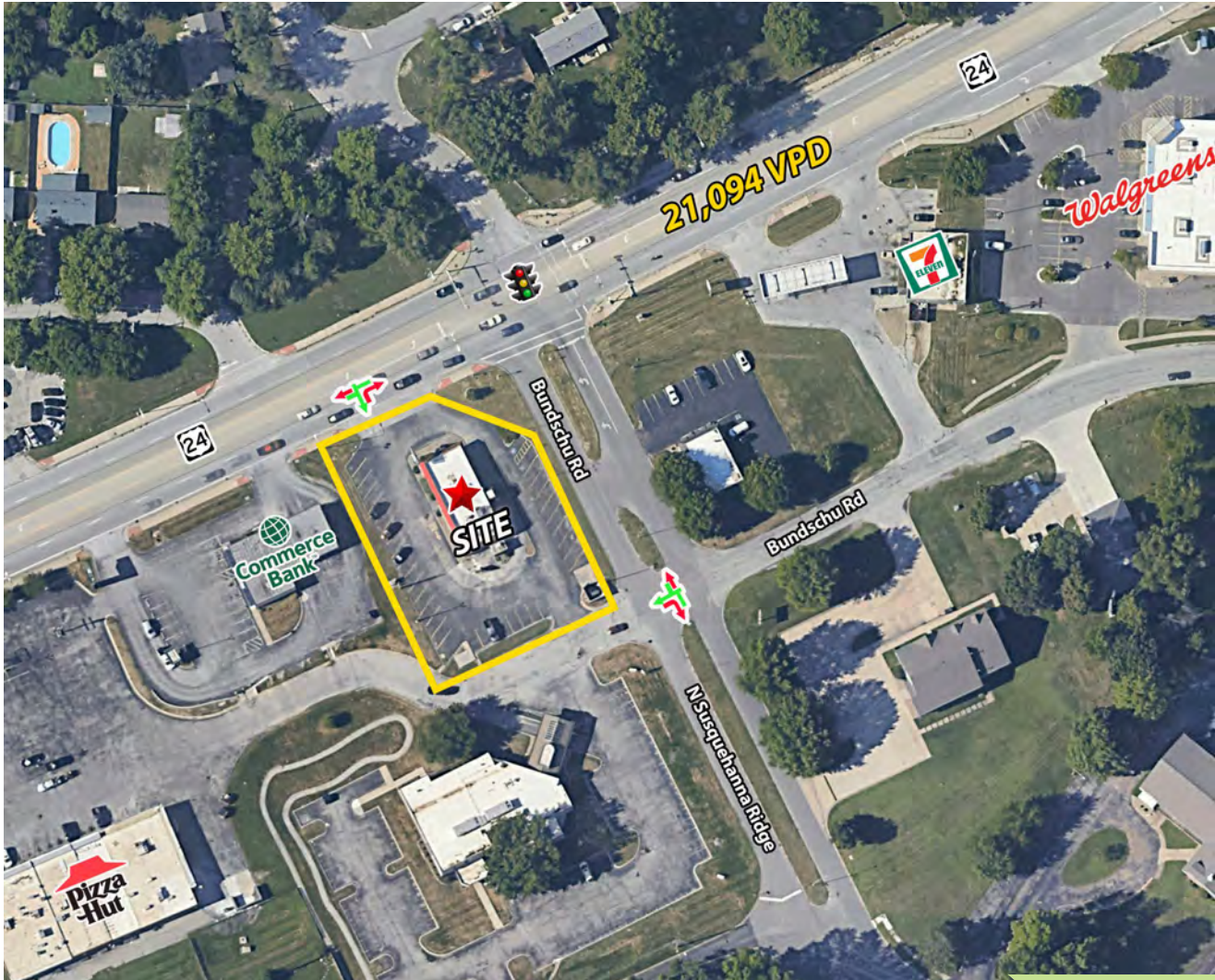


2ND GENERATION QSR - AVAILABLE FOR SALE OR LEASE

17701 E US Hwy 24, Independence, MO



AVAILABLE:

