

# STONEBROOKE

348 W. BUSINESS 36 HWY  
(HWYS 65 & 36)  
CHILLICOTHE, MISSOURI

est. 1879

KH

**KESSINGER HUNTER**  
commercial real estate



## PROPERTY FEATURES

- Available immediately
- Affordable end-cap space
- Terms negotiable
- Anchored by Lowe's Home Improvement
- Area retailers include Walmart Supercenter
- Strong location with visibility
- 1,680± SF
- Ideal for restaurant or coffee shop
- Existing FF&E negotiable
- \$8.00/SF NNN
- NETS \$2.11/SF Taxes | \$.26/SF Ins. | \$2.45/SF CAM

FOR MORE INFORMATION, PLEASE CONTACT:

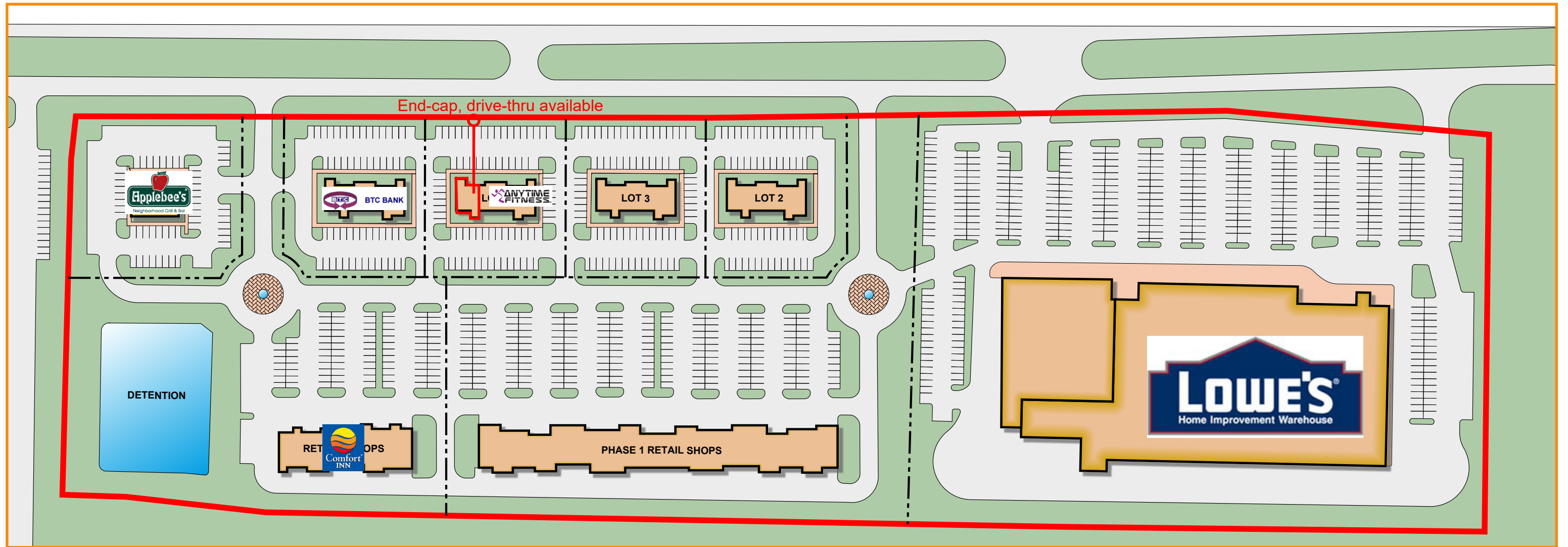
**CASSIDY MEARS**

Principal, Office Brokerage  
913.488.8669  
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**KESSINGER HUNTER & COMPANY, LC**

2600 Grand Boulevard, Suite 700  
Kansas City, MO 64108  
(816) 842-2690

[www.kessingerhunter.com](http://www.kessingerhunter.com)



