



Location Description

Ideally located on busy Parallel Parkway just west Interstate 635, this high-visibility site offers a prime opportunity for retail, industrial, or professional use. Surrounded by dense residential development, it features excellent frontage on a lighted intersection, ample parking, and a flexible layout suited for service-oriented businesses. With strong traffic counts and proximity to major Kansas City trade areas, the property is well positioned for long-term growth.

Property Highlights

- 4,800 Square Foot Former O'Reilly Auto Parts Building For Sale
- Located on the Northwest Corner of a lighted intersection (Parallel Parkway and N 47th St.)
- Three (3) Ingress/Egress Points
- Ample Parking - 20 Spaces (1 Park per 225 SF)
- Dedicated Pole Sign
- Ideally located in proximity to I-635 and Kansas Speedway
- KC1 (Light Industrial) Zoning

Offering Summary

SALE PRICE:	\$650,000
LOT SIZE:	0.55 Acres
BUILDING SIZE:	4,800 SF

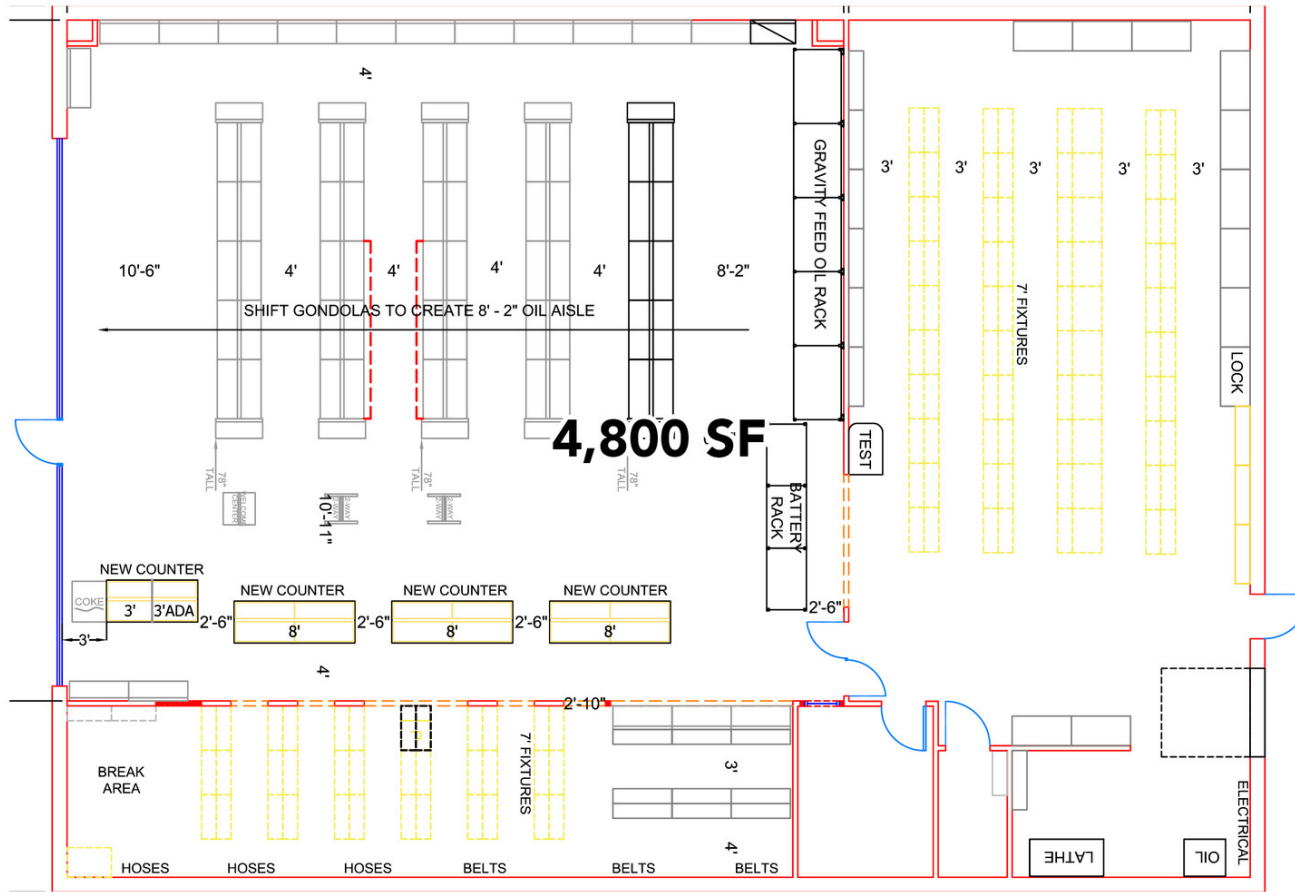
Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,238	18,395	40,666
TOTAL POPULATION	9,643	53,676	114,398
AVERAGE HH INCOME	\$70,134	\$66,199	\$70,285

