

Owner/User Opportunity

Standalone Office Building

3,864 SF

10201 E 75TH ST | RAYTOWN, MO



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LANE4

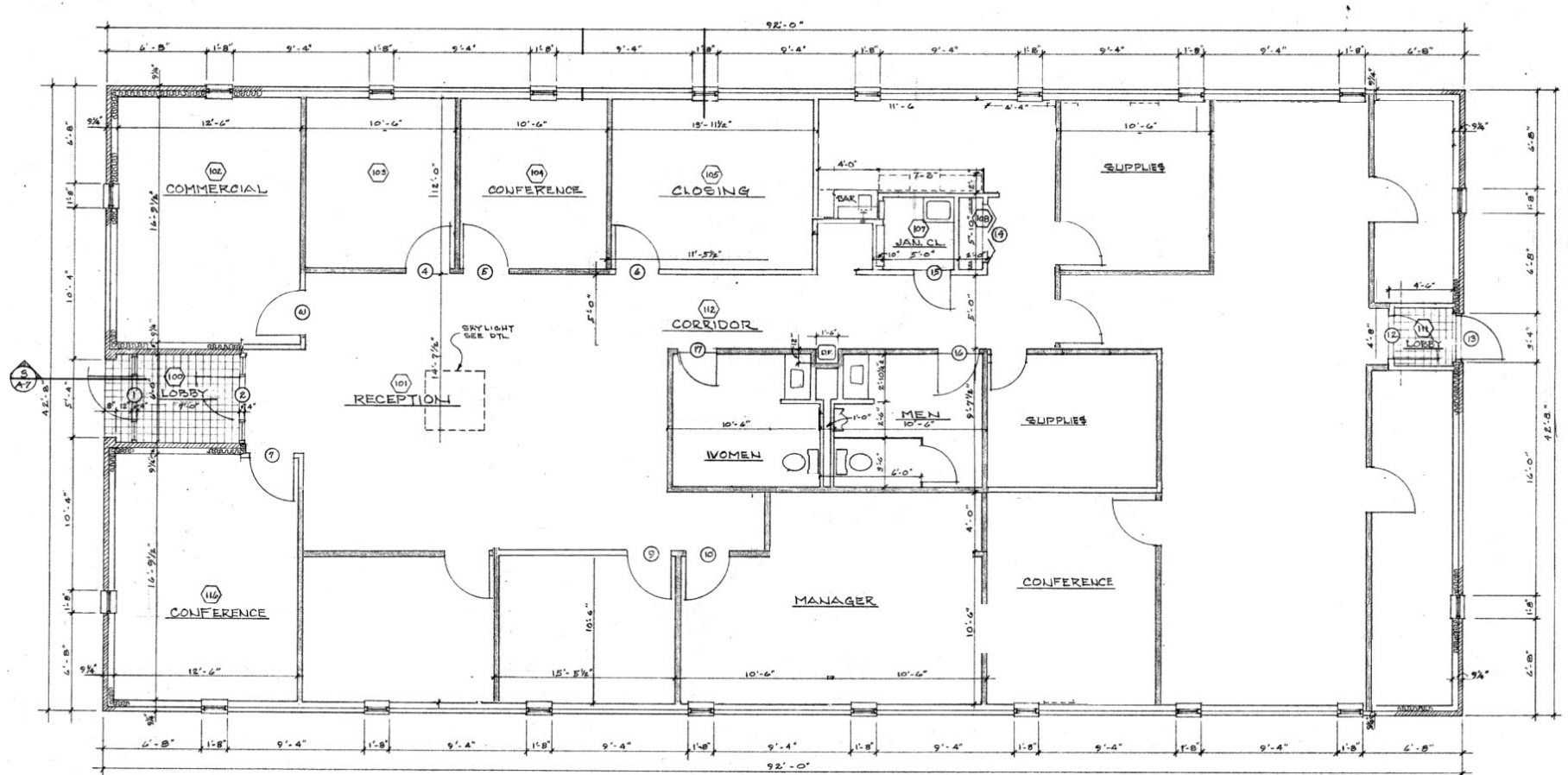
Property Highlights

- **3,864 SF standalone office building**
 - Building can be expanded by up to 4,000 SF
- Owner/user opportunity with direct access and 500 ft of frontage from 350 hwy
- 50 parking spaces
- Surrounding retailers include: Panda Express, Dutch Bros, Freddy's, Scooters, and more
- 2025 Taxes: \$22,462
- Year Built: 1979
- Zoned Highway Commercial
- Land: 1.25 AC (52,450 SF)

