Population	37,322	250,621	700,916
Annual Growth 2024-2029	0.5%	0.3%	0.2%



Households	2 Mile	5 Mile	10 Mile
2024 Total Households	13,851	109,069	294,680