Sam Mitchell, CCIM
SENIOR ASSOCIATE
817.565.9601
sam@legacypadvisors.com

William Beichler, SIOR, CCIM
PRINCIPAL AND MANAGING BROKER
918.859.8850
bill@legacypadvisors.com



60' FRONTAGE



80' DEPTH

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4700 PARALLEL PKWY | KANSAS CITY, KS



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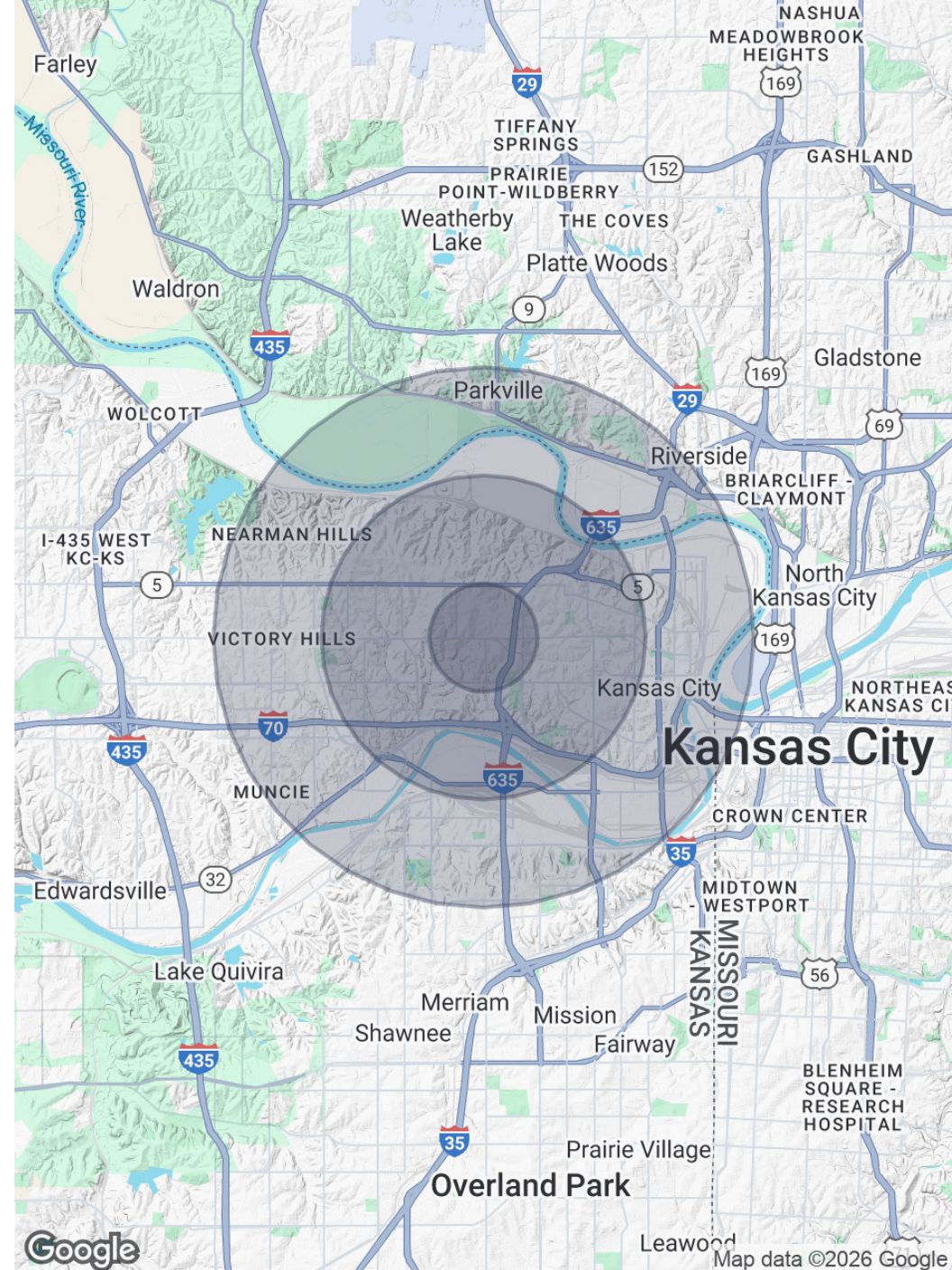
Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,643	53,676	114,398
AVERAGE AGE	35	36	36
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	36	36	37

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,238	18,395	40,666
# OF PERSONS PER HH	3	2.9	2.8
AVERAGE HH INCOME	\$70,134	\$66,199	\$70,285
AVERAGE HOUSE VALUE	\$138,469	\$147,109	\$176,141

Demographics data derived from AlphaMap



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