



PatelGroup

FOR LEASE

508 NW Main St, Grain Valley, MO 64029

Fully Furnished Restaurant / Bar Location

- Total indoor Sq. Ft. - 2,843
- 2,600 Sq. Ft. of additional outdoor patio space
- Prime location
- Minutes away from I-70
- Great Investment or Owner Occupant Opportunity
- Nearby tenants include Grain Valley Historical Society,
- OG Body Art Co., and Bank of Grain Valley



For more information, contact:

Nilesh Patel | 816-309-7604 | patelgroup@kw.com



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Features

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- High-visibility location
- Adaptable interior layout
- Second floor entertainment space and outdoor patio allowing for multiple opportunities



kw PLATINUM PARTNERS
KELLERWILLIAMS. REALTY

For more information, contact:

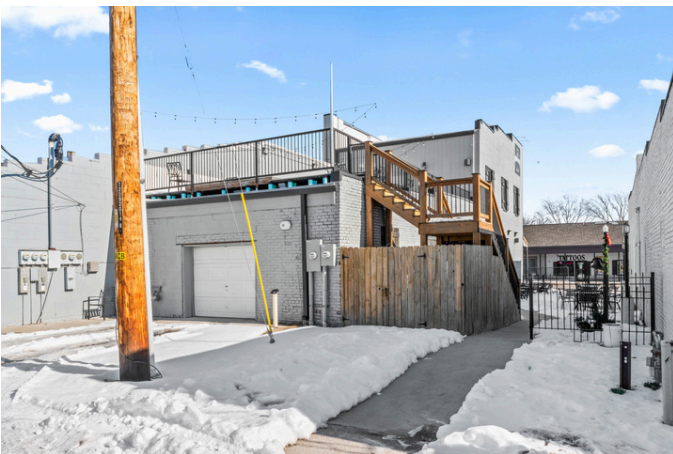
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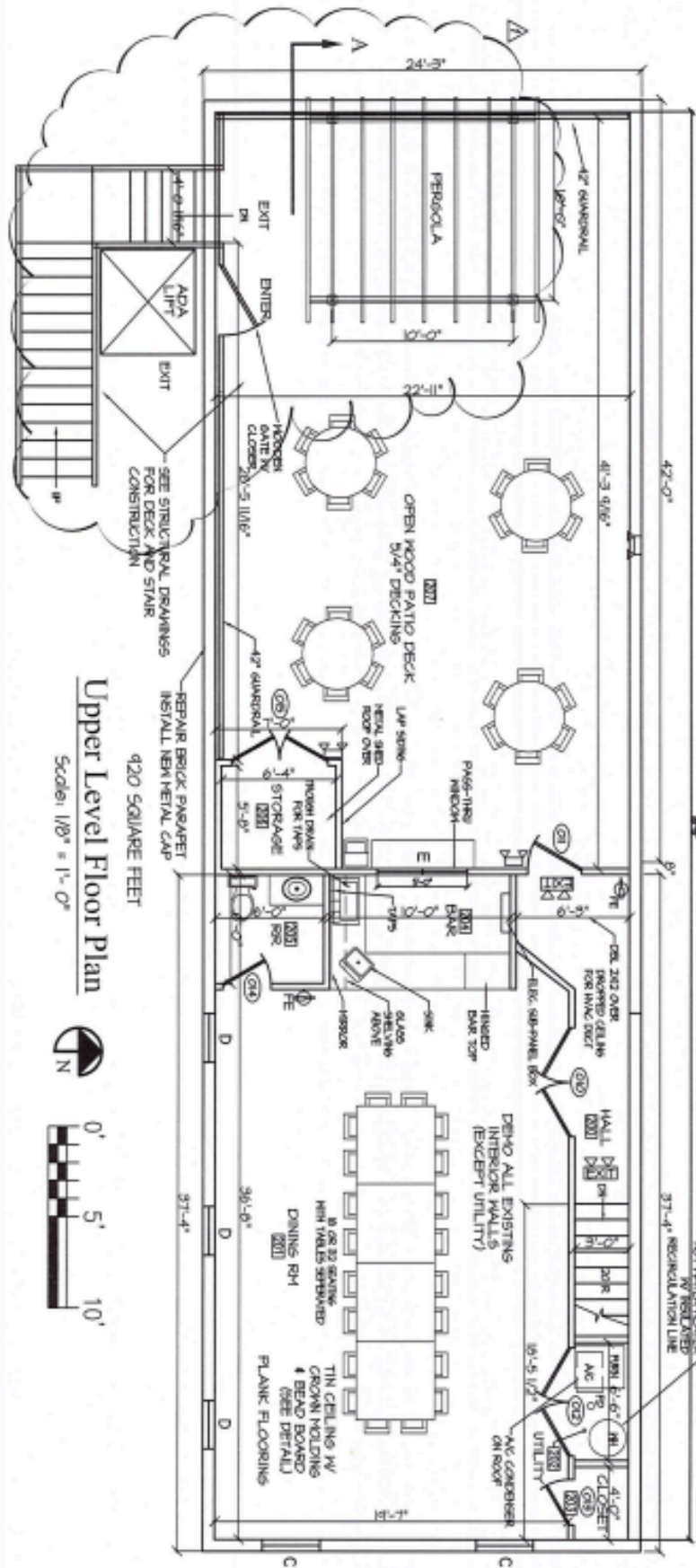
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Pictures

