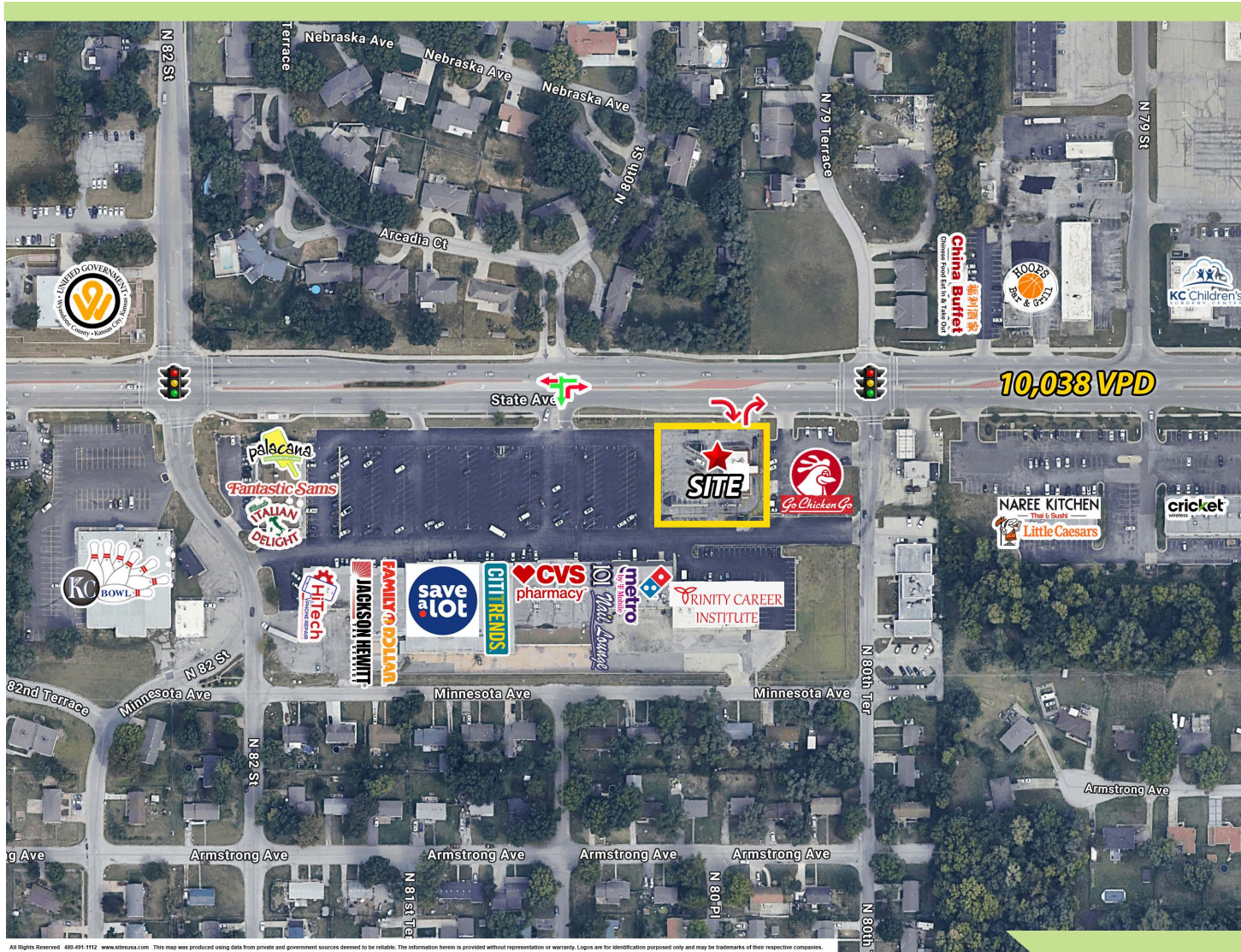


# 2ND GENERATION QSR - AVAILABLE FOR LEASE

## 8021 State Ave, Kansas City, KS



### AVAILABLE:

- Building Size: 3,607 SF
- Lot Size: 0.7 Acres
- Call for Pricing

### DESCRIPTION:

- 2nd Generation Fast Food restaurant with Drive-Thru Window
- Existing FF&E Included
- Located at the intersection of 80th Street and State Ave
- Nearby Retailers include: Price Chopper, Marshall's, Five Below, PetsMart, Chipotle, and Starbucks
- Excellent visibility and easy access from I-70 with over 75,806 VPD
- Only 1 mile from new \$1bb development at Homefield Kansas City (297 Unit Apartments, Margaritaville Hotel, Soccer/ Baseball Complex, ATLAS 9, etc)
- Ample Parking

