



PROPERTY SUMMARY

Available SF: 1,560 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 4.36 Acres

Building Size: 6,560 SF

Renovated: 2015

Zoning: CP-2

Market: Kansas City

Sub Market: Independence

Cross Streets: 23rd Street and Lee's
Summit Road



PROPERTY HIGHLIGHTS

- Major Roadway
- Close to major retailers national chains
- Great Parking
- Easy Access to space
- New Space
- Rear Access Entry
- Great Signage



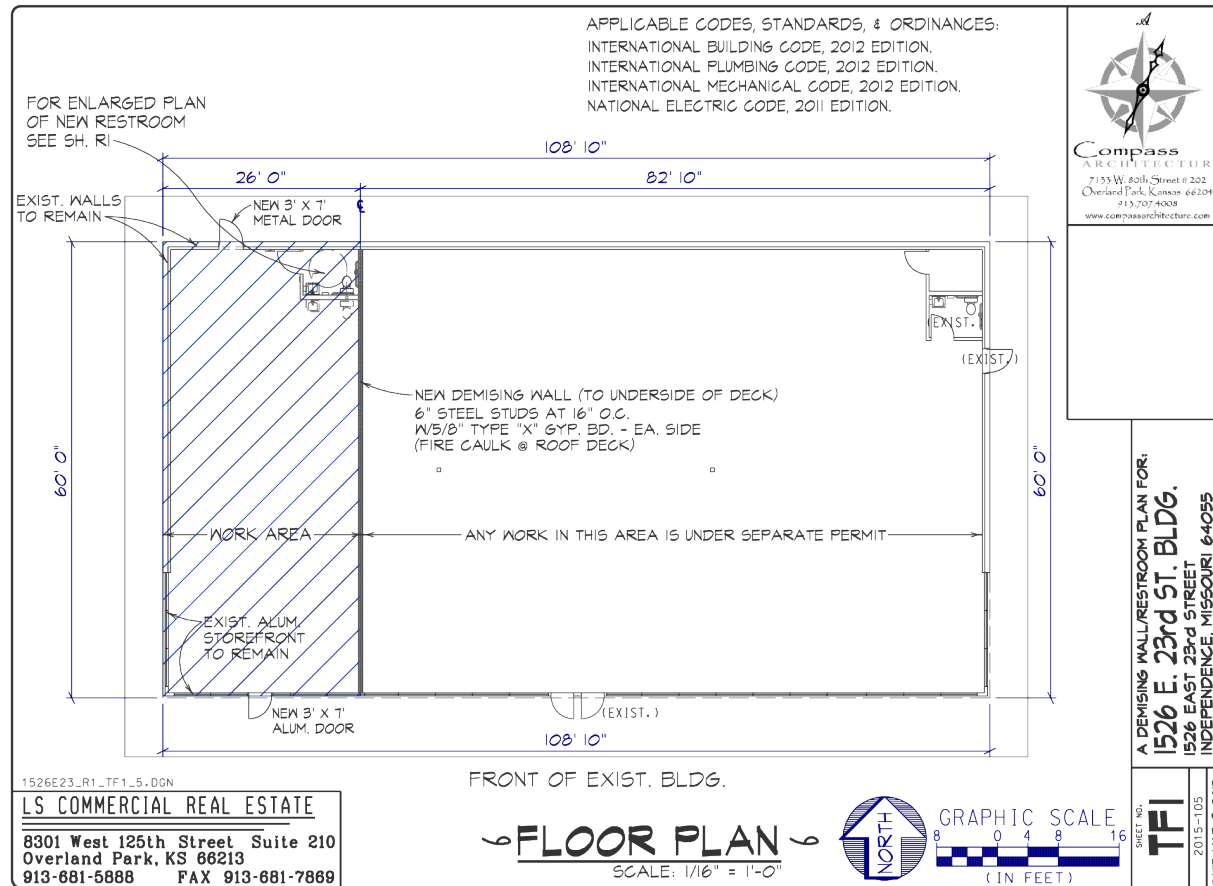
LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT

