

2nd GENERATION RESTAURANT AVAILABLE FOR LEASE

14001 E US 40 Highway, Independence, MO 64055



LEASE OPTIONS AVAILABLE:

- 5,195 SF Building
- 1.14 Acres

PRICING:

- Call for Pricing

DESCRIPTION:

- 2nd Generation Full-Service Restaurant available for lease
- Across street from high-traffic Hy-Vee & Planet Fitness (1.2M Annual Visits)
- Excellent Visibility and Easy Access from US 40 Highway & S Noland Road
- Located at lighted intersection with multiple access points
- Traffic counts at the intersection are 50,000 VPD
- Interior of Restaurant is in great condition for future restaurant use
- Ample Parking

Excellent Visibility & Easy Access to Site!

Contact us today.

Jordan Zenger, Vice President | jzenger@fergprop.com | 913.558.5183

Colleen Pratt, Senior Broker Associate | cpratt@fergprop.com | 913.277.9445

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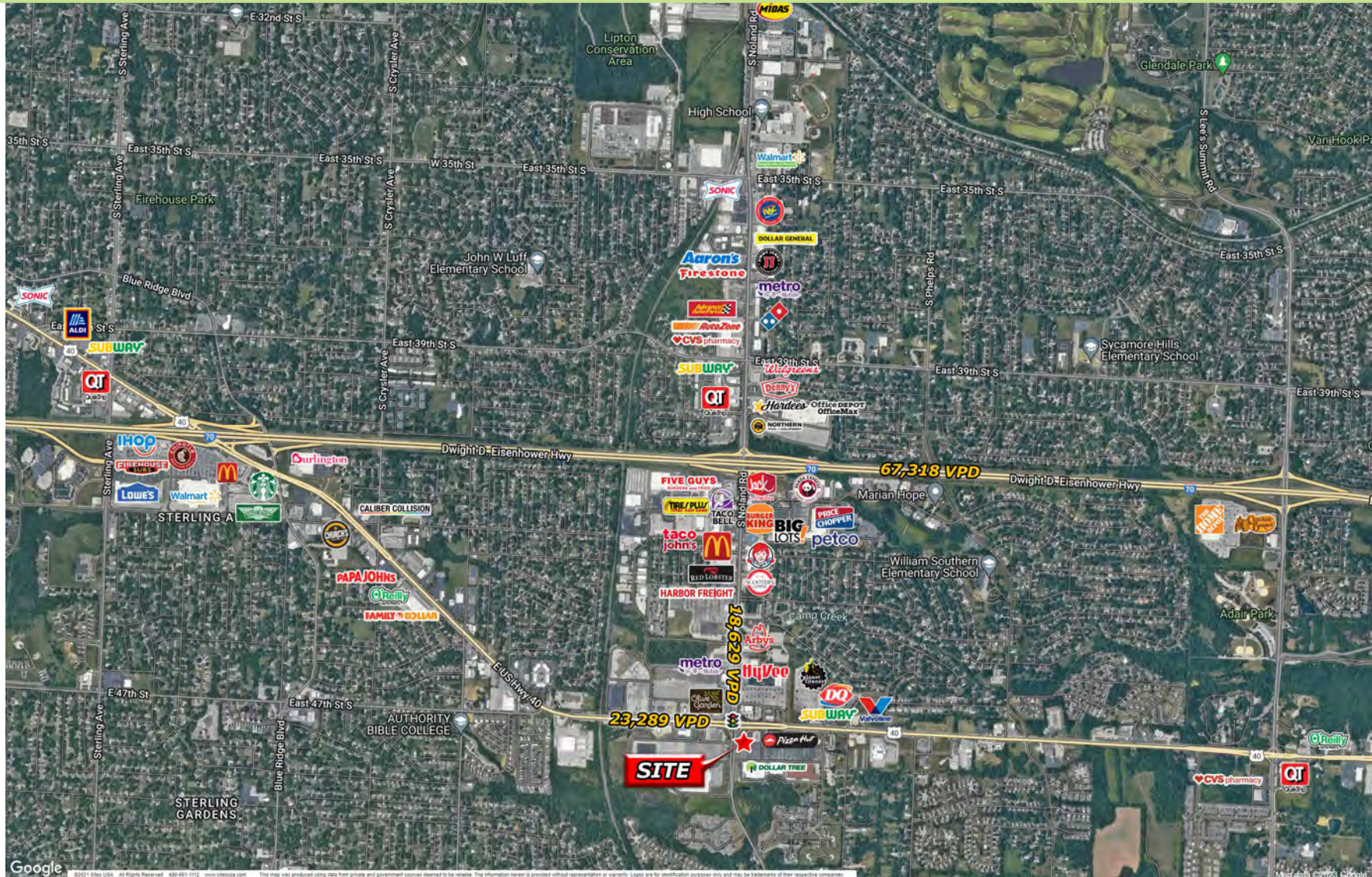