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Upper Level Floor Plan
 Scale: 1/8" = 1'-0"



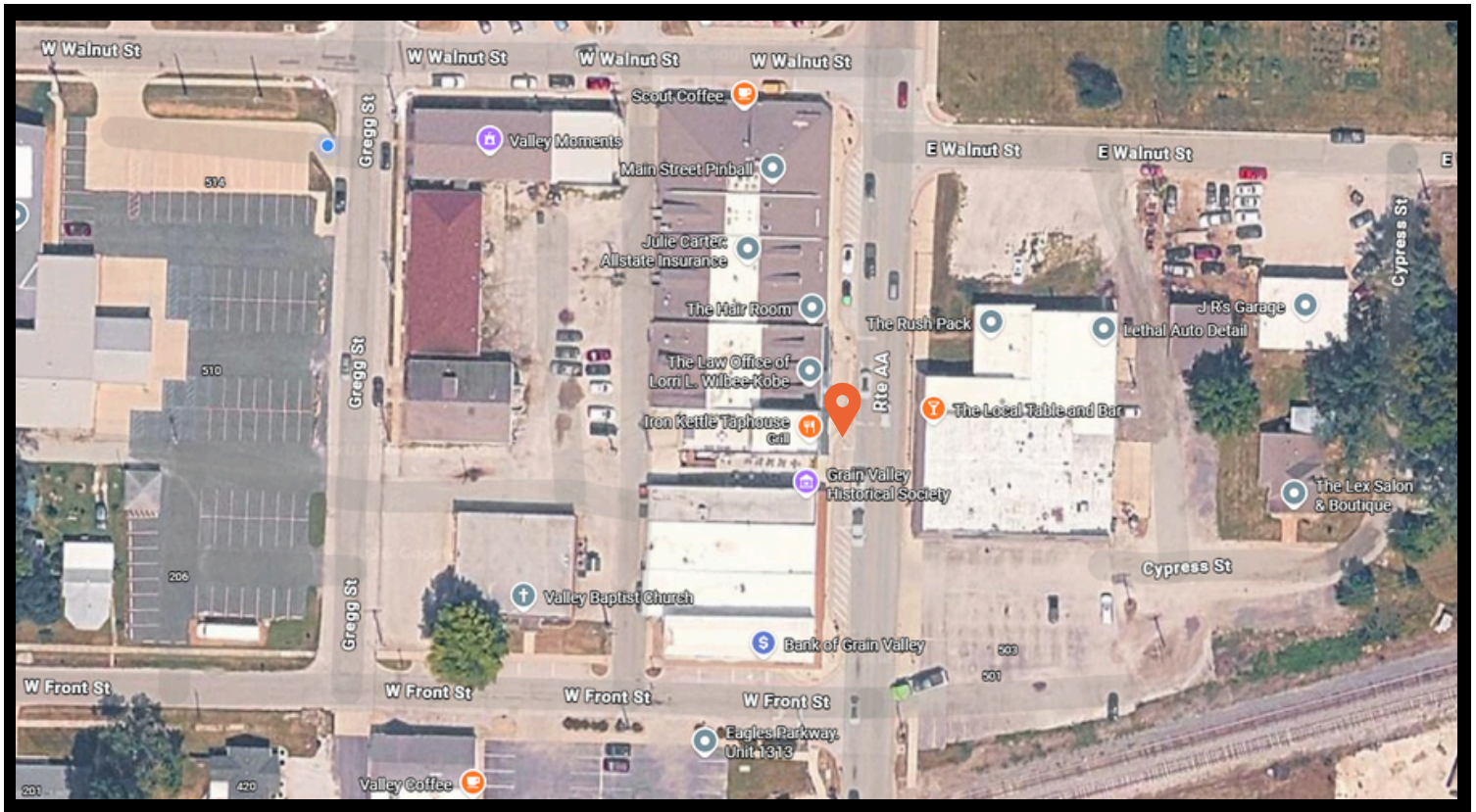
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Aerial View