RETAIL SPACE FOR LEASE

1528 E. 23RD STREET, INDEPENDENCE, MO 64055

6,560 SF



JOHN SMITH JOE PARIS

Associate
913.681.5888
smith@lscr.com

www.lscr.com

TCN
WORLDWIDE
REAL ESTATE SERVICES



LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT

RETAIL SPACE FOR LEASE

1528 E. 23RD STREET , INDEPENDENCE, MO 64055

6,560 SF



JOHN SMITH JOE PARIS

Associate
913.681.5888
smith@lscr.com

www.lscr.com

TCN
WORLDWIDE
REAL ESTATE SERVICES



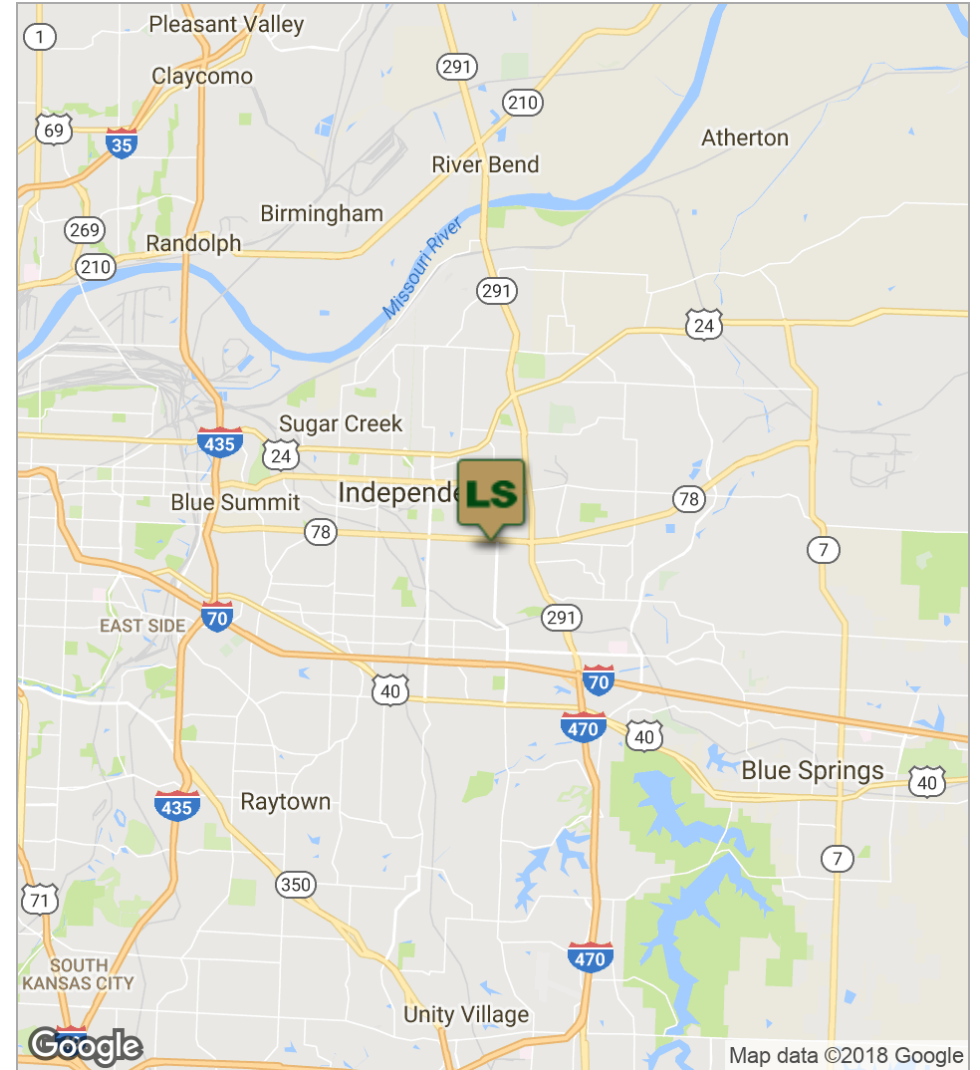
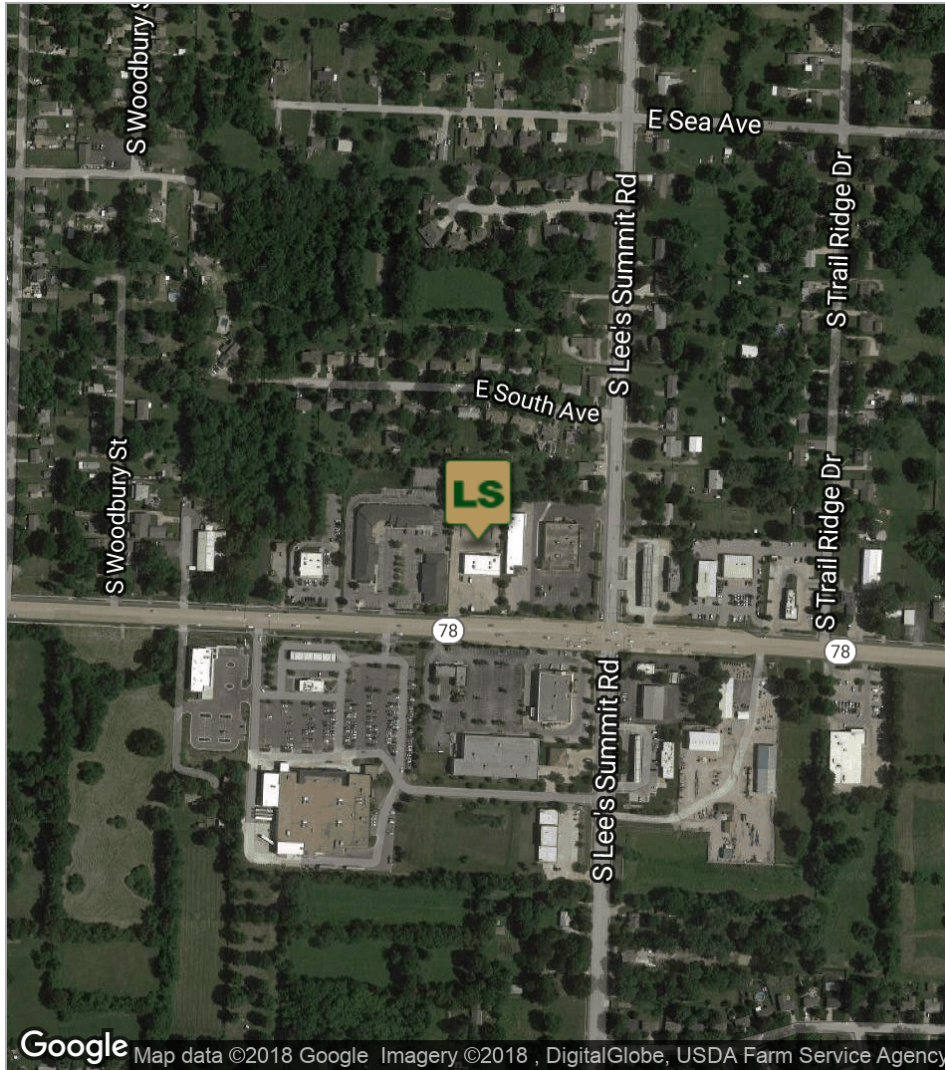
LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT

