

FOR LEASE - 5,653 AVAILABLE

Independence, MO



2ND GEN RESTAURANT

19921 E JACKSON DR, INDEPENDENCE, MO 64057



CATALYSTPROPERTYGROUP.COM | 913-914-7010 | 8131 METCALF AVE., SUITE 202, OVERLAND PARK, KS 66204

PROPERTY HIGHLIGHTS



PROPERTY FEATURES

- 5,653 SF Freestanding Building
- 1.7 acre lot
- 100 Parking Spaces
- Highly visible from busy I-70 highway (108,119 cars per day) & I-470 98,000 cars per day)
- Established successful retail corridor located in the heart of Independence, Missouri
- Independence is the 5th largest city in the state of Missouri
- 10 minutes from Arrowhead and Kauffman Stadiums (Chiefs and the Royals).



DEMOGRAPHICS

TOTAL POPULATION

1 Mile: 10,187
3 Mile: 80,749
5 Mile:



DAYTIME POPULATION

1 Mile: 4,027
3 Mile: 38,007



AVG HH INCOME

1 Mile: \$ 94,251
3 Mile: \$ 106,214
5 Mile: \$ 111,883



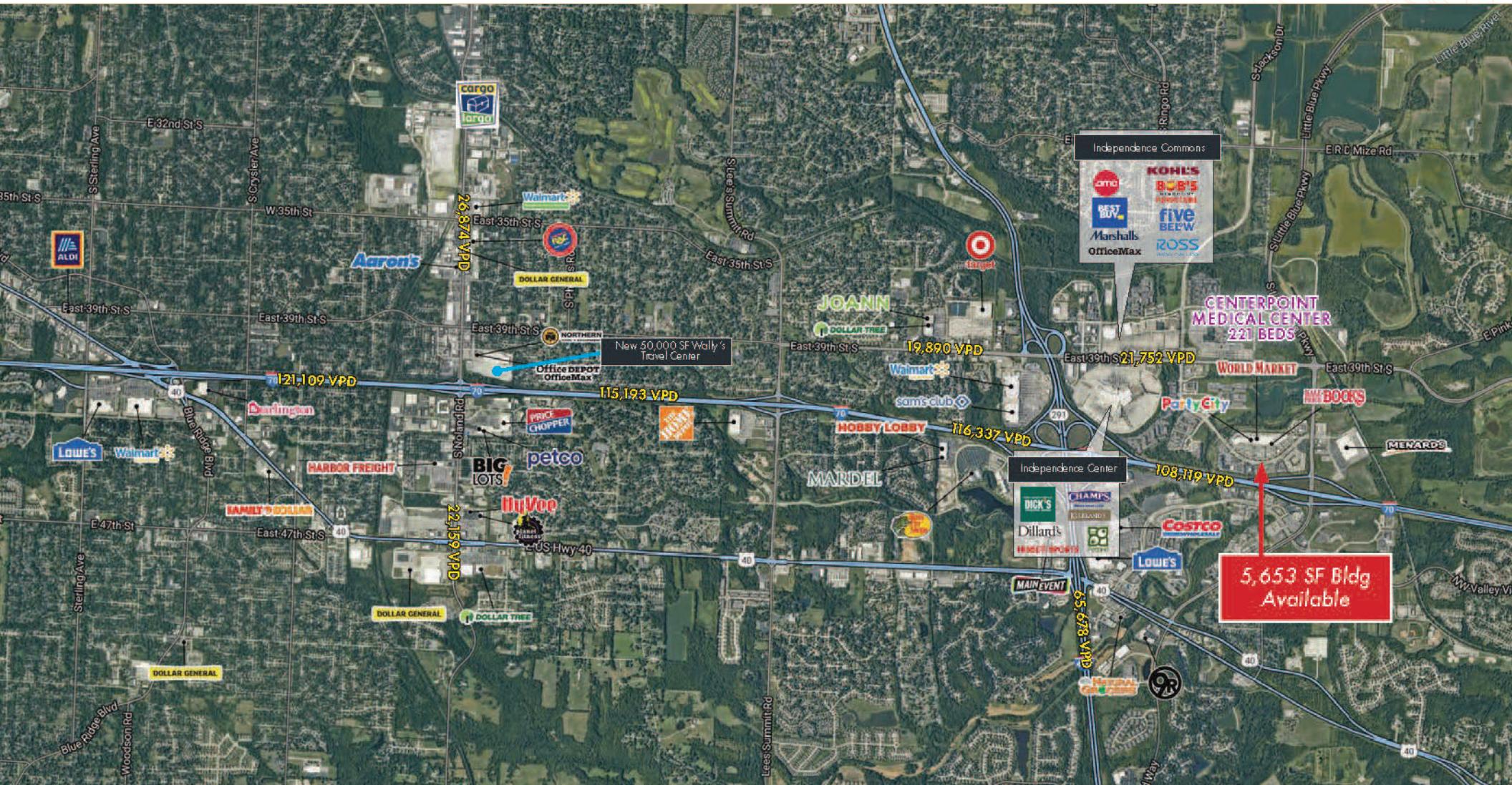
NEIGHBORING TENANTS



SITE AERIAL



MARKET AERIAL



SITE SURVEY

