

FOR SALE OR LEASE  
6887 FRONT STREET • KANSAS CITY, MO



# PROPERTY DESCRIPTION

LEASE RATE:  
**\$17.00 PSF NNN**

SALE PRICE:  
**\$1,480,000**

GROUND LEASE:  
**NEGOTIABLE**

**AREA**  
REAL ESTATE ADVISORS

## **BUILDING TYPE:**

FREE STANDING RETAIL/RESTAURANT

## **POTENTIAL CONVERSION OPPORTUNITIES:**

EQUIPMENT RENTAL/SALES, FLEX, OUTDOOR STORAGE, GASOLINE & FUEL SALES, STORAGE, ETC.

## **BUILDING SIZE:**

5,879 SF

## **ZONING:**

M1-5 (MOST FLEXIBLE INDUSTRIAL ZONING CODE IN KCMO)

## **YEAR BUILT:**

1995

## **PARKING:**

80 SPACES

## **OUTDOOR STORAGE AREA:**

APPROX. 72,529 SF

## **FRONTAGE:**

278 FEET WITH TWO CURB CUTS (FULL ACCESS TO FRONT STREET)





# EXTERIOR PHOTOS

AREA  
REAL ESTATE ADVISORS





# INTERIOR PHOTOS





E FRONT STREET

N CAMBRIDGE AVE

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	275	42,188	158,183
MEDIAN HH INCOME	\$61,886	\$45,062	\$53,916
HOUSEHOLDS	94	15,215	67,510
DAYTIME EMPLOYEES	7,136	25,312	103,685

# FOR SALE OR LEASE

6887 E FRONT STREET  
KANSAS CITY, MO

JAY HAWKINS

**D** 816.895.4808

**E** JHAWKINS@OPENAREA.COM

DREW HARDING

**D** 816.777.2859

**E** DHARDING@OPENAREA.COM