RETAIL SPACE FOR LEASE

1528 E. 23RD STREET , INDEPENDENCE, MO 64055

6,560 SF



JOHN SMITH JOE PARIS

Associate
913.681.5888
smith@lscr.com

www.lscr.com

TCN
WORLDWIDE
REAL ESTATE SERVICES



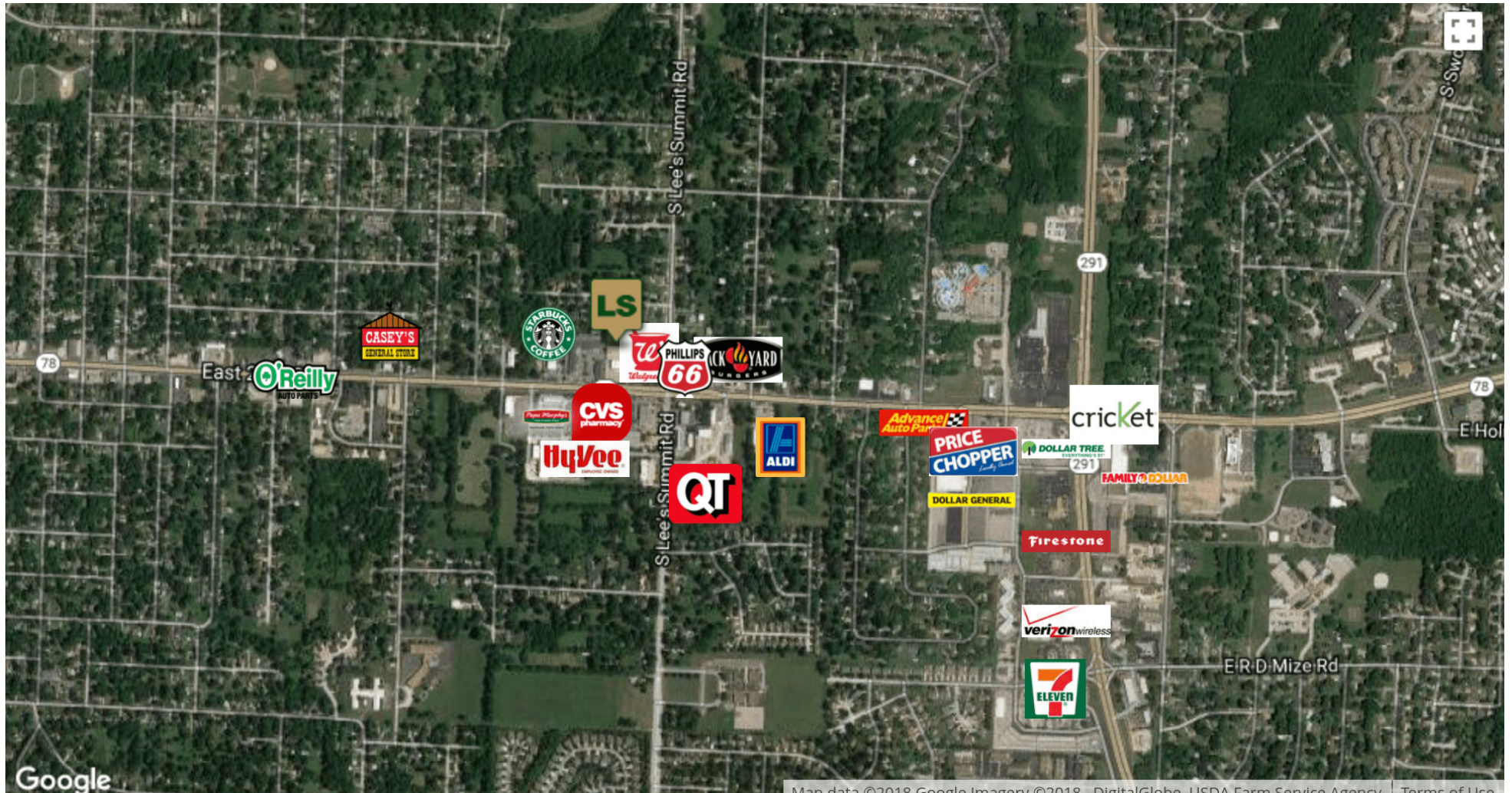
LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT

