

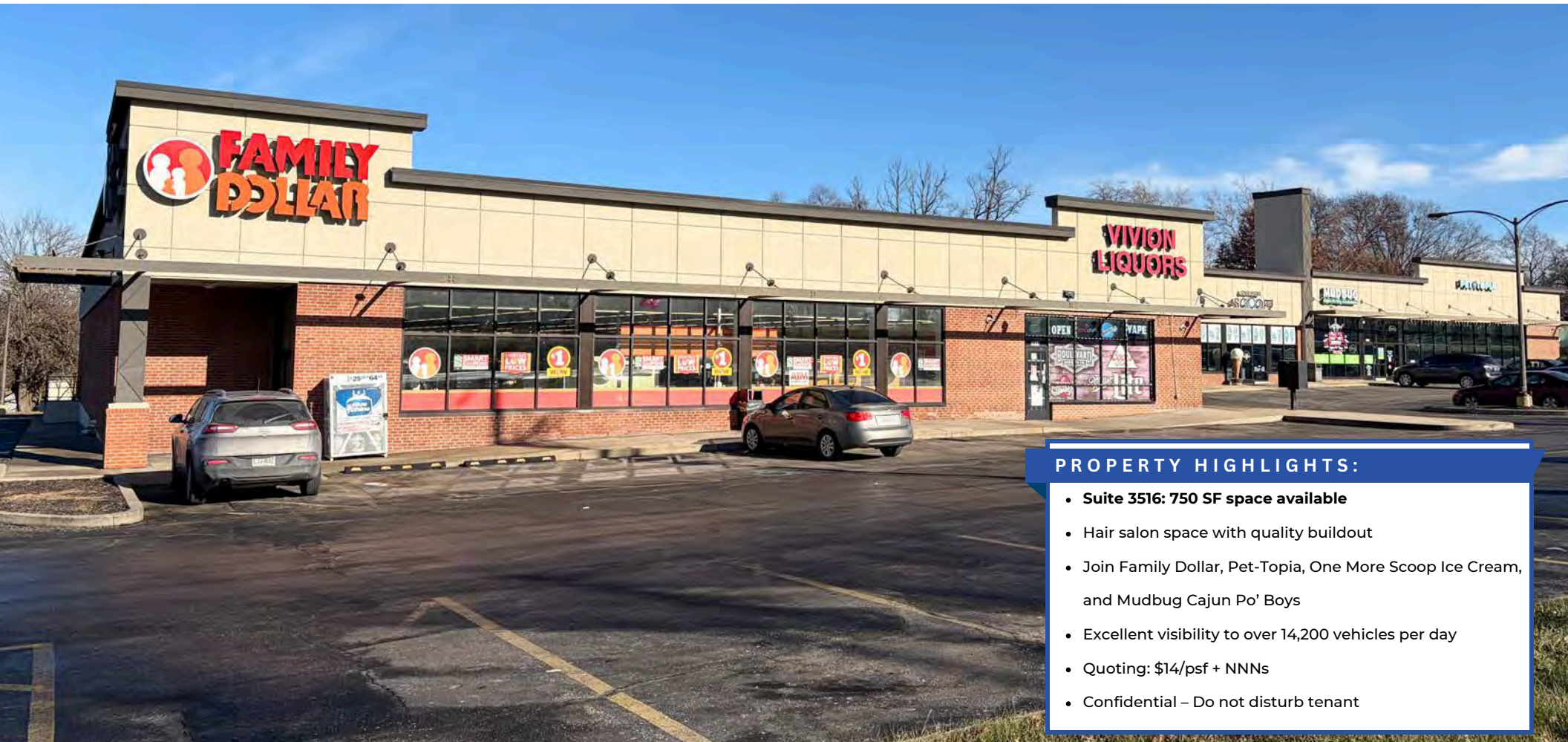
FOR LEASE: RETAIL SPACE

COUNTRY CLUB SHOPS

3508-3526 NE VIVION ROAD | KANSAS CITY, MO

PEAK

Real Estate Partners



PROPERTY HIGHLIGHTS:

- Suite 3516: 750 SF space available
- Hair salon space with quality buildout
- Join Family Dollar, Pet-Topia, One More Scoop Ice Cream, and Mudbug Cajun Po' Boys
- Excellent visibility to over 14,200 vehicles per day
- Quoting: \$14/psf + NNNs
- Confidential – Do not disturb tenant

