

FOR SALE OR FOR LEASE

102-104 S. INDEPENDENCE ST

HARRISONVILLE, MISSOURI 64701



PEAK

Real Estate Partners

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PROPERTY HIGHLIGHTS:

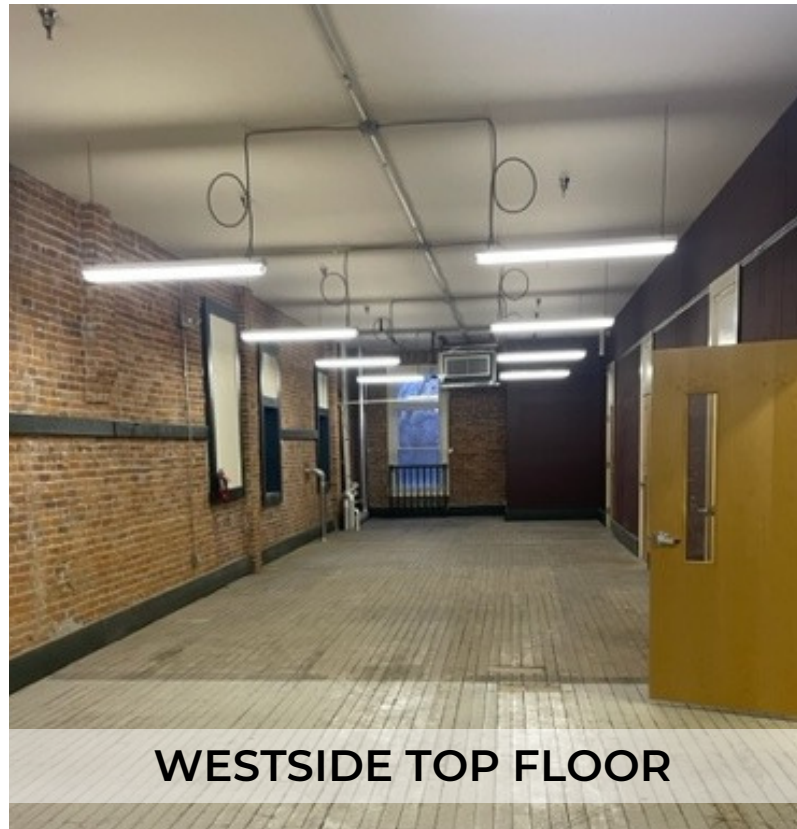
- **For Sale or Lease**
- **Sale price: \$695,000**
- **Lease Rate: \$8-10/PSF + NNN Expenses**
- **Total Building Size: 7,960 SF**
- **1st Floor Retail/Office - 3,160 RSF**
- **2nd Floor Office – Two Units – 1,600 RSF**
- **Existing Income - \$31,505/Annually**
- **Excellent Brick and Timber spaces located on the Harrisonville Square**
- **Restaurants and Coffee Shops within walking distance.**

8700 State Line Road, Suite 300
Leawood, KS 66206

PROPERTY PHOTOS

102-104 S. INDEPENDENCE STREET

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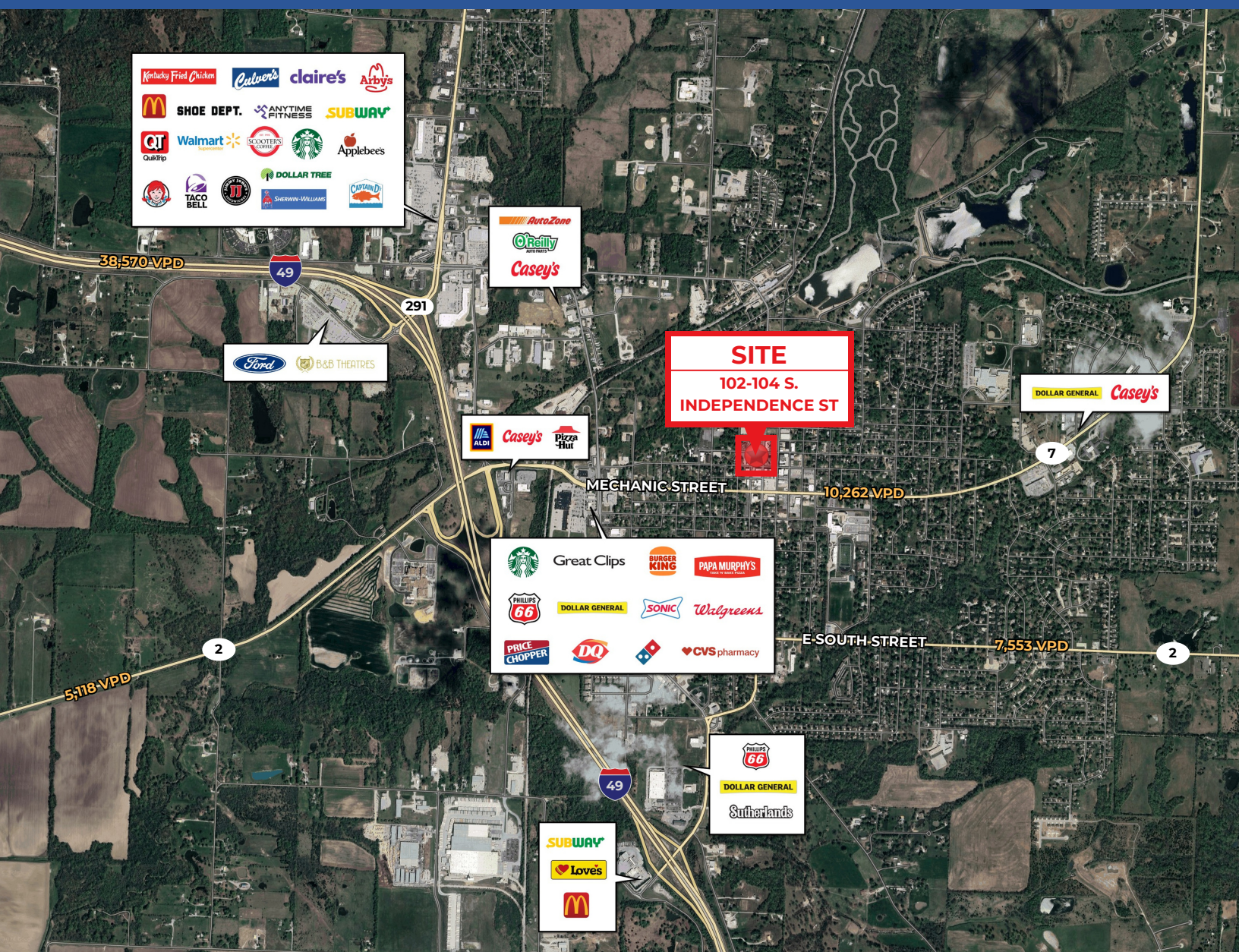


PROPERTY PROFILE

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POPULATION

1-MILE	6,119
3-MILE	11,376
5-MILE	13,594



DAYTIME POPULATION

1-MILE	4,029
3-MILE	8,307
5-MILE	10,319



AVERAGE HOUSEHOLD INCOME

1-MILE	\$93,996
3-MILE	\$99,357
5-MILE	\$102,964

SITE PLAN