**Excellent Visibility & Easy Access!!!**

**Contact us today.** Jordan Zenger | [jzenger@fergprop.com](mailto:jzenger@fergprop.com) | 913.558.5183

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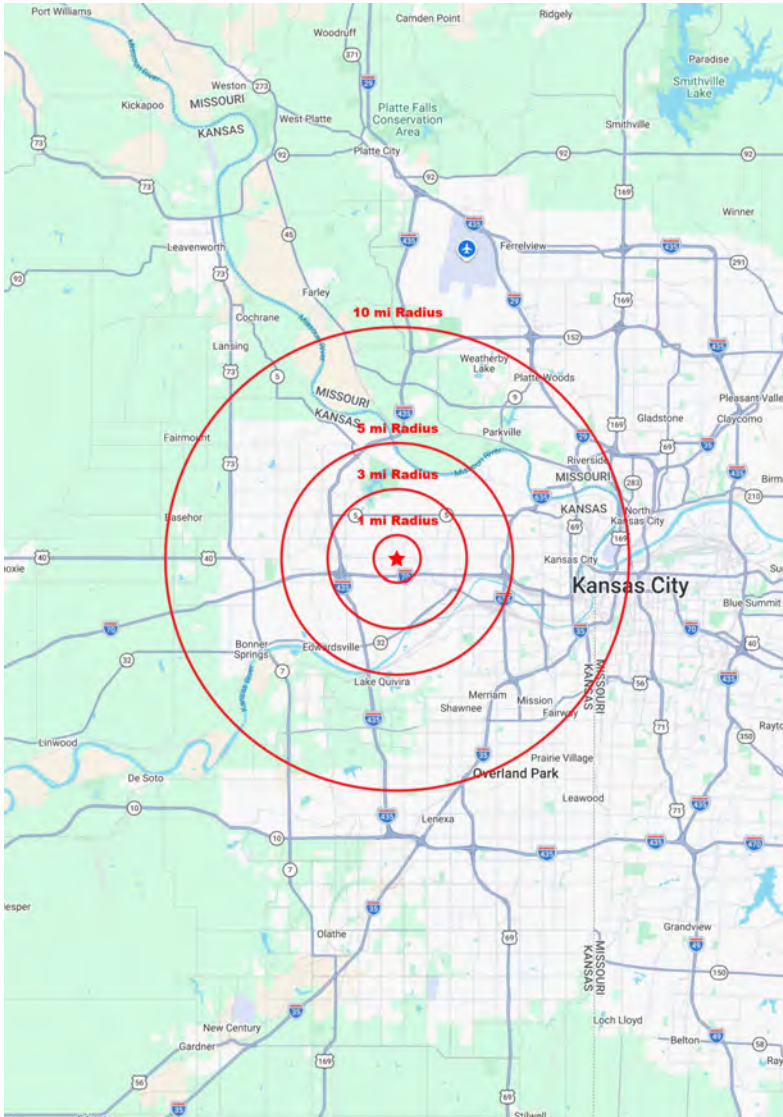
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# 2ND GENERATION QSR - AVAILABLE FOR LEASE

## 8021 State Ave, Kansas City, KS



### DEMOGRAPHICS

	1 mile	3 miles	5 miles	10 miles
2024 Population	10,293	36,302	69,613	392,656
Daytime Population	6,045	23,228	50,265	292,240
Total Households	4,122	13,889	26,147	160,263
Average HH Income	\$57,762	\$65,842	\$70,430	\$87,973

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