

LINWOOD RESTAURANT WITH DRIVE-THRU

3134 Prospect Avenue, Kansas City, MO 64128



ShawverGroup.com
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Monica Enloe
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PROPERTY HIGHLIGHTS

LINWOOD RESTAURANT WITH DRIVE-THRU

3134 Prospect Avenue, Kansas City, MO 64128

LOCATION

3134 Prospect Avenue
Kansas City, MO 64128

AVAILABLE

±3,350 SF stand-alone restaurant with drive-thru
on **0.61 AC**

RATES/PRICE

Lease: Call for Rates
Sale: \$1,200,000

AREA BUSINESSES

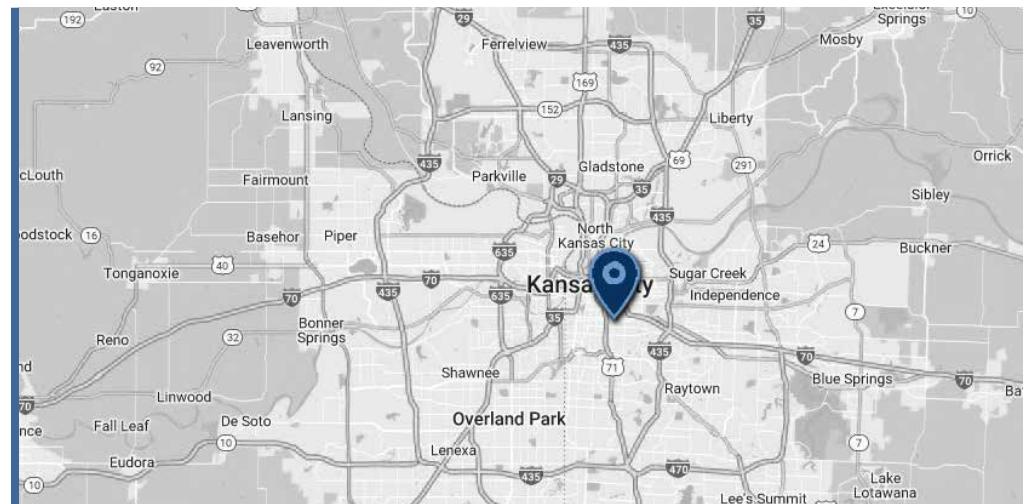


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PROPERTY HIGHLIGHTS

- **±3,350 SF** stand-alone restaurant with drive-thru
- 0.61 acre corner lot at signalized intersection
- Fully built-out kitchen with oversized hood & grease trap
- Anchored by multiple redeveloped centers on the block
- Highest quality block in the corridor surrounded by national tenants
- Zoned MUC (Mixed Use Commercial) for flexible use opportunities
- **Tenant still open and operating, please do not disturb**

