

8,191 SF FOR LEASE

Hawthorne Business Park



5893 Raytown Road
Raytown, MO



- Flex Industrial spaces to accommodate up to 8K sf
- Below market triple nets providing economical terms within the undersupplied small industrial space market
- Located at the confluence of Raytown Trafficway & Raytown Road; between 1-70 and 435 corridors (under 5-min drive to each)

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

Noteable Co-Tenancy

- Current Zoning: M
- Secure and well-lit business park directly adjacent to Raytown Police Station and City Hall
- Surrounding properties consist of Raytown Fire Department, Raytown High School, Raytown Middle School, and mail/shipping services with USPS and UPS



MILLER PIPELINE

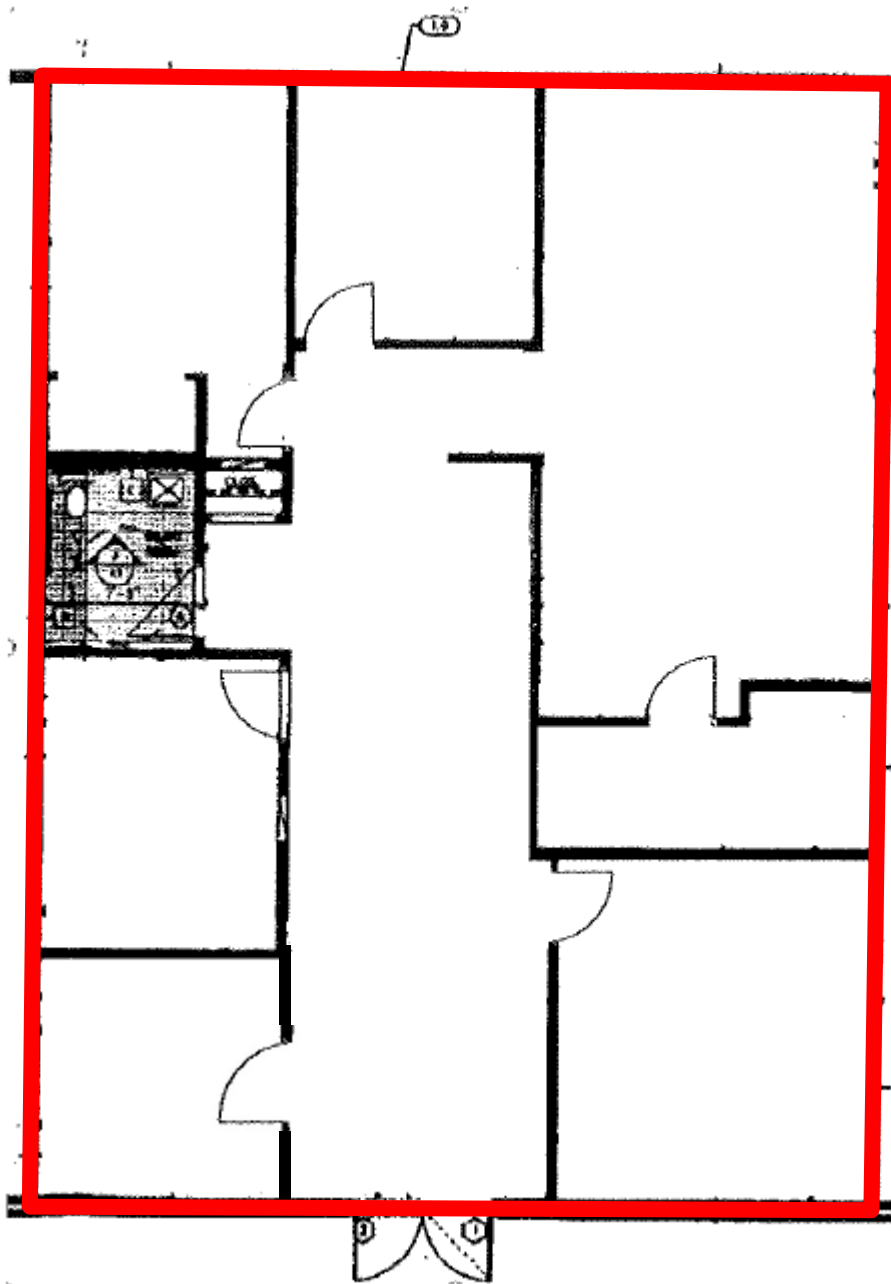


5893 Raytown Rd Opportunity

- Suite 102 – 2,000 SF

Space Features

- 4 Offices
- Kitchenette/Breakroom
- Large Conference Room
- 1 Bathroom



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	9,012	53,135	138,269
2022 Estimate	8,854	52,857	136,945
2010 Census	8,648	55,174	139,699
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$64,447	\$63,947	\$62,153
Median	\$53,268	\$52,698	\$48,759
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	3,744	22,064	57,372
2022 Estimate	3,676	21,955	56,831
2010 Census	3,586	23,008	58,155
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$119,334	\$127,825	\$122,280



Other Tuter Properties



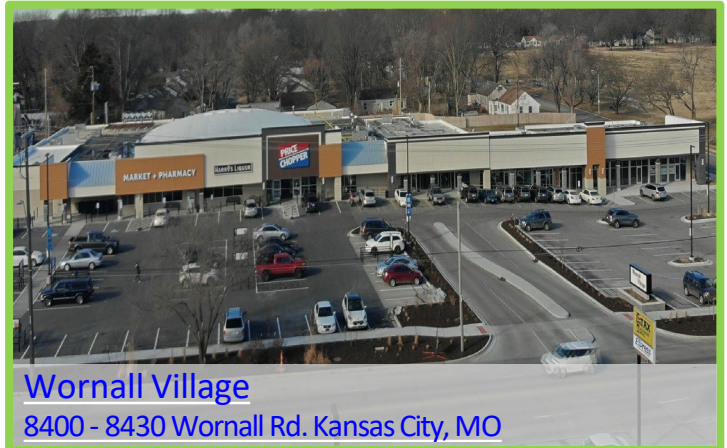
Country Meadows Shopping Center
17201 E US 40 Hwy, Independence, MO



Hidden Valley Exchange
3010 S 291 Hwy, Independence, MO



Main Street Station
6101 - 6305 Main Street, Grandview, MO



Wornall Village
8400 - 8430 Wornall Rd. Kansas City, MO



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