

RETAIL SPACE FOR LEASE ALONG I-70

1,525 & 1,757 sf Available



BLUE RIDGE CROSSING

4153-4275 Sterling Avenue, Kansas City, MO



CATALYSTPROPERTYGROUP.COM | 913-914-7010

PROPERTY HIGHLIGHTS

WHY YOU SHOULD CONSIDER...

- 1,525 & 1,757 sf of retail space for lease
- Anchored by Walmart Supercenter and Lowe's
- Join national and regional tenants Firehouse Subs, CareNow, Verizon, Sport Clips, and more!
- Located along I-70 receiving over 122,000 cars per day and next exit east of Arrowhead and Kauffman Stadiums
- Perfect for a daily needs user, health & wellness, and more.
- Rental rate \$20/sf NNN



DEMOGRAPHICS

TOTAL POPULATION

1 Mile: 9,163
3 Mile: 68,736
5 Mile: 165,881



DAYTIME POPULATION

1 Mile: 1,939
3 Mile: 16,547
5 Mile: 49,705



AVG HH INCOME

1 Mile: \$ 71,229
3 Mile: \$ 83,248
5 Mile: \$ 78,489

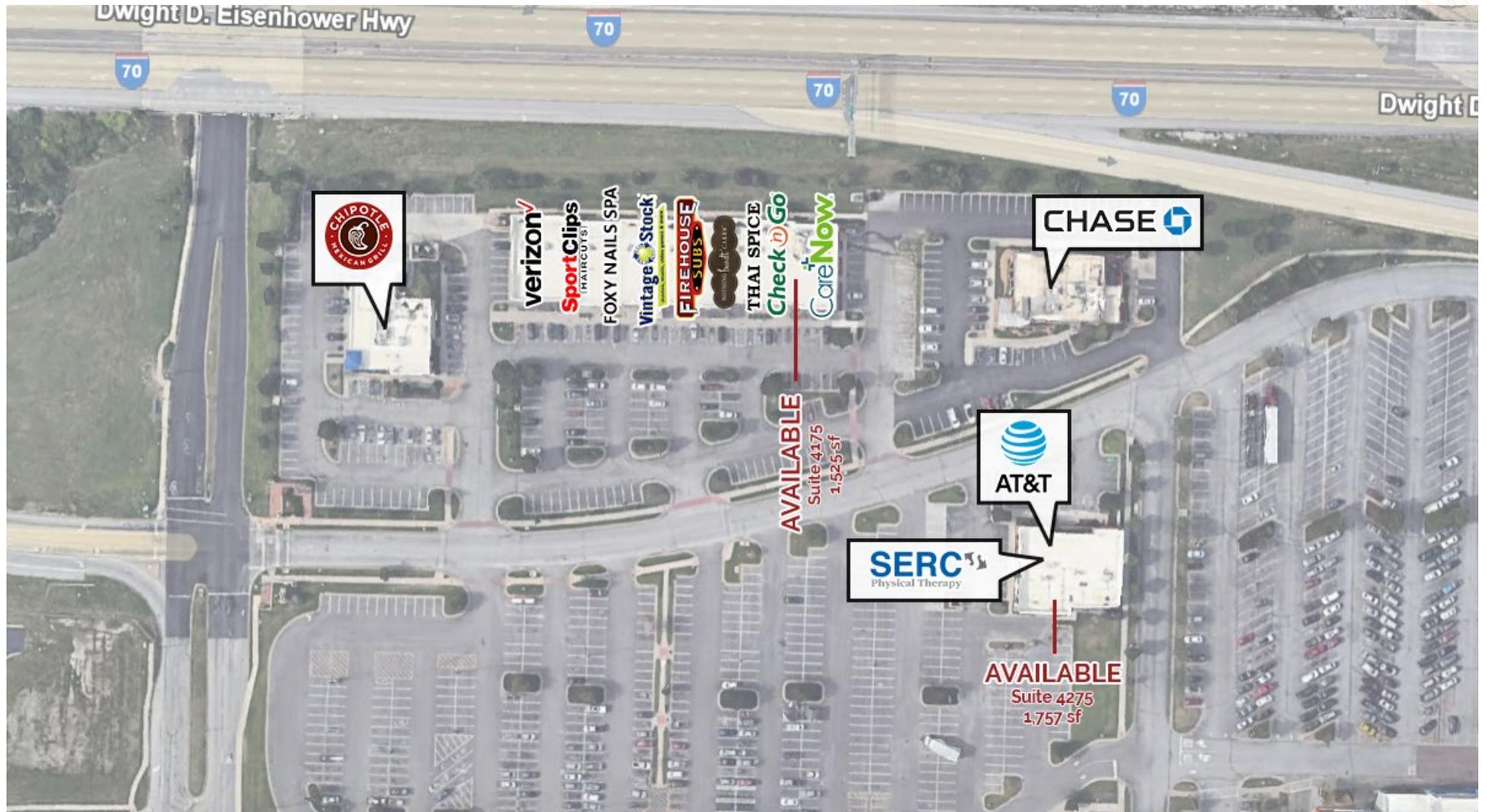


NEIGHBORING TENANTS

Walmart 
Supercenter



AERIAL VIEW



MARKET AERIAL

