

**SALE**

# Peddler's Cycling

**139 EAST LEXINGTON AVENUE**

Independence, MO 64050

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$425,000
<b>NUMBER OF UNITS:</b>	3
<b>LOT SIZE:</b>	12,632 SF
<b>BUILDING SIZE:</b>	3,000 SF

## PROPERTY DESCRIPTION

Discover a prime retail opportunity in the heart of Independence, MO. This 3,000 SF building boasts 3 stylish units, offering versatile space for a range of retail ventures. Its strategic location in Independence provides high visibility and excellent accessibility, ensuring a steady flow of potential customers. With its modern design and prime positioning, this property presents an ideal investment for retail entrepreneurs looking to make their mark in this thriving community. Don't miss out on this opportunity to establish a presence in one of Independence's premier retail locations.

## PROPERTY HIGHLIGHTS

- Former Peddlers Wagon Bike Shop
- Vibrant Downtown Independence Location
- 3 Storefronts
- Double Lot, Parking & Detached Garage
- New Roof in 2024

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## ADDITIONAL PHOTOS



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# AERIAL PHOTO



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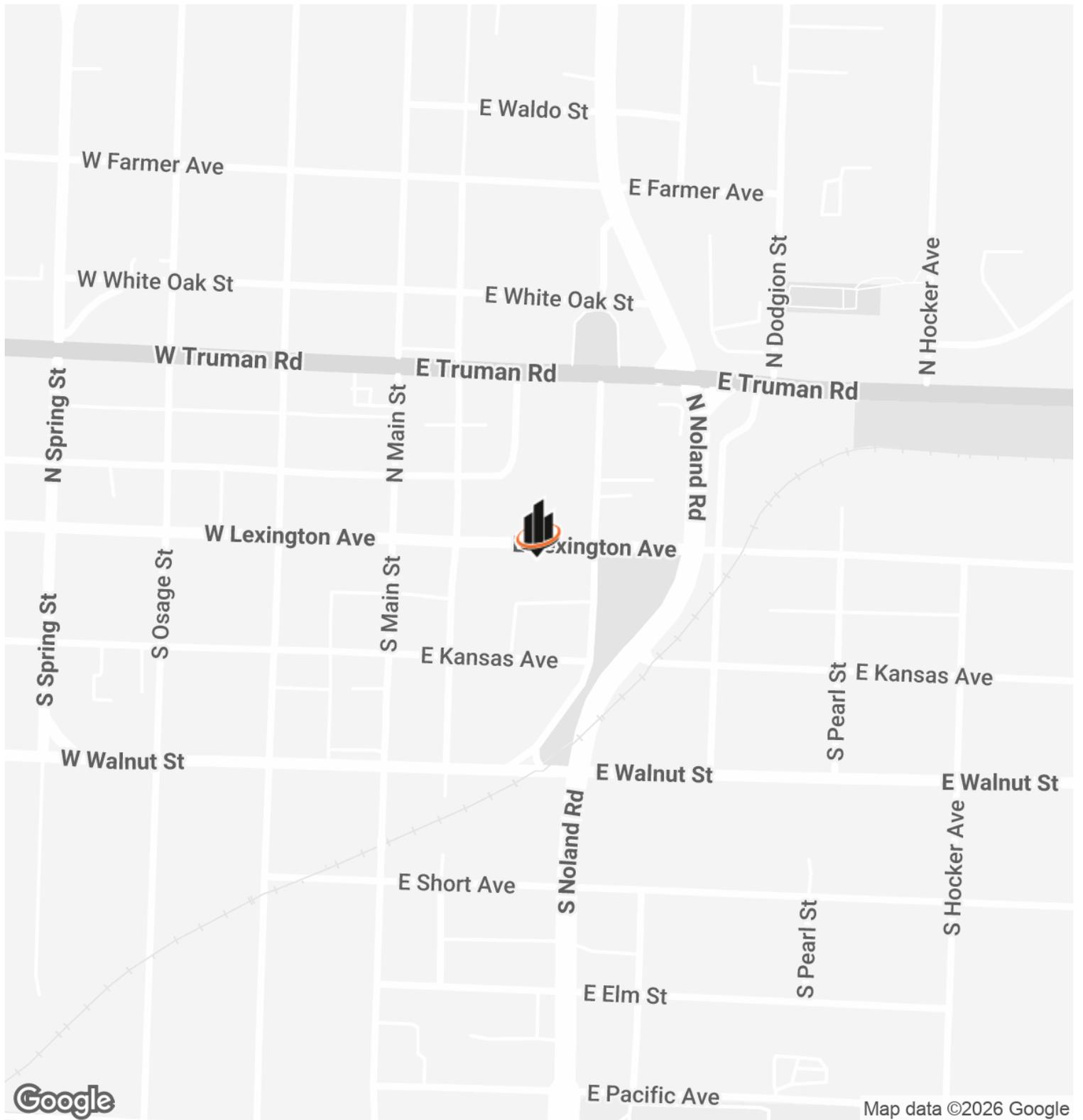
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# LOCATION MAP