PEAK

Real Estate Partners

WYATT PALMER

Associate

(913) 230-3100

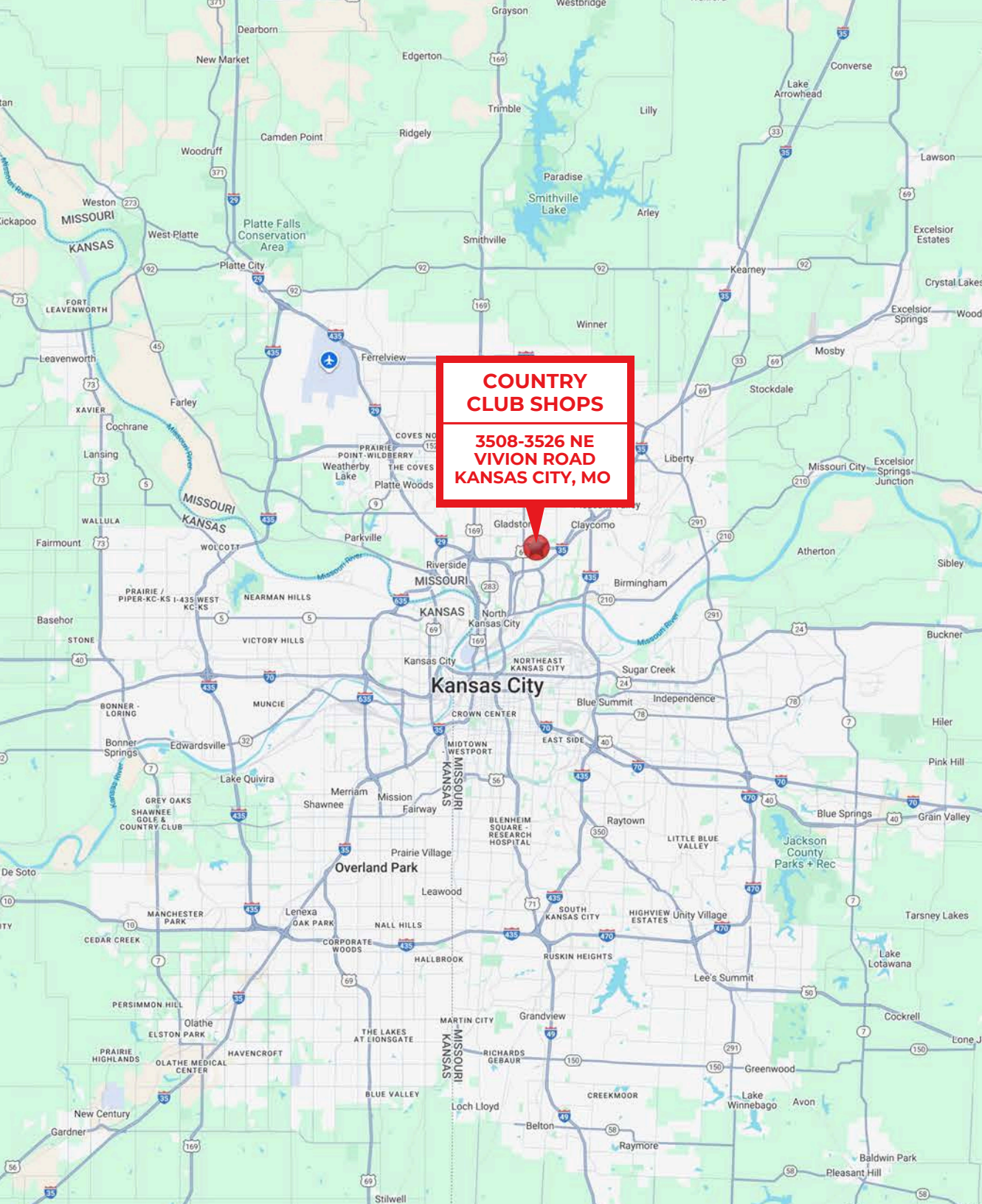
wpalmer@peakrep.com

HANK SIMPSON

Partner

(913) 400-1252

HSIMPSON@PEAKREP.COM



COUNTRY CLUB SHOPS
3508-3526 NE VIVION ROAD
KANSAS CITY, MO



POPULATION

1-MILE	9,783
3-MILE	75,122