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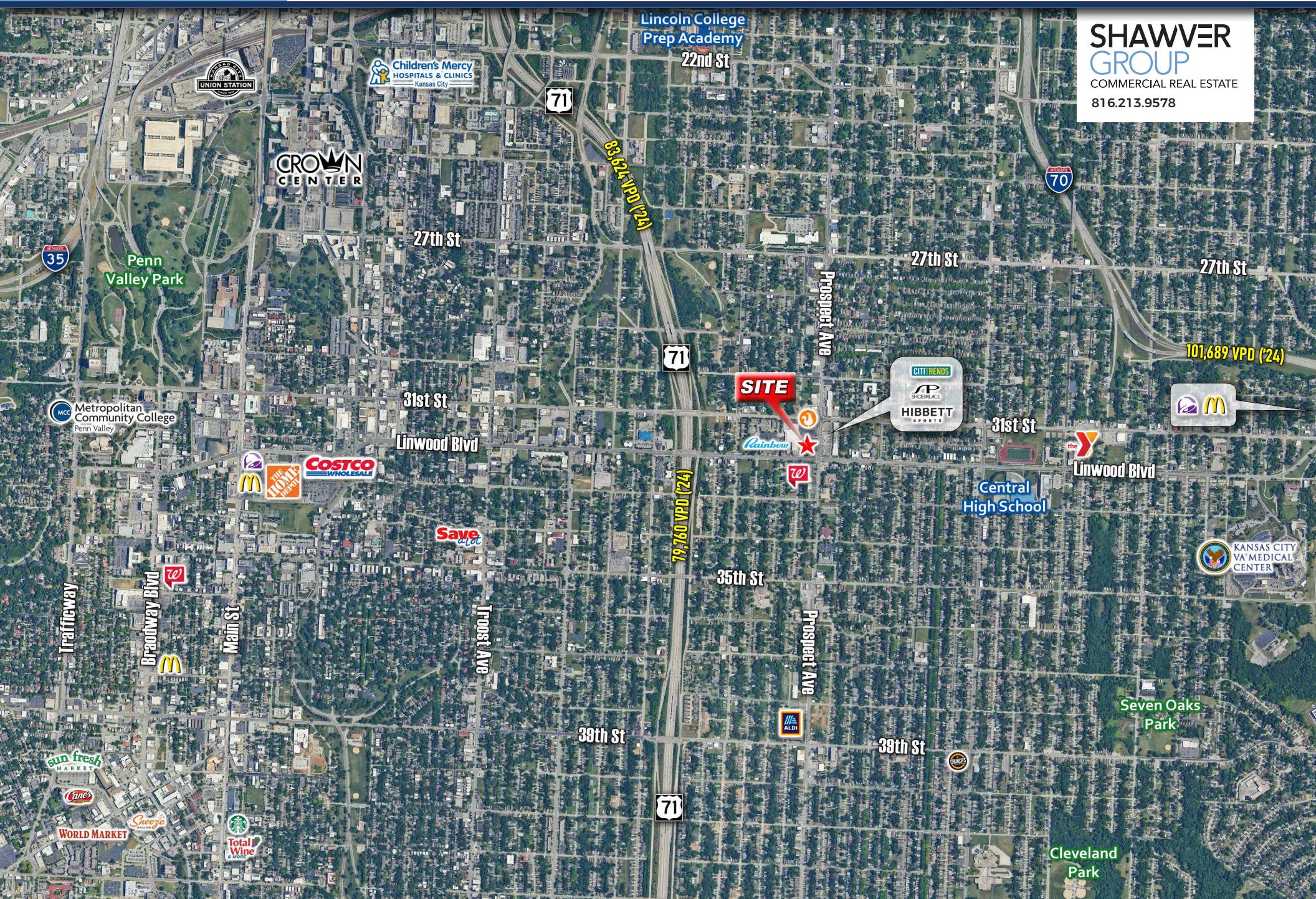
WIDE
AERIAL

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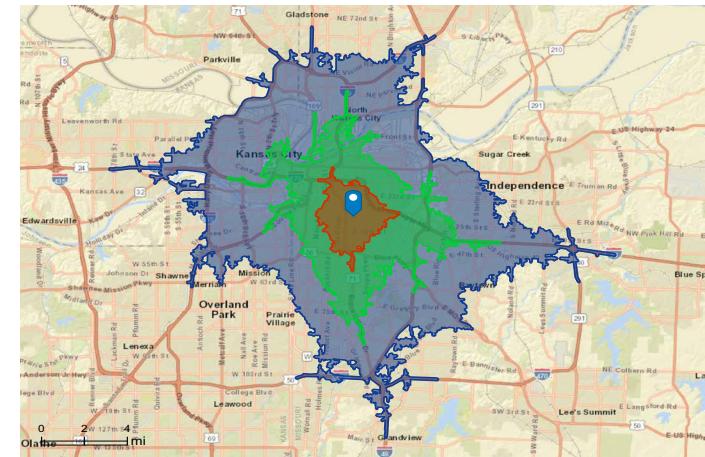
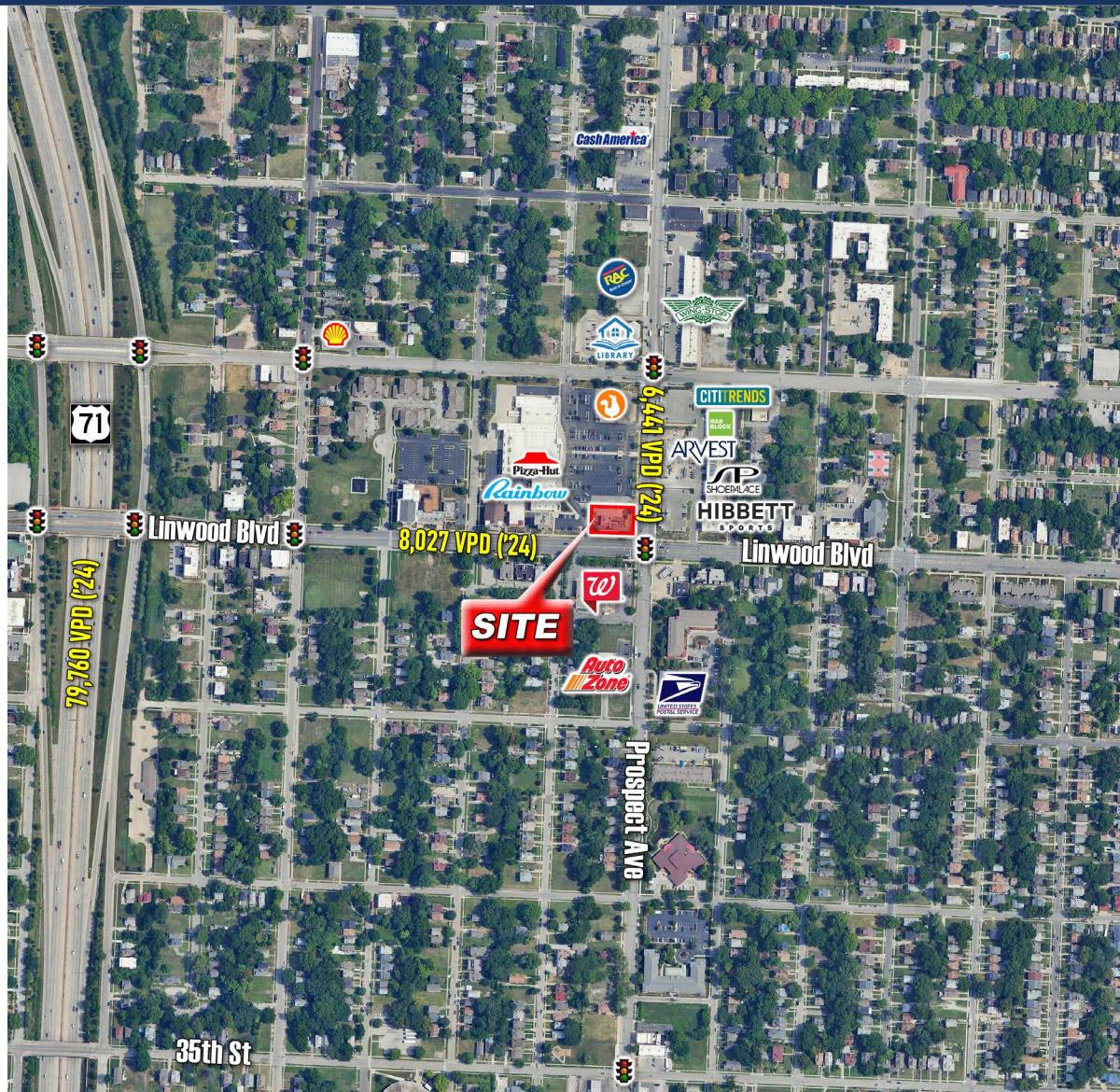
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SITE AERIAL & DEMOS

