

14149 EARTHWORKS DRIVE

SMITHVILLE , MO 64190

OFFICE BUILDING
FOR LEASE



PROPERTY DESCRIPTION

6,600 SF +/- of space is available for lease in Smithville, Missouri. The single-tenant flex building features 17-foot ceilings and wide open space. It was previously used as a gymnastics facility. The building is located along 169 Highway, offering excellent visibility from the highway. It is surrounded by neighborhoods and experiencing growth.

PROPERTY HIGHLIGHTS

- Wide Open Flex Space
- Excellent Parking
- Great Visibility from 169 HWY
- Surrounded by Growth & Neighborhoods
- 17 Foot Ceilings

OFFERING SUMMARY

Available SF:	6,600 SF +/-
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DEMOGRAPHICS	2.3 MILES	5.5 MILES	10 MILES
Total Households	1,586	10,767	65,645
Total Population	4,295	28,853	170,146
Average HH Income	\$102,775	\$115,317	\$120,612

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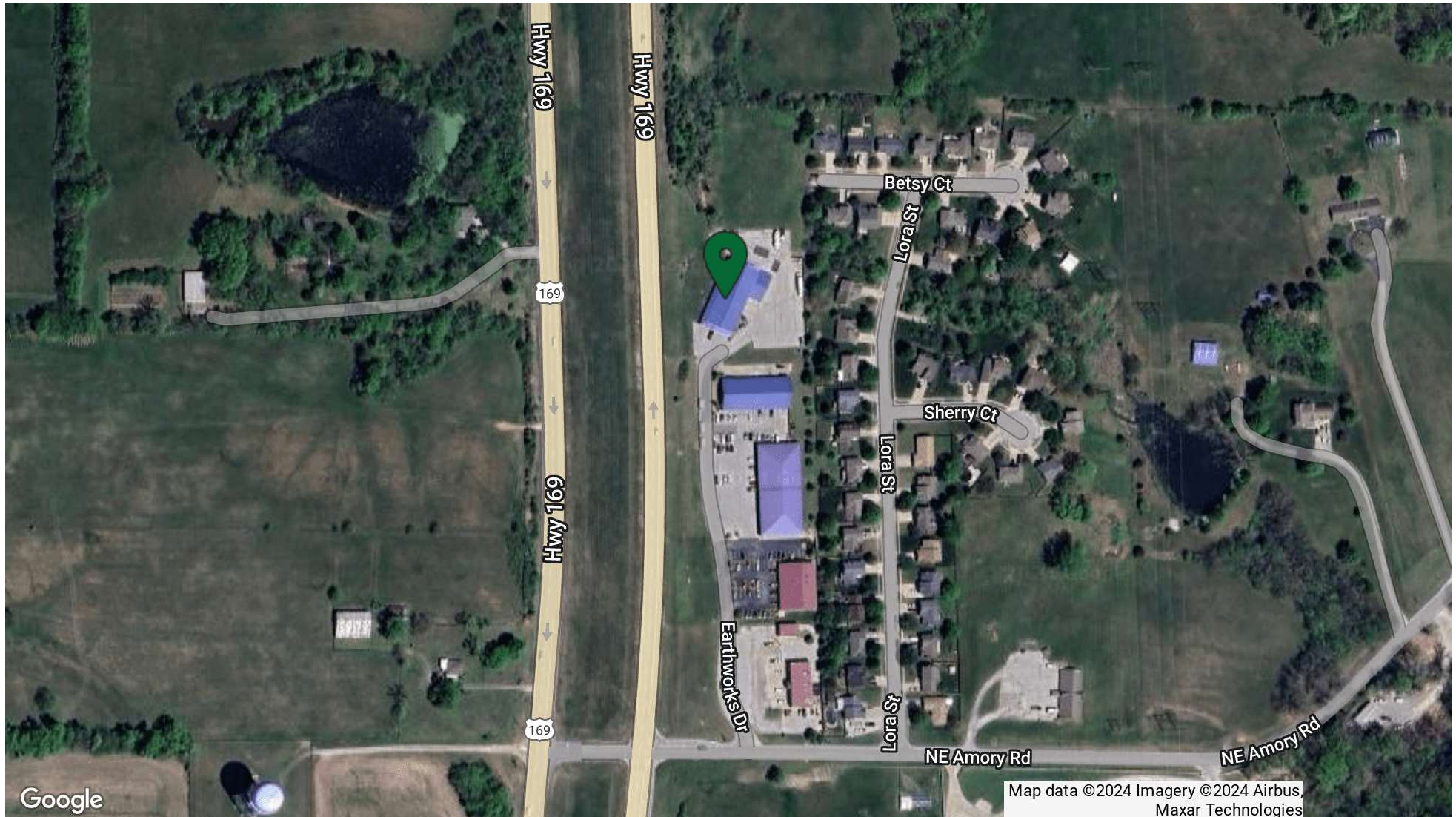
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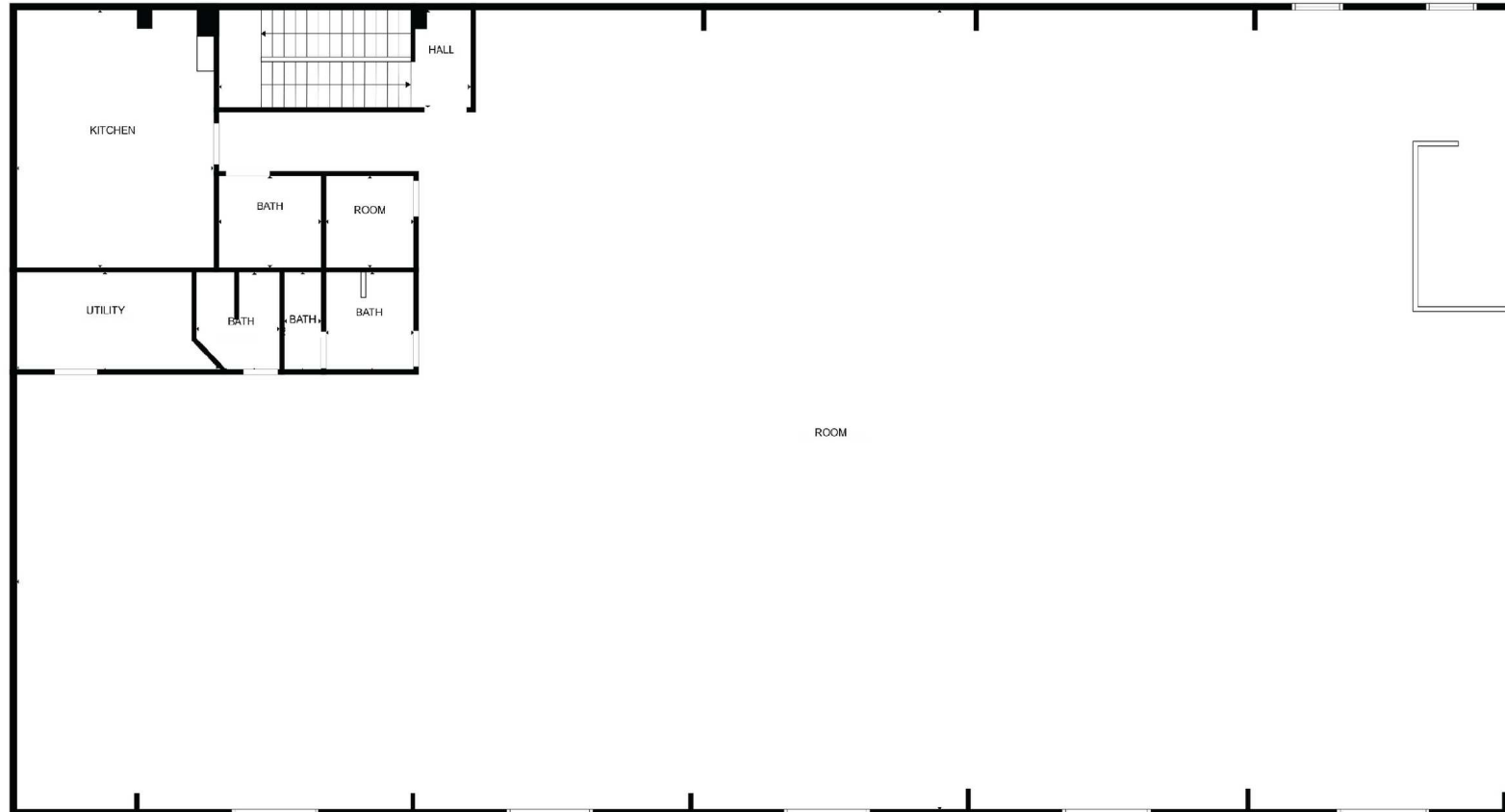