- Building Size: 2,680 SF
- Lot Size: 0.66 Acres
- Call for Pricing

DESCRIPTION:

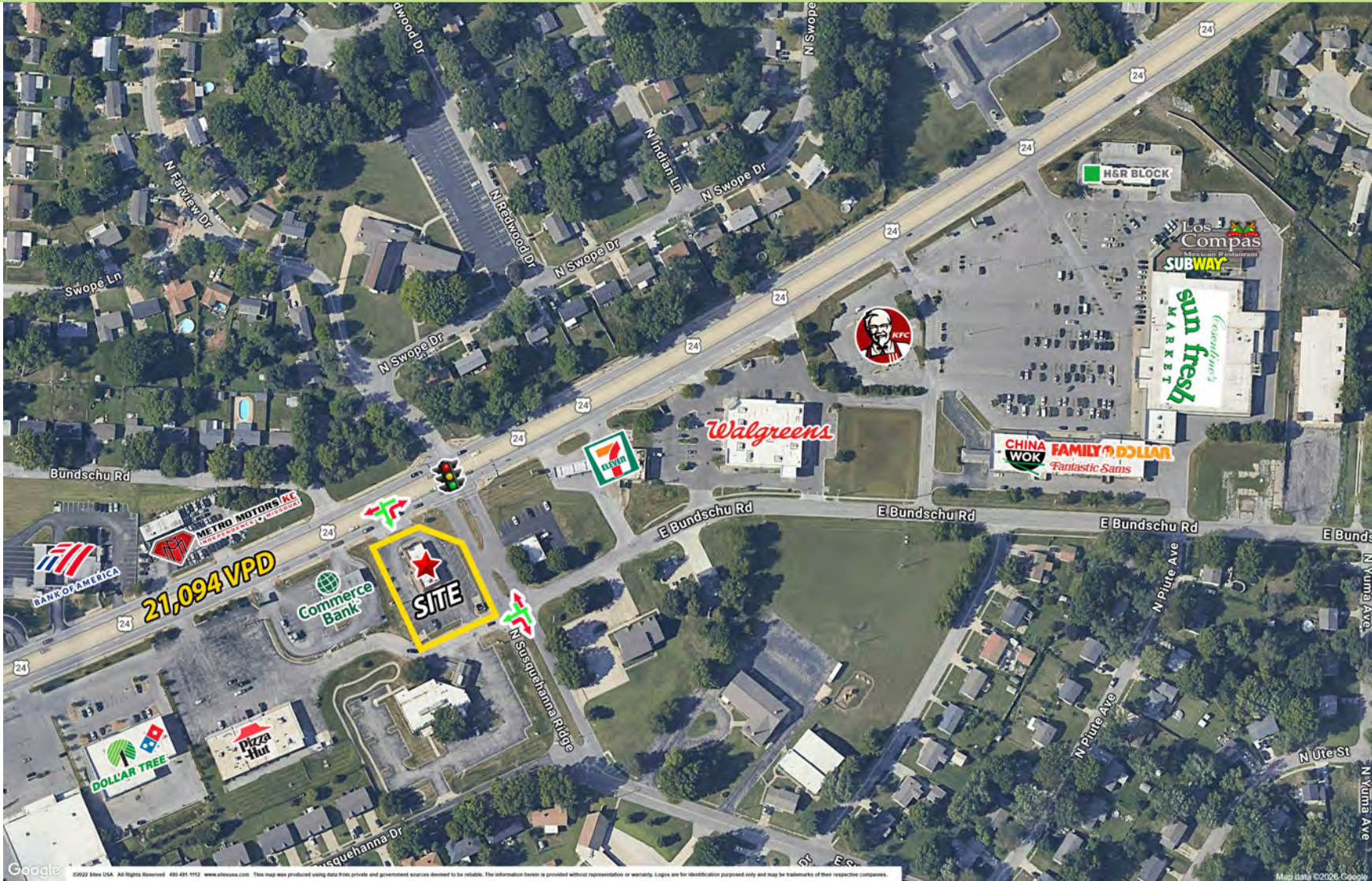
- 2nd Generation Fast Food restaurant equipped with Drive-Thru operations
- Existing FF&E Included
- Near Sun Fresh Grocery Store
- Excellent Visibility and easy access
- Situated on US Highway 24 - major thorough fare in Independence with over 21,000 VPD
- Ample Parking

Excellent Visibility & Easy Access!!!