5-MILE	140,503



DAYTIME POPULATION

1-MILE	4,439
3-MILE	37,529
5-MILE	103,843



AVERAGE HOUSEHOLD INCOME

1-MILE	\$89,061
3-MILE	\$90,166
5-MILE	\$97,158

PROPERTY AERIAL

COUNTRY CLUB SHOPS

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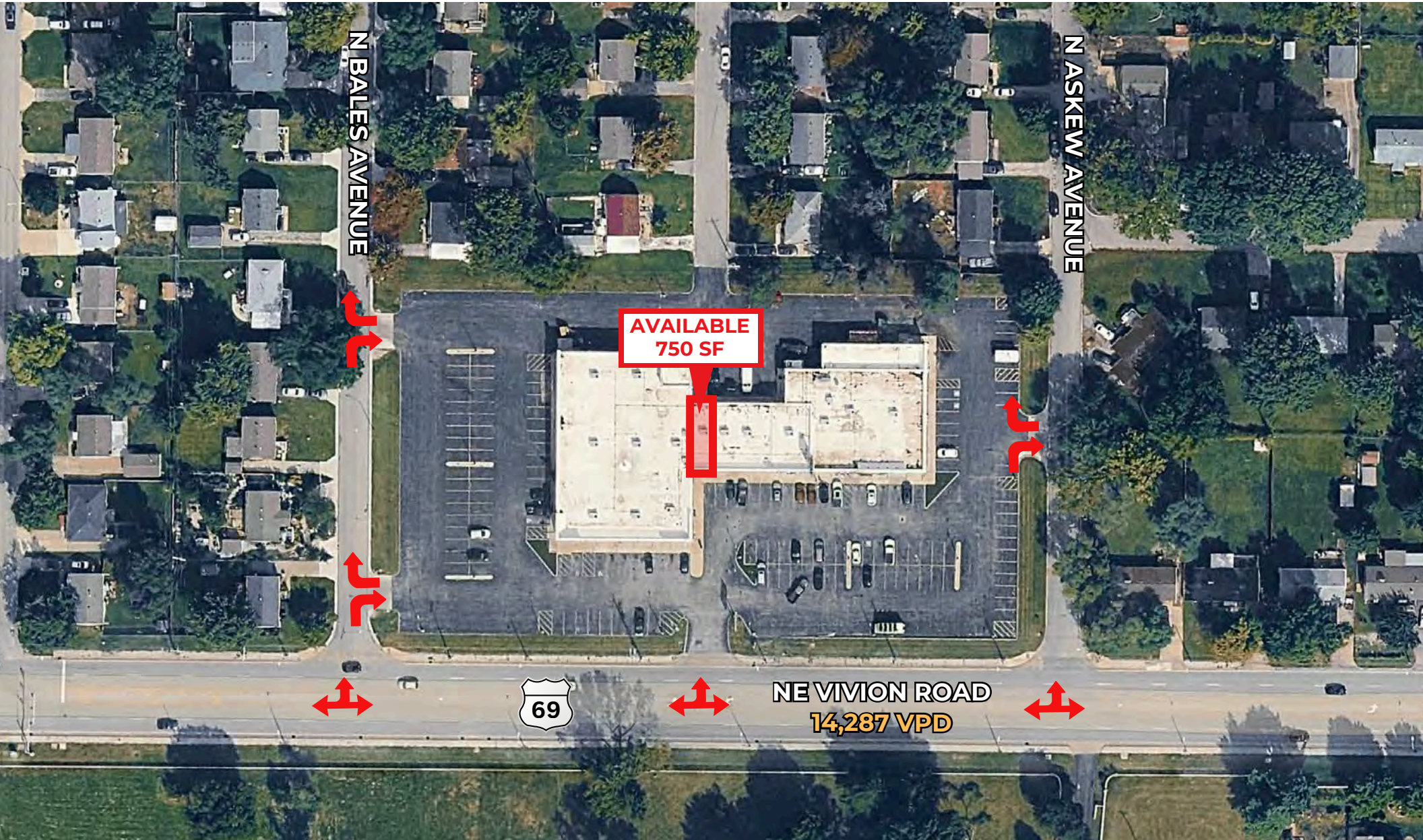