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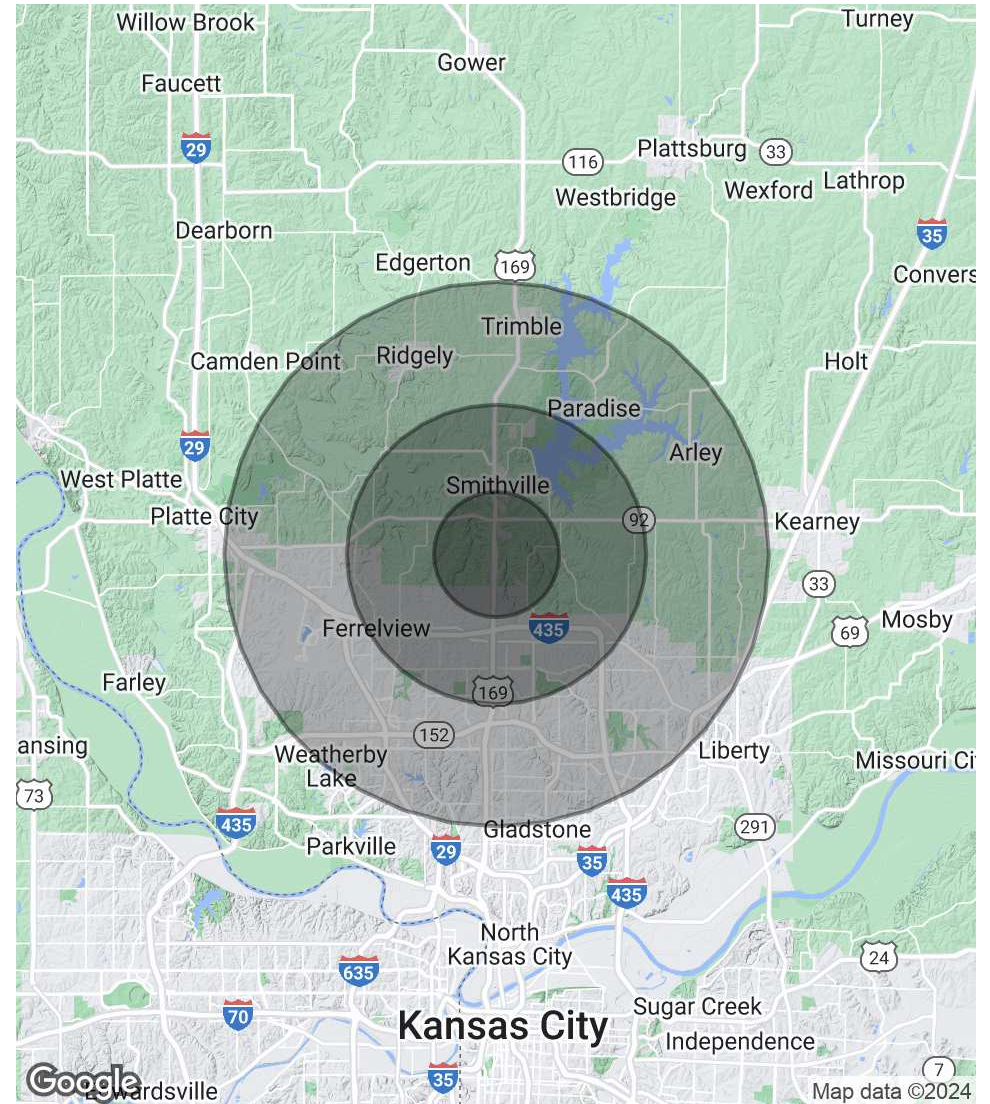
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POPULATION	2.3 MILES	5.5 MILES	10 MILES
Total Population	4,295	28,853	170,146
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	2.3 MILES	5.5 MILES	10 MILES
Total Households	1,586	10,767	65,645
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$102,775	\$115,317	\$120,612
Average House Value	\$347,829	\$358,878	\$373,572

Demographics data derived from AlphaMap



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