Contact us today. Jordan Zenger | jzenger@fergprop.com | 913.558.5183

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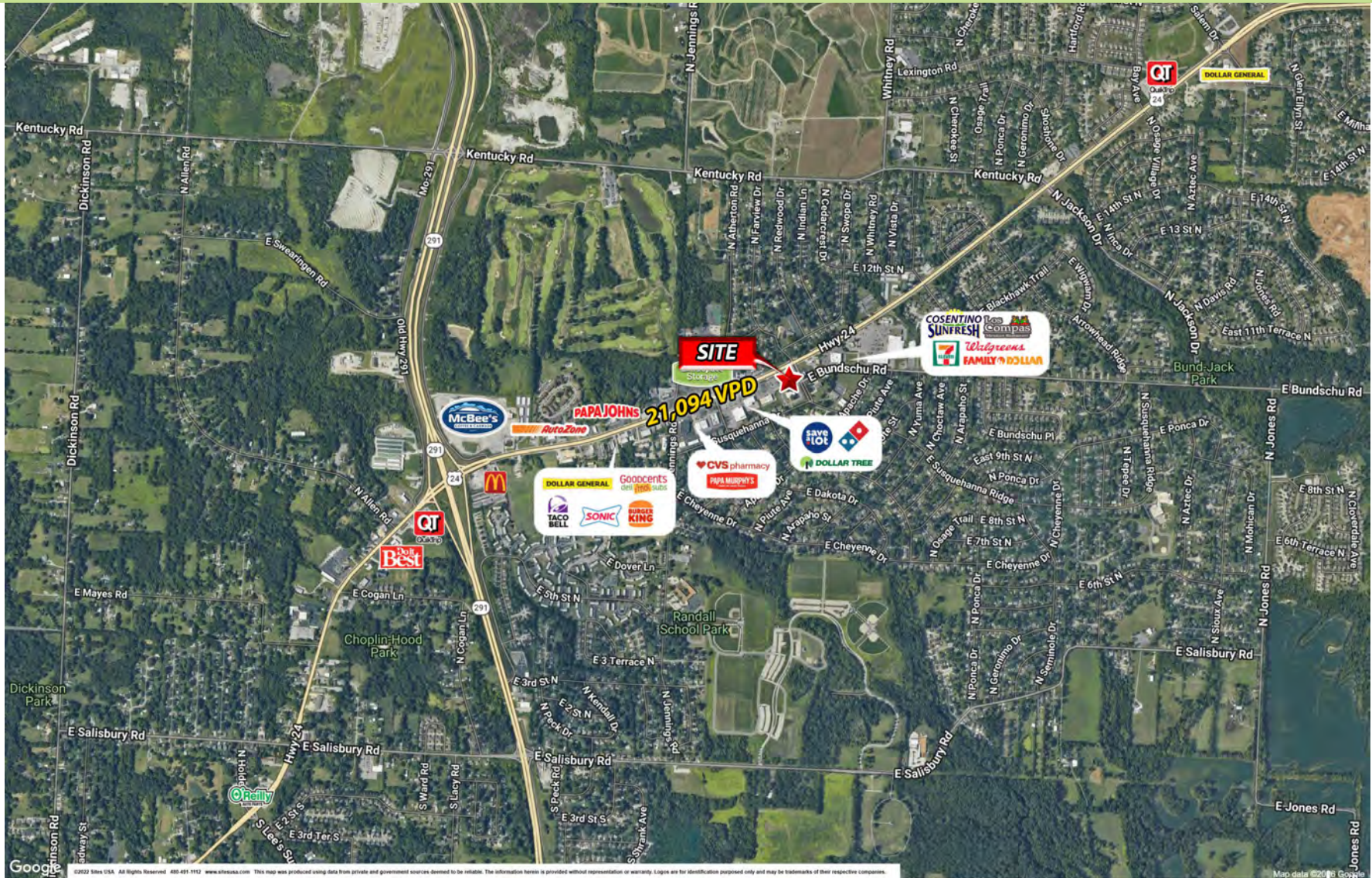