PROPERTY AERIAL

COUNTRY CLUB SHOPS

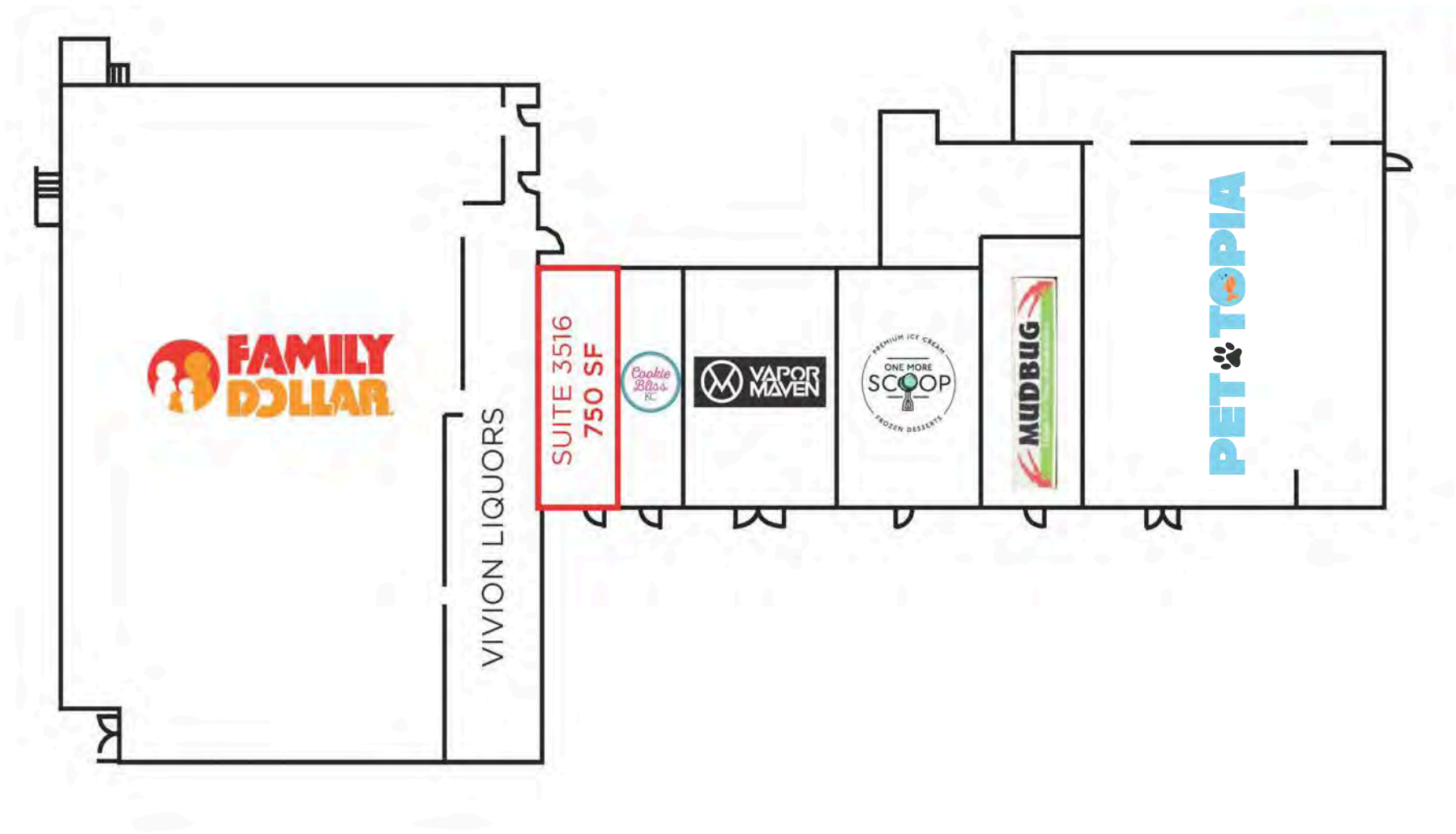
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SITE PLAN

COUNTRY CLUB SHOPS



EXTERIOR PROPERTY PHOTOS

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AVAILABLE
750 SF



INTERIOR PROPERTY PHOTOS

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