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DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	40,929	163,858	446,686
Households	18,719	76,551	194,960
AVG HH Income	\$71,698	\$78,934	\$84,608
Median Age	35.7	34.2	35.7

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**DINING ROOM
PHOTOS**

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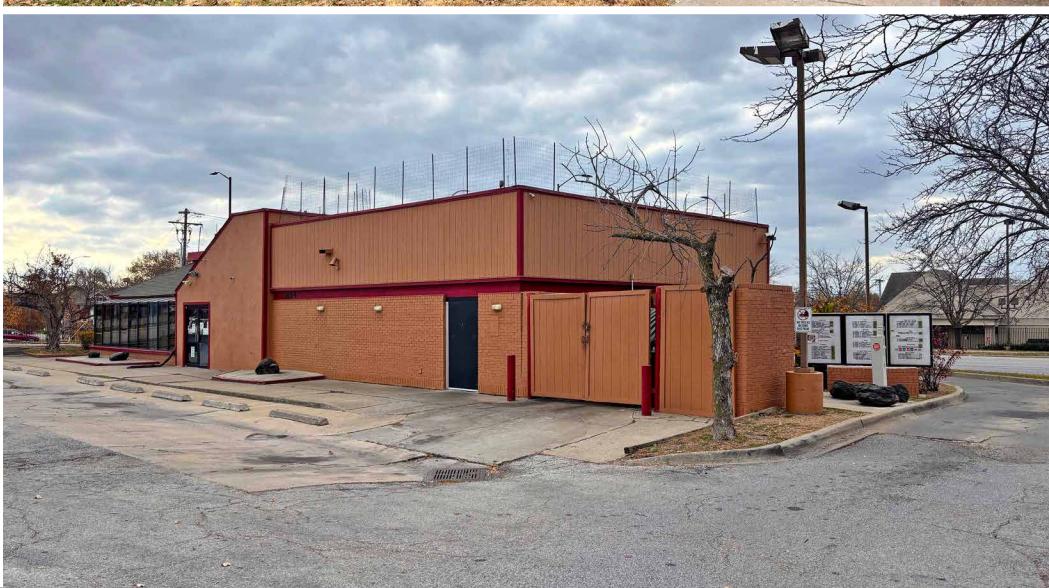
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EXTERIOR PHOTOS

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