

11,685 SF FOR LEASE

Country Meadows



17201 E US 40 HWY / Independence, MO

- 30% below market rent
- 3/4 of a mile from Eastland Retail Power Center (Anchored by Costco and Lowe's)
- Great exposure and easy access to I-70 and I-470
- Over 100,000 Average Daily Traffic count on I-70 and I-470
- Conveniently located on MO Highway 40 at a signalized intersection
- Great Tenant mix of Retail, Service, and Office users



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location

- Close Proximity to the highly trafficked I-70 and I-470 interchange
- Conveniently located at signalized intersection on Highway 40
- Highly dense retail shopping area within 1 mile

Road	Traffic Count
• I-70	87,507
• Hwy 291	46,081
• Hwy 40	22,614



Building Vacancy

Available Retail Spaces

Suite 102 – 1,200 SF

Suite 103 – 1,200 SF

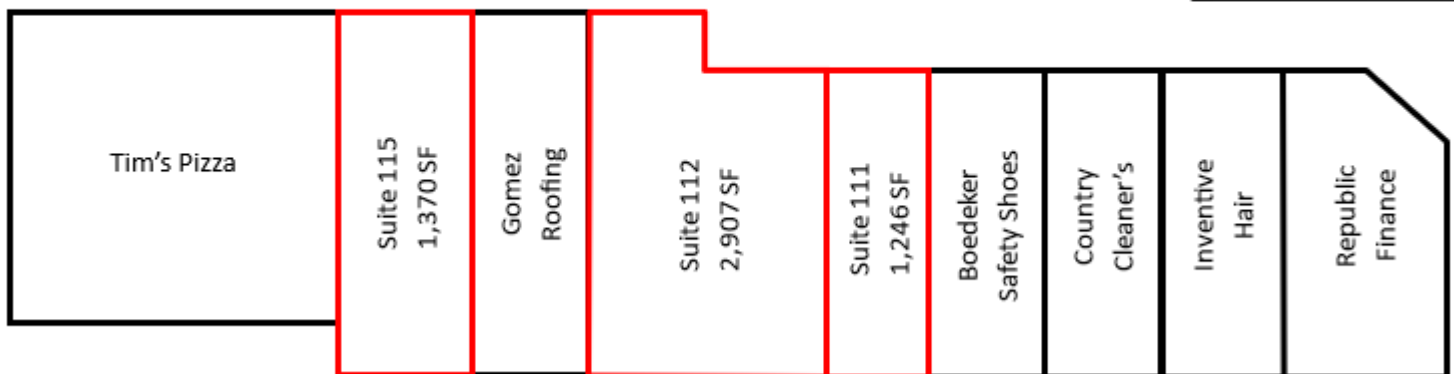
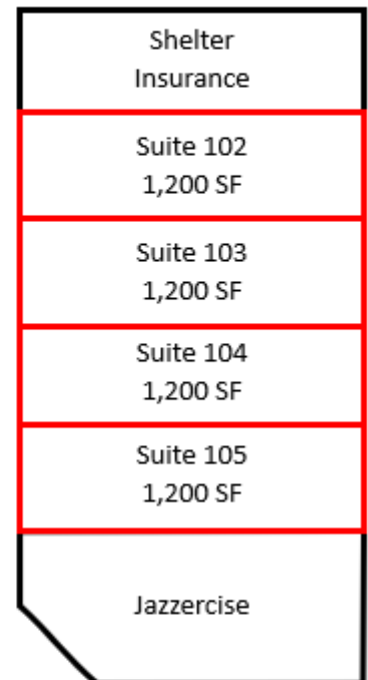
Suite 104 – 1,200 SF