RETAIL SPACE FOR LEASE

1528 E. 23RD STREET, INDEPENDENCE, MO 64055

6,560 SF

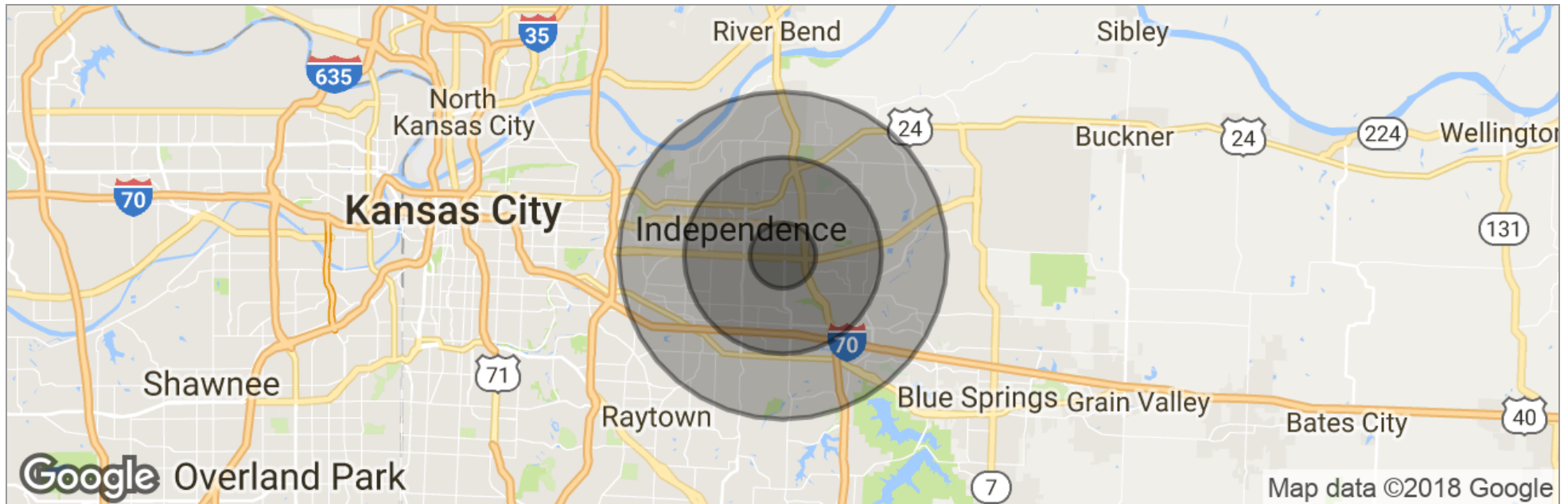


JOHN SMITH JOE PARIS

Associate
913.681.5888
smith@lscr.com

www.lscr.com

TCN
WORLDWIDE
REAL ESTATE SERVICES



	1 Mile	3 Miles	5 Miles
Total Population	8,533	70,206	143,996
Population Density	2,716	2,483	1,833
Median Age	37.5	39.3	39.1
Median Age (Male)	36.4	38.5	38.1
Median Age (Female)	39.0	39.9	39.9
Total Households	3,462	28,844	59,313
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$49,489	\$52,278	\$54,503
Average House Value	\$138,970	\$129,716	\$132,529

* Demographic data derived from 2010 US Census

JOHN SMITH JOE PARIS

Associate
913.681.5888
smith@lscr.com

www.lscr.com

TCN
WORLDWIDE
REAL ESTATE SERVICES



RETAIL SPACE FOR LEASE

1528 E. 23RD STREET , INDEPENDENCE, MO 64055

6,560 SF

	1 MILE	3 MILES	5 MILES
Total households	3,462	28,844	59,313
Total persons per hh	2.5	2.4	2.4
Average hh income	\$49,489	\$52,278	\$54,503
Average house value	\$138,970	\$129,716	\$132,529

	1 MILE	3 MILES	5 MILES
Total population	8,533	70,206	143,996
Median age	37.5	39.3	39.1
Median age (male)	36.4	38.5	38.1
Median age (female)	39.0	39.9	39.9

** Demographic data derived from 2010 US Census***JOHN SMITH JOE PARIS**Associate
913.681.5888
smith@lscr.com