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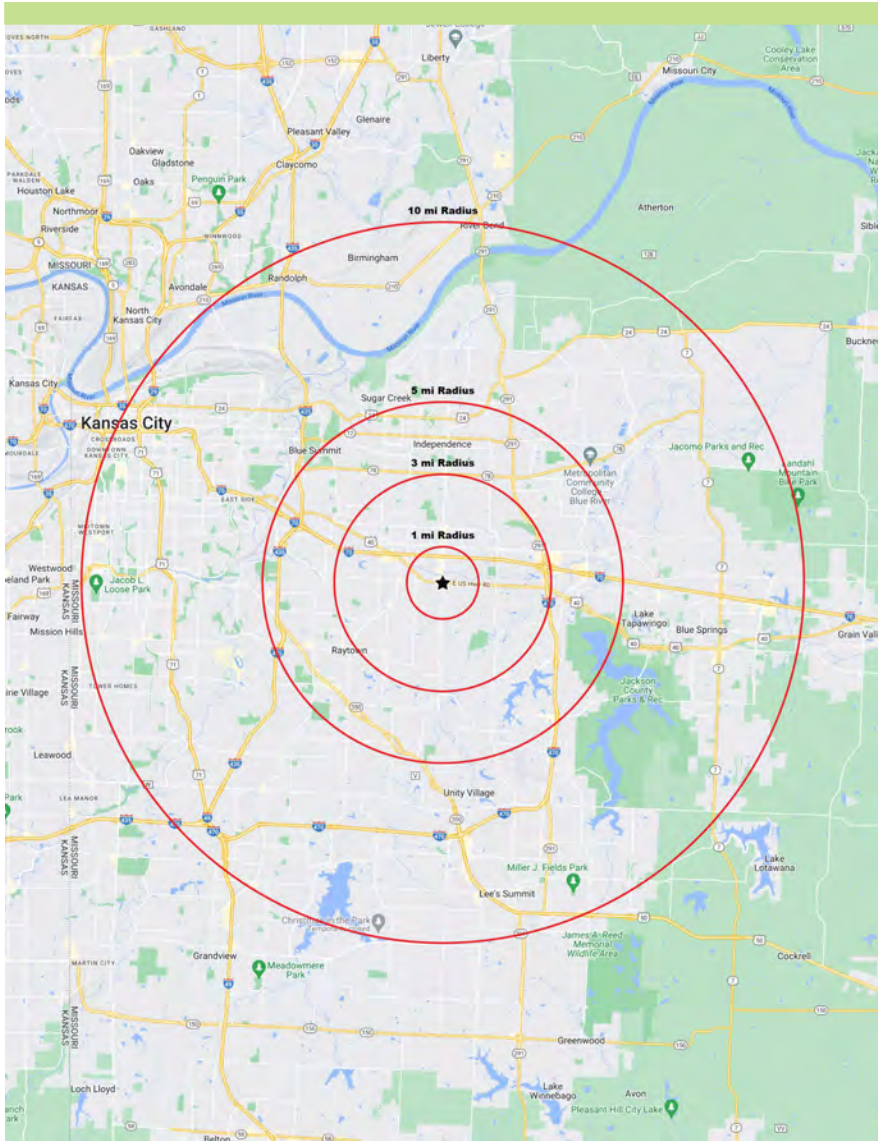


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DEMOGRAPHICS	1 mile	3 miles	5 miles	10 miles
2022 Population	7,612	65,960	158,786	550,004
Total Households	3,390	28,420	67,573	227,057
Average HH Income	\$61,096	\$61,451	\$60,776	\$61,966

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