Suite 105 – 1,200 SF

Suite 111 – 1,246 SF

Suite 112 – 2,907 SF

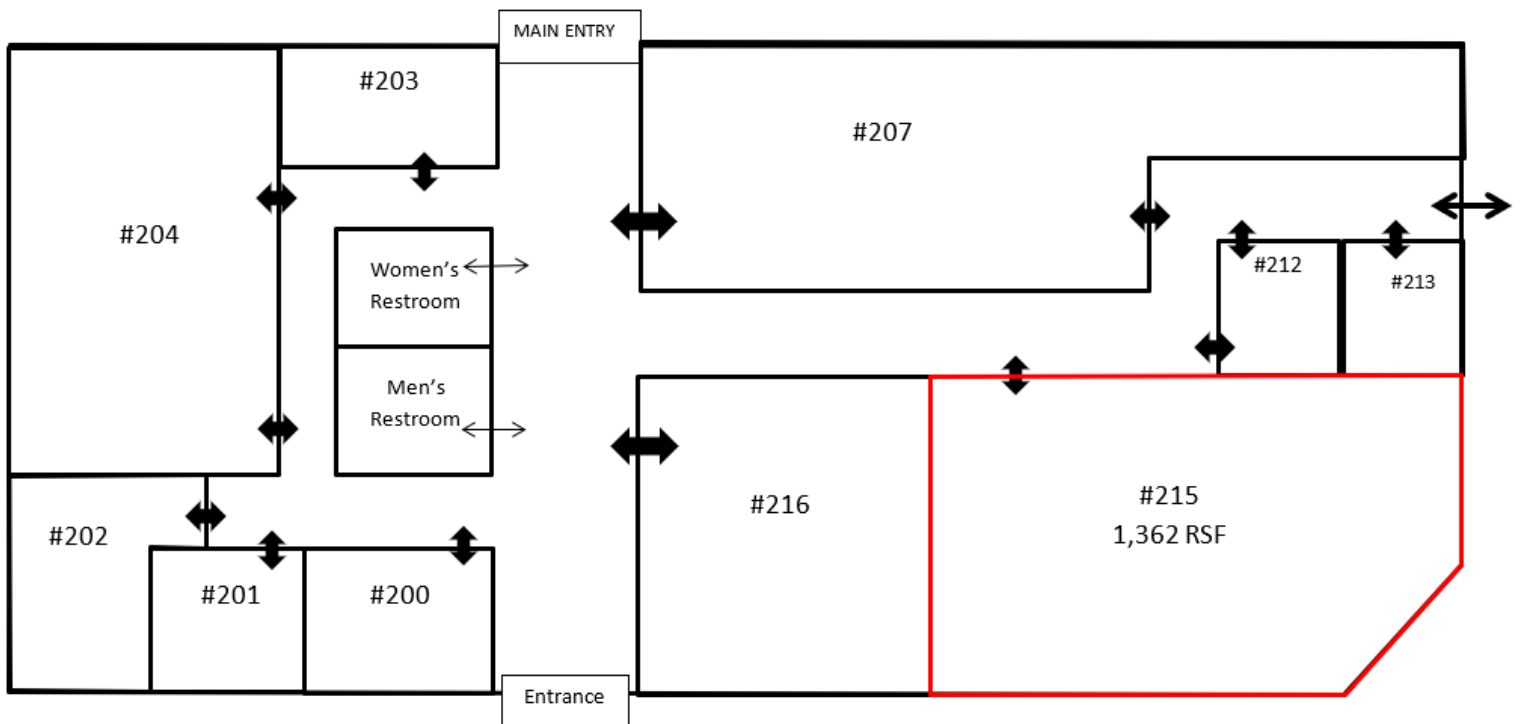
Suite 115 – 1,370 SF



Building Vacancy

Available Office Spaces

Suite 215 – 1,362 SF



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	7,039	51,526	133,477
2022 Estimate	6,896	50,727	131,443
2010 Census	6,624	50,100	129,989
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$75,867	\$87,136	\$78,944
Median	\$63,089	\$67,306	\$60,955
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	3,180	21,924	55,422
2022 Estimate	3,114	21,576	54,554
2010 Census	2,994	21,313	53,941
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$177,626	\$181,686	\$164,272



Other Tutera Properties



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tuteraestate.com

For more information, contact:
Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com
Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com