

FAIRVIEW CROSSING NORTH

169 HWY & S. COMMERCIAL STREET, SMITHVILLE, MO 64089

LAND FOR SALE



VIDEO

PROPERTY DESCRIPTION

The proposed development is planned to consist of commercial buildings with approximately 39,000 +/- SF of leasable space. The site is located southeast of the US-169 Commercial Avenue intersection. It is bound by South Commercial Street on the north, by residential property on the east, by commercial property to the south, and by US Highway 169 to the west.

PROPERTY HIGHLIGHTS

- Master Planned Development of Commercial Buildings
- 6 Retail Pad Sites Available
- 39,000 +/- SF of Leasable Space

DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	1,679	7,333	52,757
Total Population	4,590	20,227	134,606
Average HH Income	\$83,882	\$94,567	\$96,051

Andrew Danner

Broker

816.612.5191

Andrew@WindfieldRealEstate.com

Ben Nelson, CCIM

Senior Associate

816.868.8473

ben@windfieldrealestate.com

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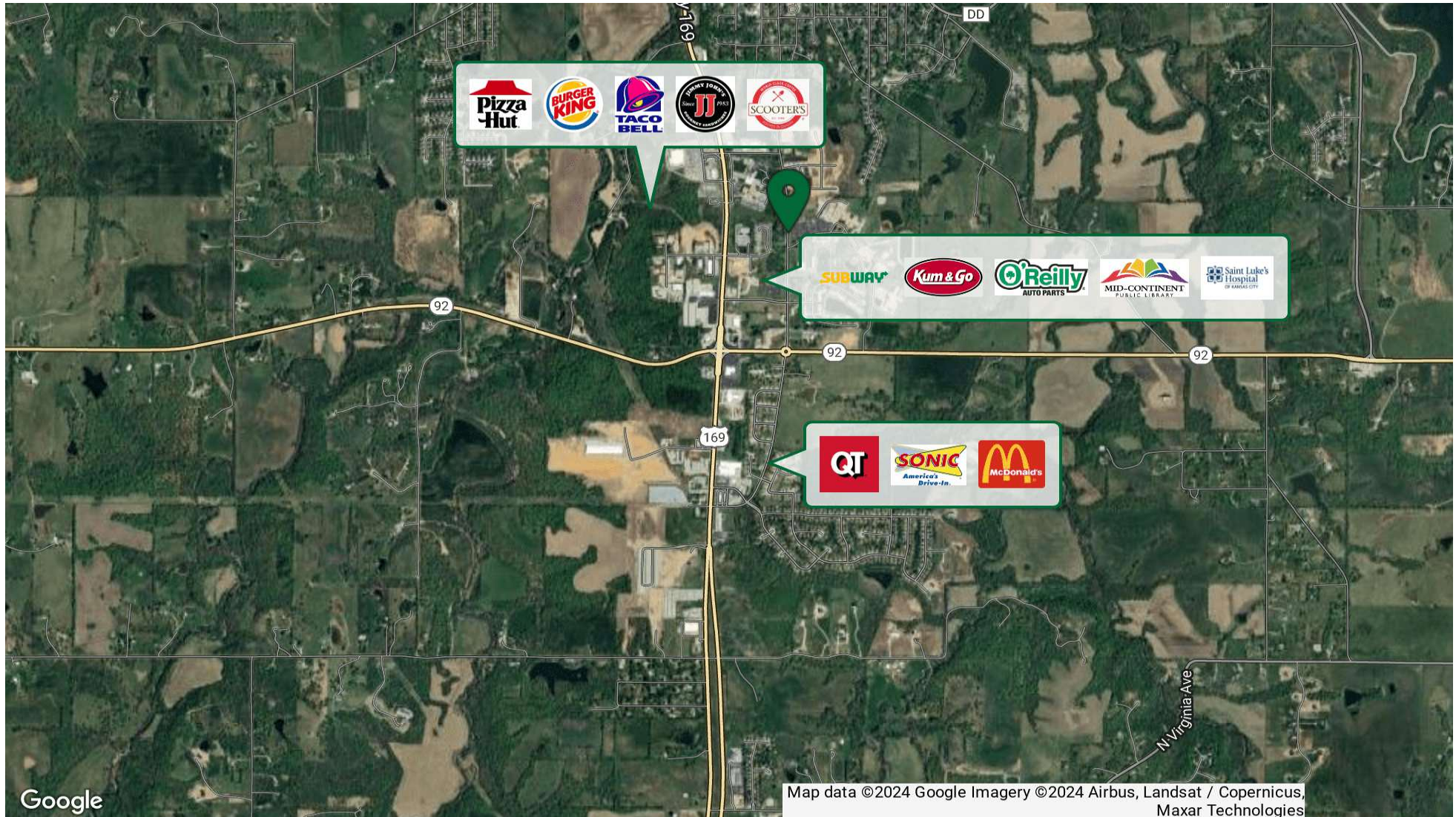
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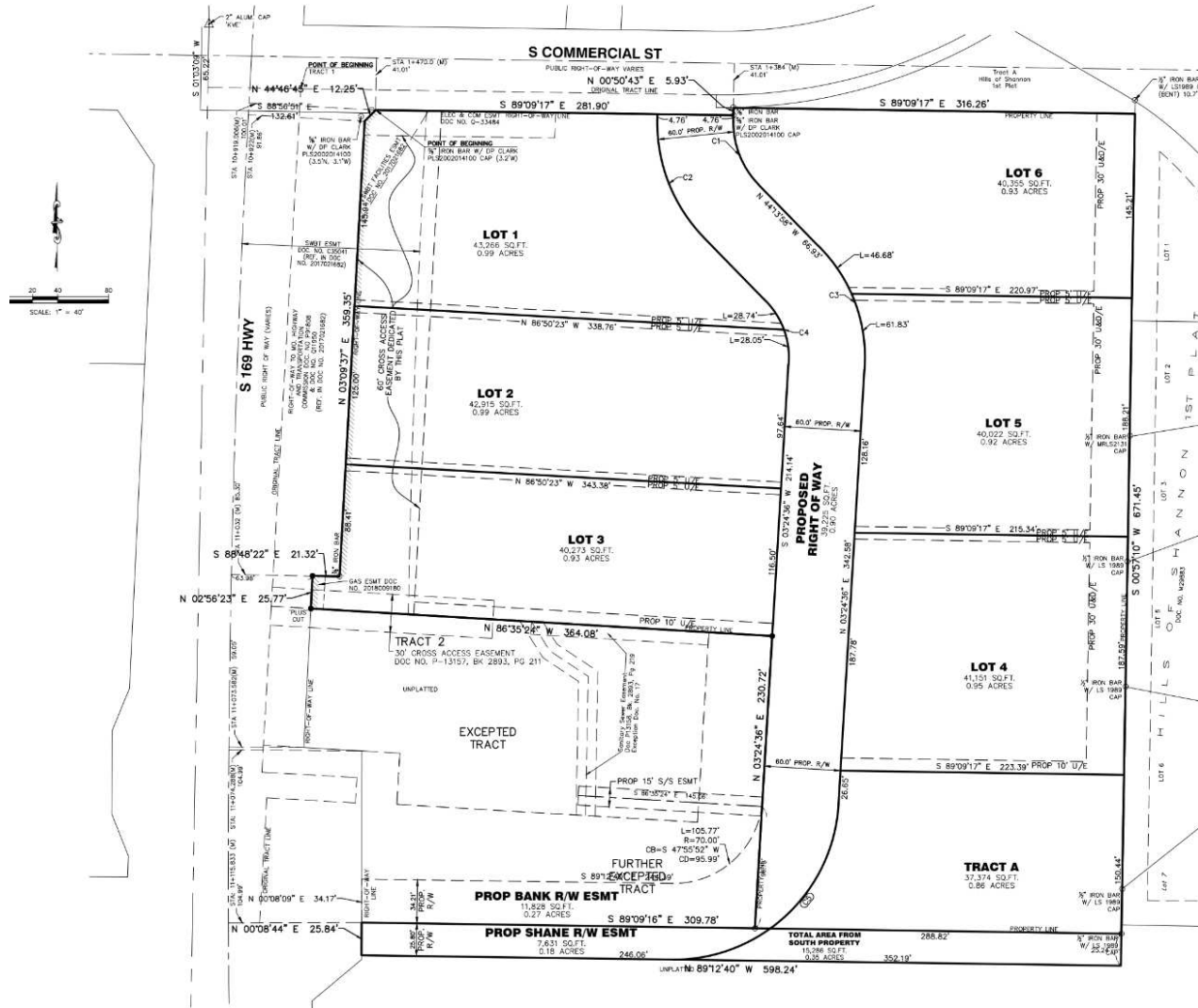
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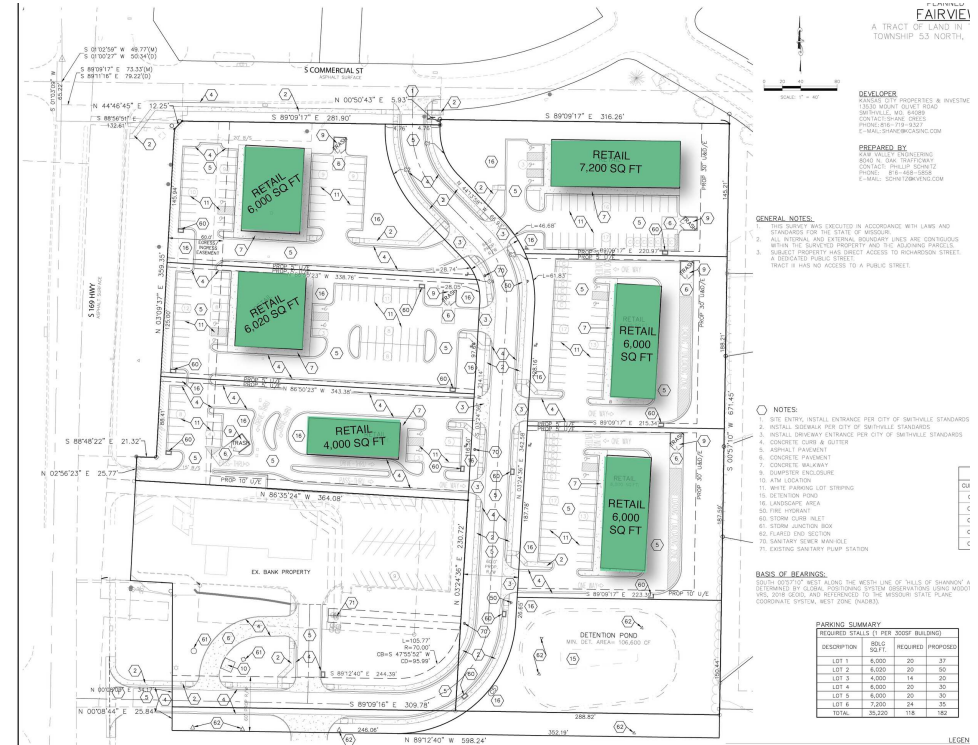
