



# FOR LEASE

## RETAIL SPACE



EXCELLENT SPACE FOR LEASE IN  
KANSAS CITY KANSAS

**1272 Merriam Lane**  
**Kansas City, Kansas 66103**

**10,000 - 17,000 +/- SF**  
**AVAILABLE**

**\$6 + NNN's (\$2.25/SF)**

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*



## VICTOR BRANCATO

LICENSED SALES AGENT

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## PROPERTY FEATURES



- Façade renovation done in 2023
- Additional 3,500 SF mezzanine
- Heavy Day Time Traffic
- Large Retail Center with Long Standing Tenants
- Perfect for neighborhood grocery store or thrift store
- Great I-35 Highway Access

## AREA DEMOGRAPHICS



POPULATION	2 MILE	5 MILE	10 MILE
2022 Population	37,899	243,833	691,523
2027 Projection	38,347	248,967	710,340
Annual Growth 2022-2027	0.1%	0.3%	0.3%
HOUSEHOLDS			
2022 Total Households	16,841	107,663	293,180
Growth 2022-2027	0.3%	0.5%	0.6%
Median Household Income	\$53,843	\$51,048	\$54,509
HOUSING			
Median Home Value	\$157,192	\$199,311	\$184,177
Median Year Built	1957	1954	1962

## SPACE AVAILABLE







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## AERIAL PHOTOS