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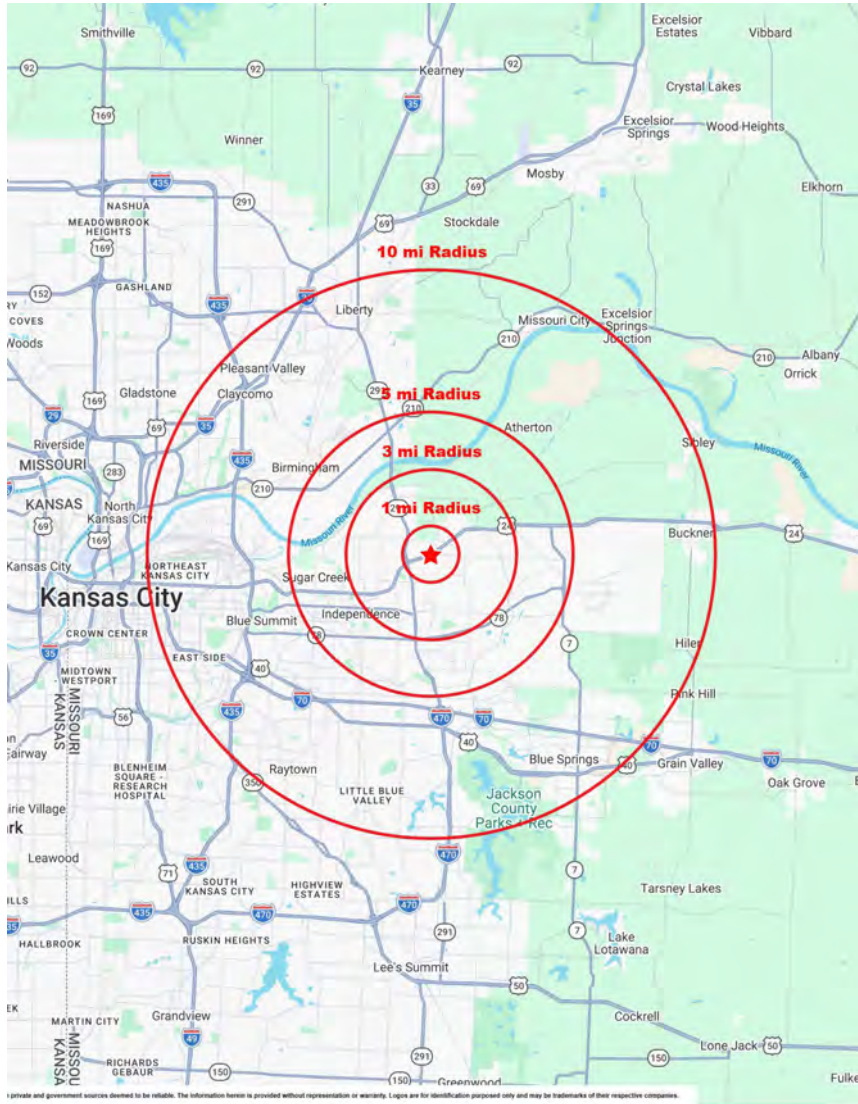
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| DEMOGRAPHICS | 1 mile | 3 miles | 5 miles | 10 miles |
|--------------------|----------|----------|----------|----------|
| 2024 Population | 10,361 | 38,802 | 84,816 | 353,416 |
| Daytime Population | 3,372 | 17,867 | 45,450 | 206,715 |
| Total Households | 3,841 | 14,906 | 34,708 | 140,973 |
| Average HH Income | \$73,891 | \$84,908 | \$83,008 | \$91,492 |

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