

▶ For Lease

6909 E 163rd Street

BELTON · MISSOURI · 64012

**3,200**
SQUARE FEET**1**
ACRE LOT**2**
RESTROOMS**Huge**
PARKING LOT

HIGH TRAFFIC CORRIDOR

I-49 ACCESS

Property Overview

An exceptional lease opportunity in one of Belton's fastest-growing commercial corridors. This 3,200 SF freestanding building sits on a full acre with a massive paved parking lot, making it ideal for specialty food, quick-service, medical, professional office, or any high-traffic retail concept. The interior features two restrooms, dedicated storage, and wide-open floor space ready for a custom build-out. With direct access near I-49 and surrounded by established restaurants, shopping, fitness centers, and hotels, this location delivers unmatched daily traffic and community visibility.

Property Features


- 3,200 SF freestanding building
- Full 1-acre lot with large paved parking
- Open floor plan — flexible for many uses
- 2 restrooms — move-in ready
- Flexible interior layout
- Brick exterior, modern facade upgrades
- High-visibility signage potential
- Zoning suitable for retail / food service
- Near I-49 for regional draw

Nearby — All Within Minutes

 **Academy Sports + Outdoors ★4.3**
MAJOR SPORTS & OUTDOORS RETAILER

 **Menards ★4.3**
HOME IMPROVEMENT SUPERSTORE

 **Belton Towne Center ★4.3**
SHOPPING CENTER

 **La Nonna Italian ★4.7**
RESTAURANT

 **Iron Gates Gym ★4.9**
FITNESS / SPORTS

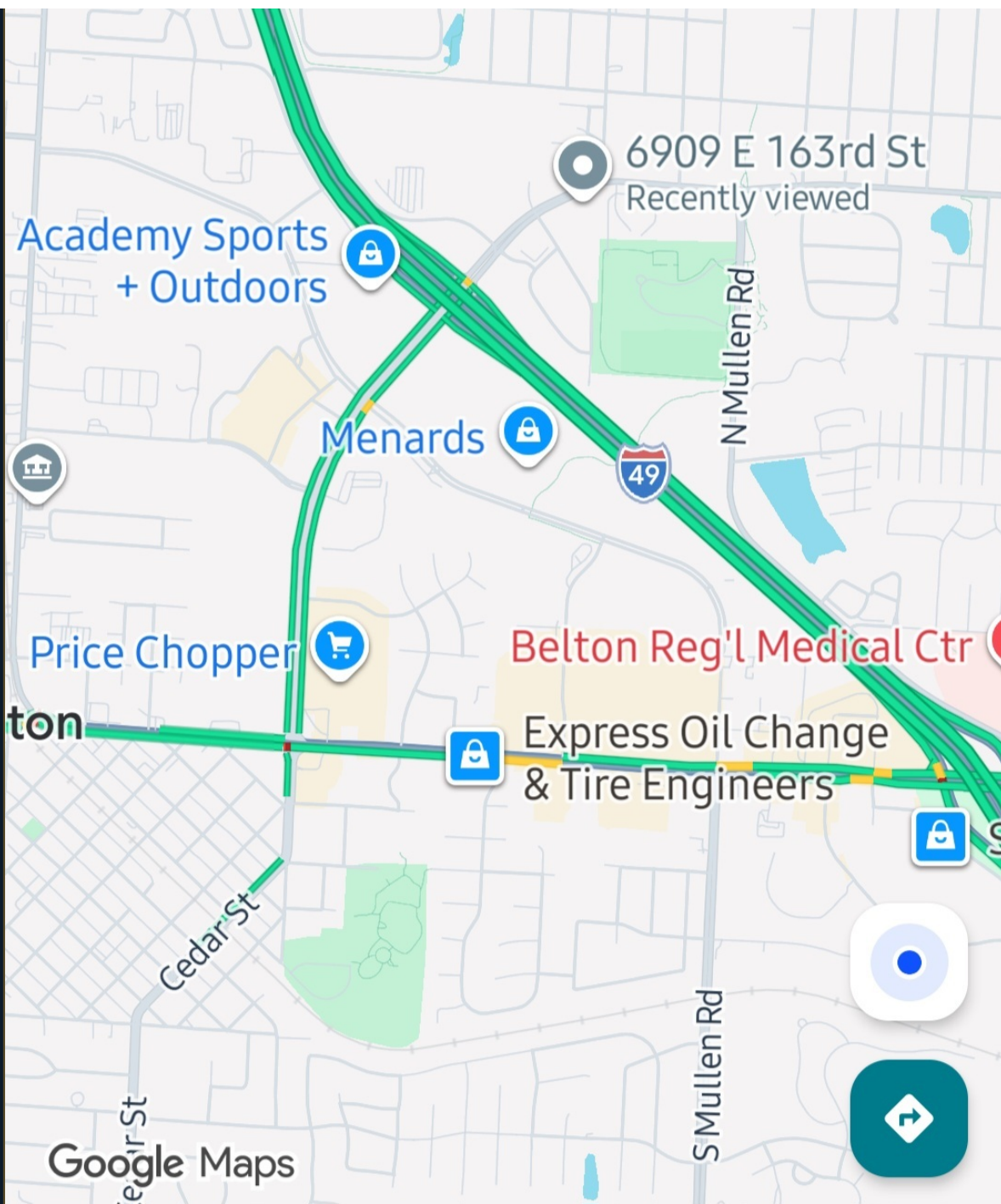
 **Hampton Inn Belton ★4.0**
HOTEL — HOSPITALITY TRAFFIC

 **Encore Apartments ★4.3**
NEW LUXURY APARTMENT COMPLEX — SAME STREET

 **Ideal for Office & Medical Use**
HIGH DAYTIME TRAFFIC · ACCESSIBLE LOCATION · AMPLE PARKING

Location & Surroundings





ACADEMY SPORTS · MENARDS · BELTON REGIONAL MEDICAL · I-49 — ALL WITHIN 1 MILE

Use Restrictions

The following uses are **not permitted** under the terms of this lease: fuel / gasoline sales & underground storage, liquor store, tobacco / smoke shop, or donut shop. All other retail, food service, office, and service-based tenants are welcome to inquire.

Ready to Tour

Schedule a Showing Today

Property: 6909 E 163rd St, Belton MO 64012

Size: 3,200 SF | **Lot:** 1 Acre

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