

7428-7434 WORNALL RD KANSAS CITY, MO 64114

\$1,400,000



RETAIL BUILDING FOR SALE

10,000sf building for sale.

7,200sf Vacant, demisable

2,800sf occupied @ \$15 psf m/g, 5 years remaining + options, rental rate increases throughout the term

Market Asking Rent Per Area [?]

Subject Property	\$19.50/SF	↓	-0.9%
Submarket 2-4 Star	\$19.86/SF	↑	4.5%
Market Overall	\$18.10/SF	↑	2.9%

The final phase of the City's Improvement Plan is underway:

- Newly reconstructed roadway
- Trolley Track Trail extension from 74th to 75th Street
- Improved traffic flow
- Pedestrian accommodations
- Parking lot modifications at 75th and Wornall Rd.
- New, interconnected signals
- Coordination with the KCMO Smart Sewer Program- Green Infrastructure
- New sidewalk along 79th St.
- New LED streetlights
- Water main replacement on Wornall Rd. from 75th to 77th Street