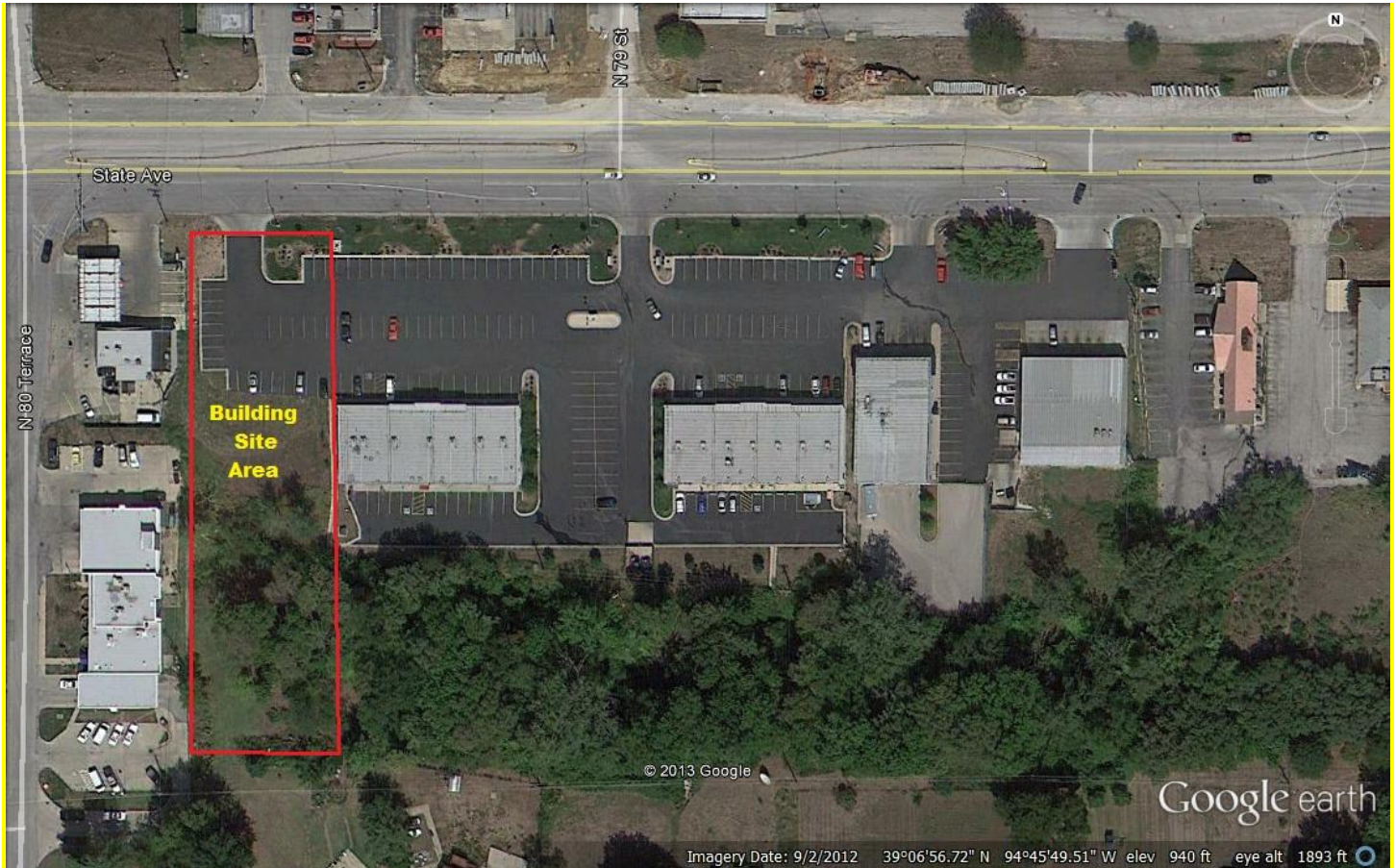


7957 State Ave. Kansas City, Kansas 66112



Presented by
Real Estate Dynamics
Bart Cohn @ 913.515.6100
Jason Babich @ 619.534.3394



Total Square footage: 44,102

Price: ~~XXXX~~ \$10.00psf

Property Type: Retail

Property Sub-type: Retail Pad

Cross Streets: 79th St & State Ave.



Utilities are to the site. parking lot with approximately 25 stalls currently built. both right and left turn movements out of the center with recent street upgrade nearing completion. situated next to the Boyd Center retail strip with a good mix of national tenants.



The area is in the heart of an overlooked and under-served area of Kansas City, Kansas. . There is a dense residential population in the surrounding area. The 78th and State intersection is anchored by a K-Mart and the 230,000 square foot Wyandotte Plaza Shopping Center. The shopping center is located on one of the busiest corridors of the Wyandotte County area fronting on State Ave allowing 19,000 cars per day to pass directly in front of your store and 78th St which has 16,000 cars per day according to KDOT.



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