DEMOGRAPHICS - 2024

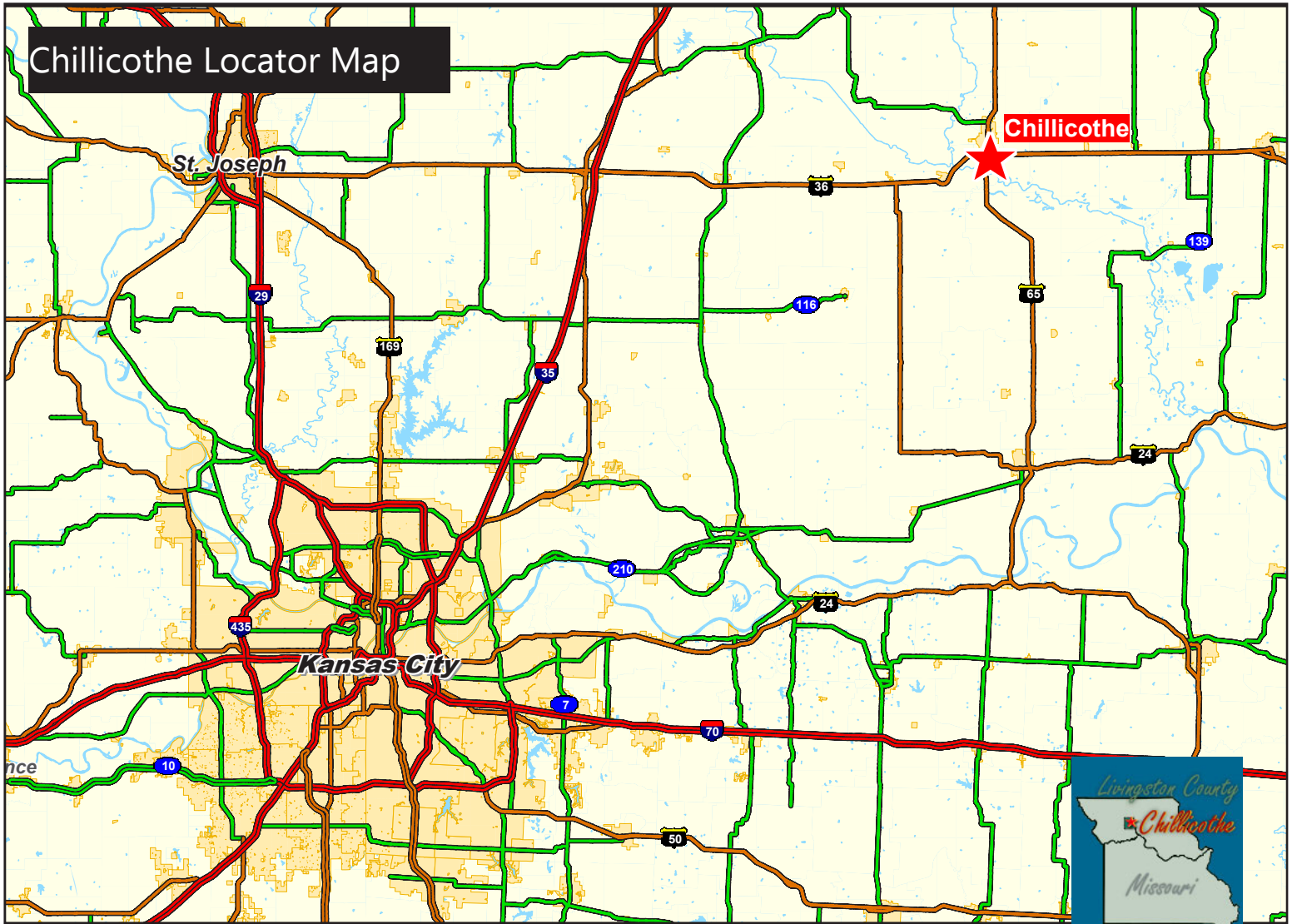
	5 Mile	15 Mile	30 Mile
Population	10,378	16,422	52,669
HH Income	\$83,865	\$88,400	\$82,941



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**Chillicothe, Missouri**

Located 85 miles northeast of Kansas City and 65 miles east of St. Joseph, Missouri, Chillicothe is a regional hub for several communications, utility, and transportation companies. It is also the county seat of Livingston County.

The city serves a trade population of more than 65,000 people, and is conveniently located at the crossroads of U.S. Highways 65 and 36, less than 40 minutes from I-35 and an hour from I-70, I-29, and I-435.

Chillicothe, Missouri has all the advantages of being a "city in the country." This northwest Missouri community offers its residents all the amenities and facilities of a large city while maintaining the advantages of "country life."

