

FOR LEASE



# 508-514 MAIN ST

GRANDVIEW, MO 64030

**COLE STEWART**  
ASSOCIATE

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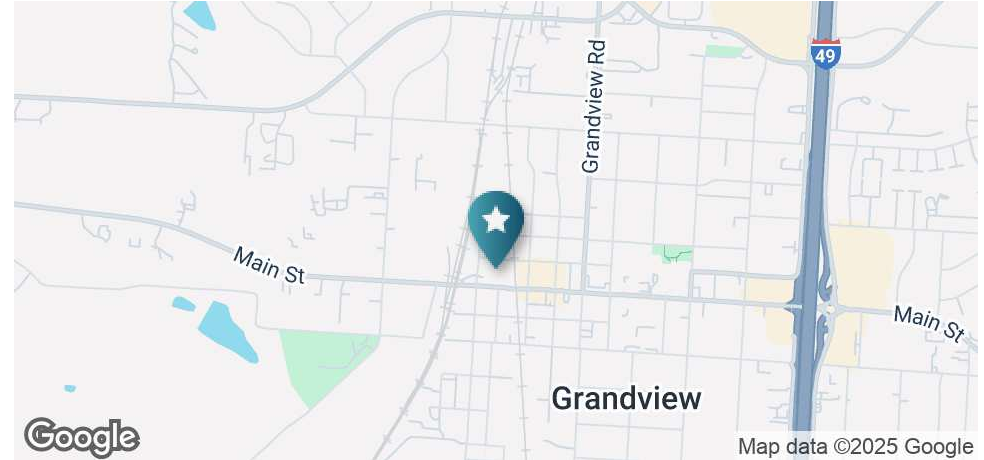
**AUDREY NAVARRO**  
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## OFFERING SUMMARY

Available SF:	1,000 - 3,000 SF
Lease Rate:	\$13.00 - 15.00 SF/yr (MG)
Lot Size:	0.56 Acres
Year Built:	1987
Building Size:	5,240
Submarket:	South Kansas City MO

## PROPERTY OVERVIEW

Located at 508 Main St in Grandview, MO, this 5,200 SF neighborhood retail center offers practical space for a range of tenant types. The property includes a 3,000 SF former restaurant space, ideal for food operators looking to capitalize on existing infrastructure. With strong visibility, easy access, and ample on-site parking, the center is well-positioned to serve the surrounding residential community. The remaining space can accommodate service-based, office, or retail users seeking affordable rates in a growing trade area.

## PROPERTY HIGHLIGHTS

- Contemporary design and versatile floor plans
- Customizable suite layouts
- Located next door to future Grandview Farmer's Market
- Ample natural light
- Signage and monument signage opportunities
- Convenient on-site parking