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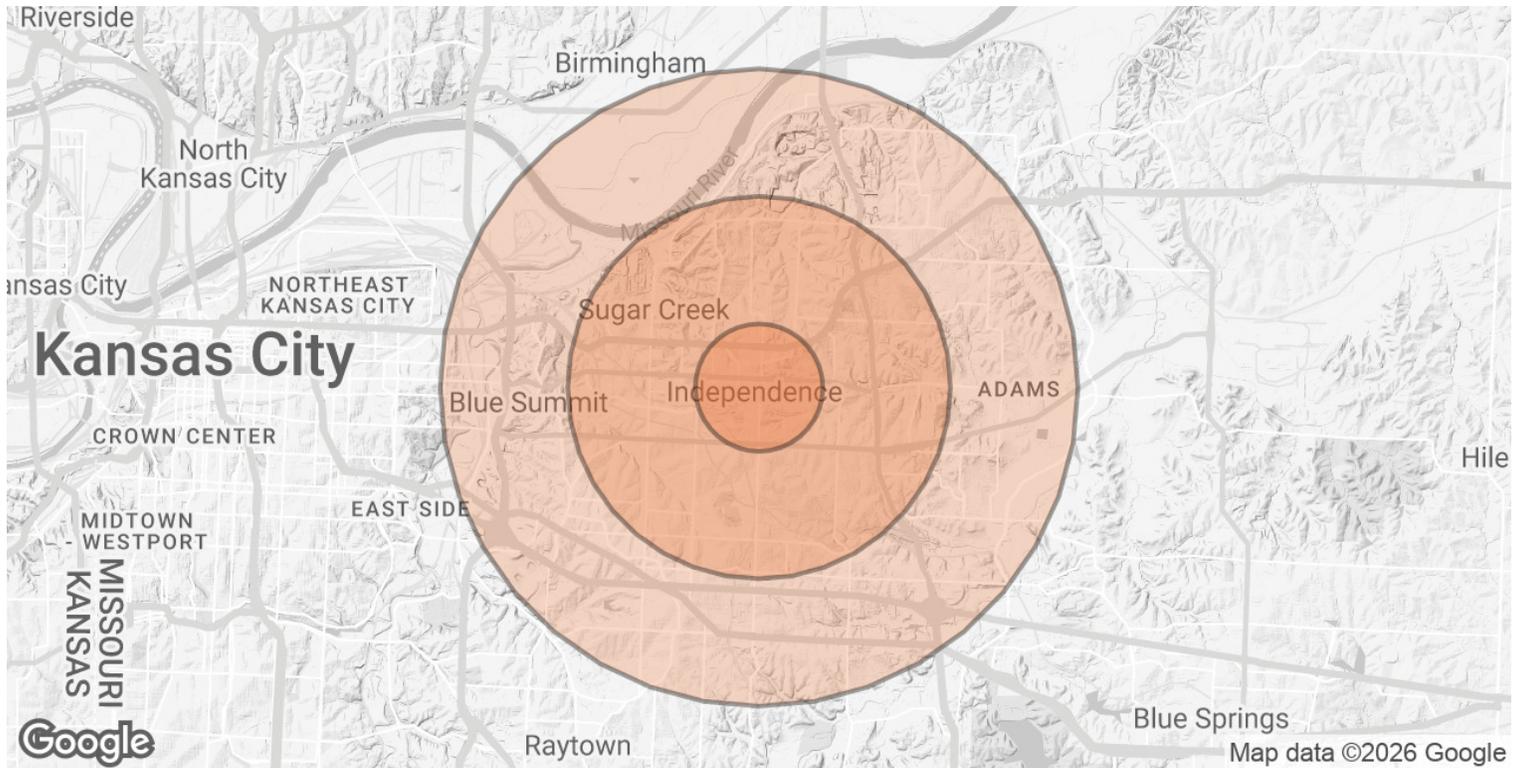
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	11,002	73,124	141,859
<b>AVERAGE AGE</b>	40	41	41
<b>AVERAGE AGE (MALE)</b>	39	39	40
<b>AVERAGE AGE (FEMALE)</b>	42	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,920	30,799	58,725
<b># OF PERSONS PER HH</b>	2.2	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$61,359	\$70,673	\$77,135
<b>AVERAGE HOUSE VALUE</b>	\$204,167	\$184,864	\$201,693

*Demographics data derived from AlphaMap*

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