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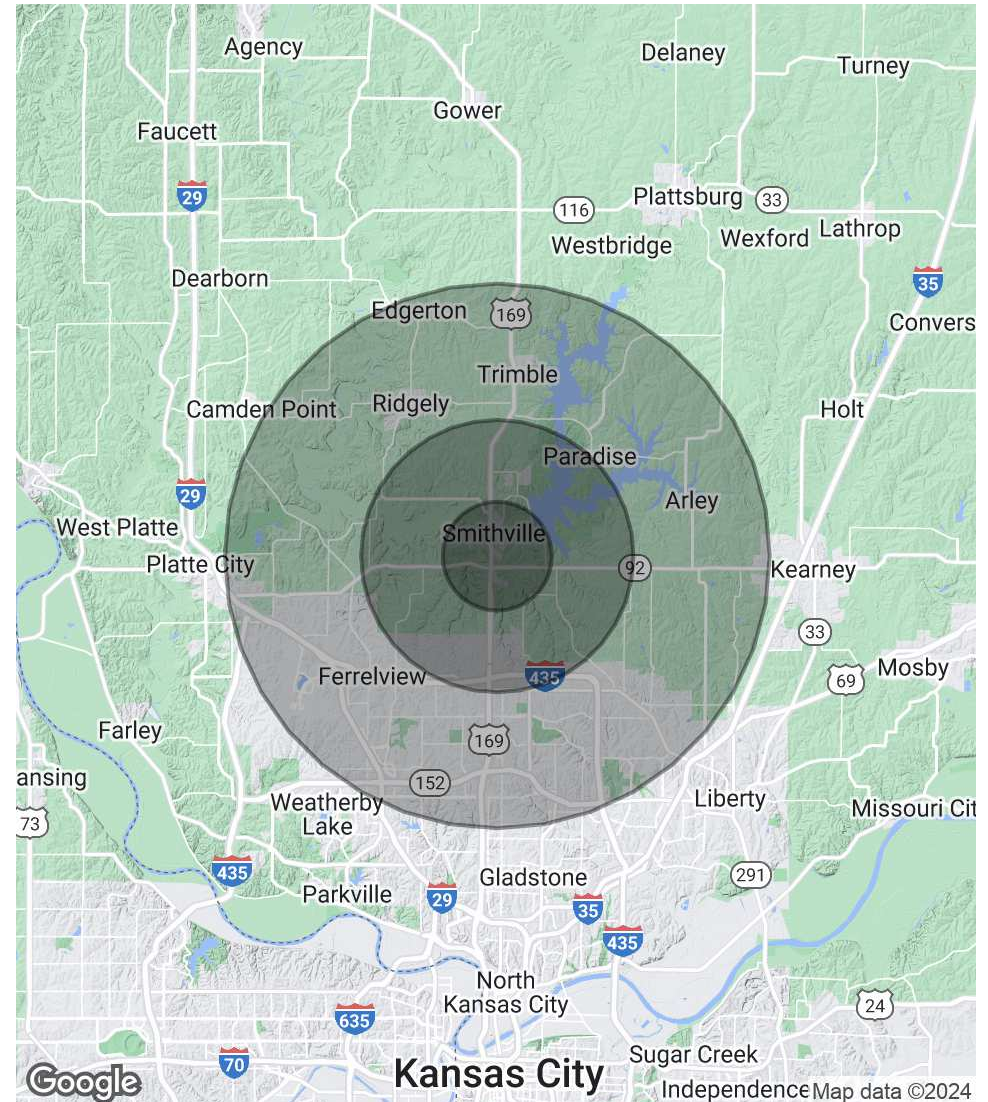
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,590	20,227	134,606
Average Age	36.5	38.4	37.8
Average Age (Male)	36.4	39.5	37.2
Average Age (Female)	37.4	37.9	38.2

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,679	7,333	52,757
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$83,882	\$94,567	\$96,051
Average House Value	\$205,450	\$251,483	\$231,235

2020 American Community Survey (ACS)



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