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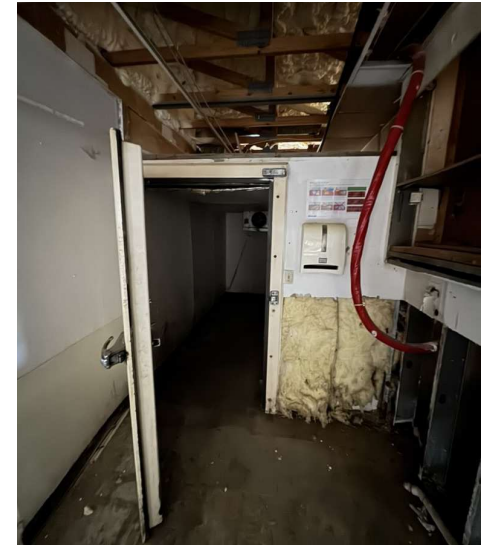
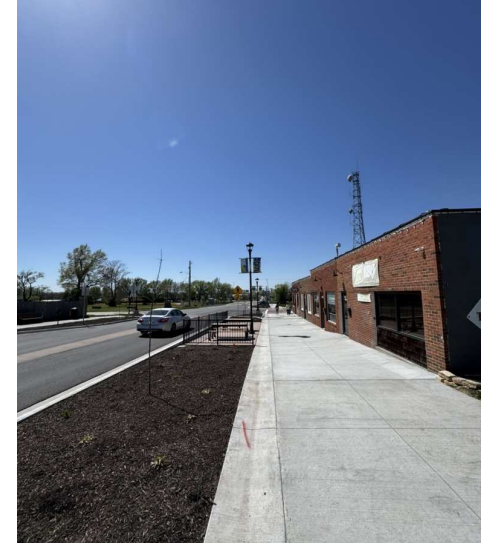
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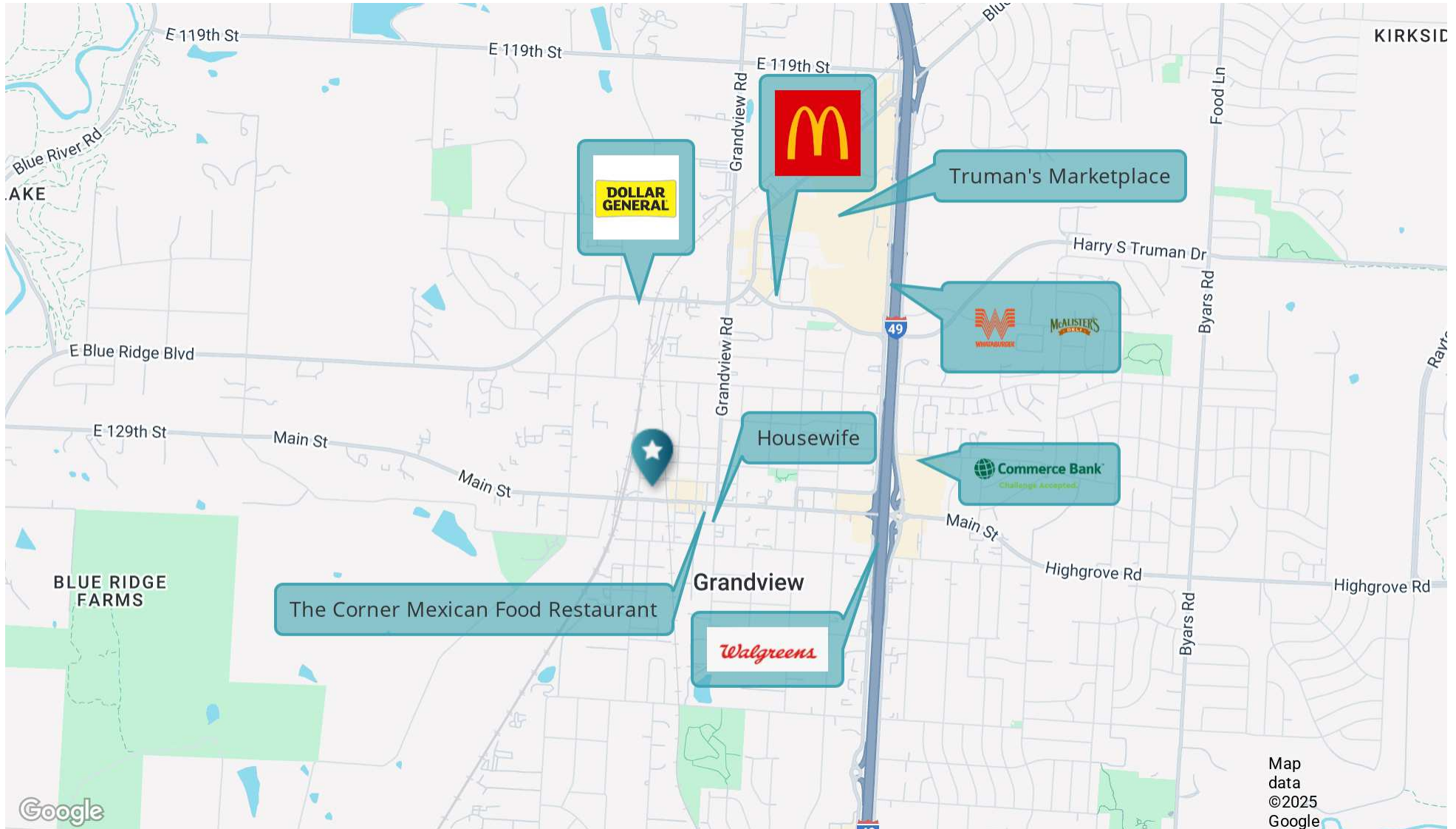
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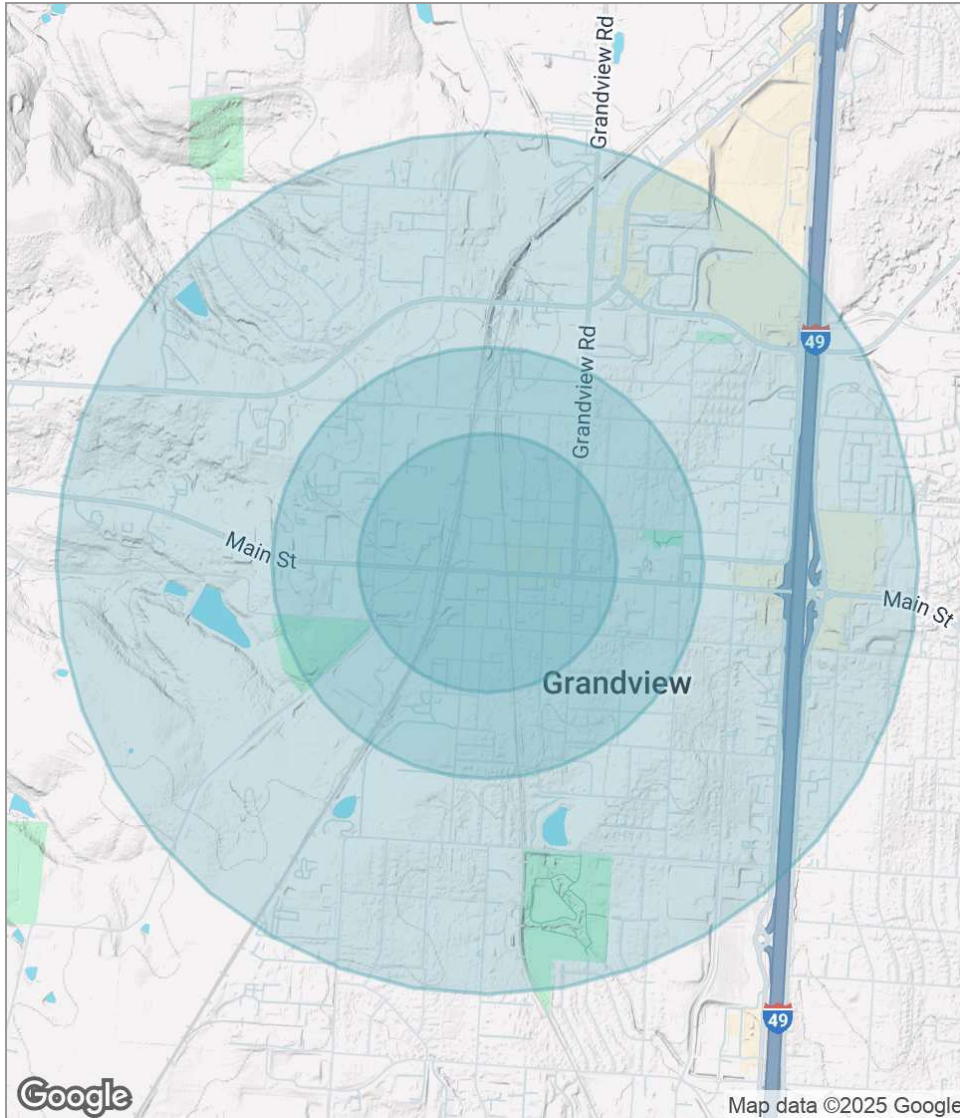
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	572	1,478	6,004
Median age	39	39	39
Median age (Male)	38	37	38
Median age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	246	635	2,568
# of persons per HH	2.3	2.3	2.3
Average HH income	\$60,879	\$60,769	\$71,421
Average house value	\$181,387	\$201,538	\$214,439

\* Demographic data derived from 2020 ACS - US Census

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