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Demographics

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Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

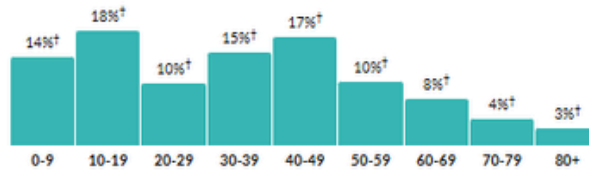
Age

35.8

Median age

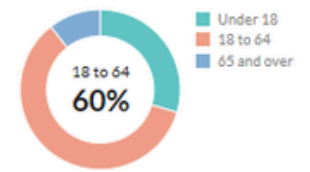
a little less than the figure in the Kansas City, MO-KS Metro Area: 37.8
about 90 percent of the figure in Missouri: 38.9

Population by age range



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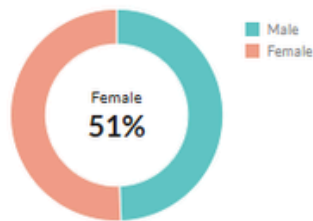
Population by age category



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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

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Income

\$38,038

Per capita income

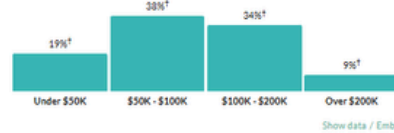
about 90 percent of the amount in the Kansas City, MO-KS Metro Area: \$44,205
about the same as the amount in Missouri: \$38,497

\$87,266

Median household income

about 10 percent higher than the amount in the Kansas City, MO-KS Metro Area: \$81,927
about 25 percent higher than the amount in Missouri: \$68,920

Household income



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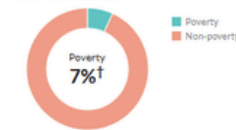
Poverty

6.3%

Persons below poverty line

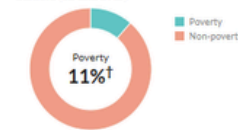
about three-fifths of the rate in the Kansas City, MO-KS Metro Area: 10%
about half the rate in Missouri: 12.6%

Children (Under 18)



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Seniors (65 and over)



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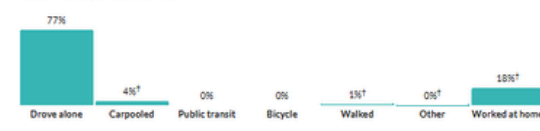
Transportation to work

25.2 minutes

Mean travel time to work

about 10 percent higher than the figure in the Kansas City, MO-KS Metro Area: 23.3
about 10 percent higher than the figure in Missouri: 23.7

Means of transportation to work



* Universe: Workers 16 years and over

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