Demographics	1 MI.	3 MI.	5 MI.
Population	8,865	51,342	118,866
Avg. HH Income	\$95,333	\$89,397	\$90,259
# of Businesses	235	1,219	2,874
# of Employees	2,243	12,478	47,491

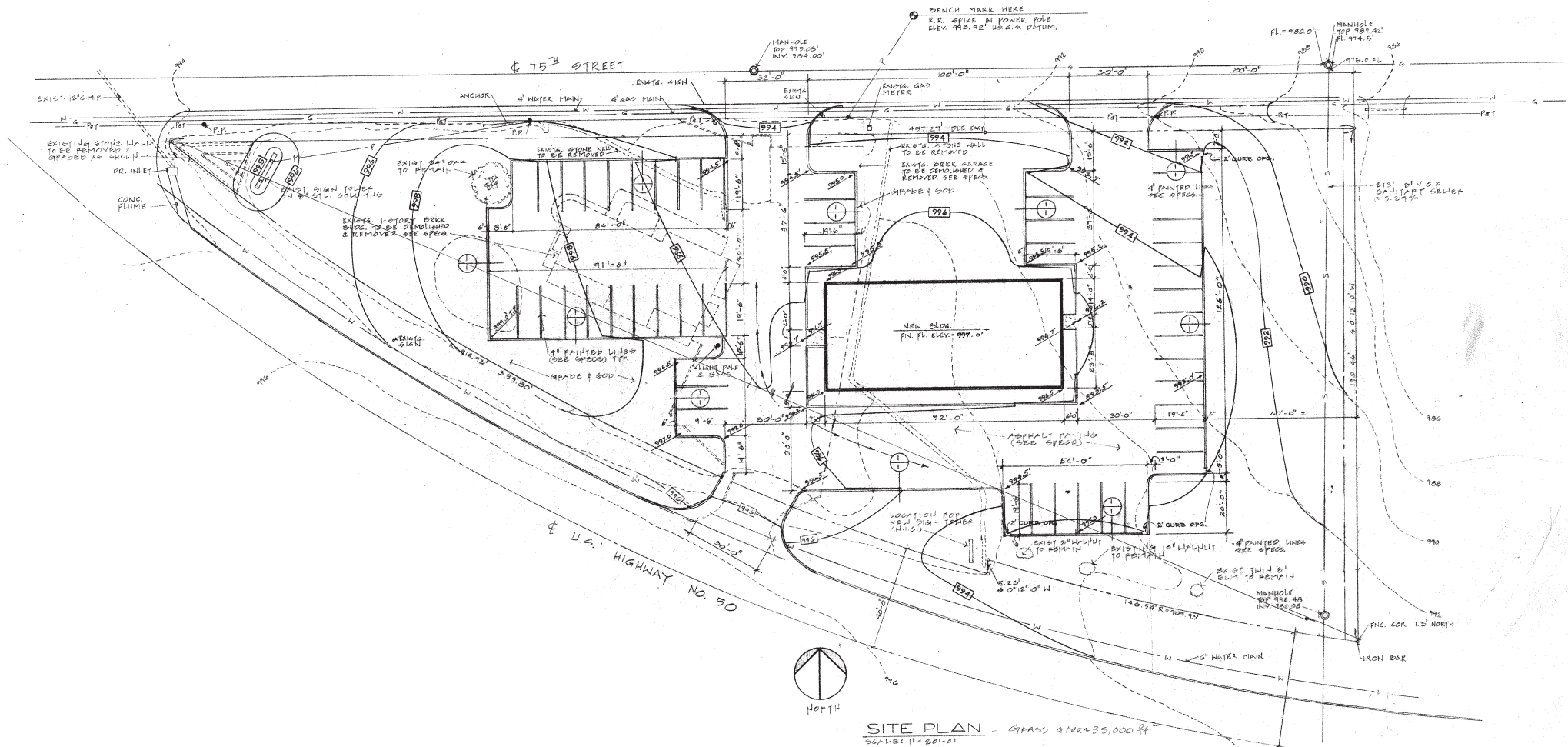


Floor Plan



Floor plan is not to scale and is provided for informational purposes only. All dimensions and layouts are approximate. Prospective parties must independently verify all information. Owner and Broker assume no liability for errors, omissions, or discrepancies.

Site Plan



Neighborhood Aerial

