

11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



Michael Meier, Principal

Aristocrat Realty

913.271.7656

mmeier@aristocrat-realty.com



2

**Property Info &
Disclaimer**

3

Property Photos

8

Demographic Analysis

14

Property Description

15

Aerial & Location Report

**11525 E 24
HWY**

**TABLE OF
CONTENTS**

11525 E 24 HWY

PROPERTY INFORMATION

PURCHASE PRICE
\$399,000.00

PROPERTY ADDRESS
11525 East US 24 Highway
Independence, MO 64054

YEAR BUILT
1987

PROPERTY SIZE
3,500 Sq. Ft.

LAND SIZE
0.70 Acres

11525 East US 24 Highway
Independence, MO 64054

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY PHOTOS



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



PROPERTY PHOTOS



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



PROPERTY PHOTOS



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



PROPERTY PHOTOS



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054

PROPERTY PHOTOS

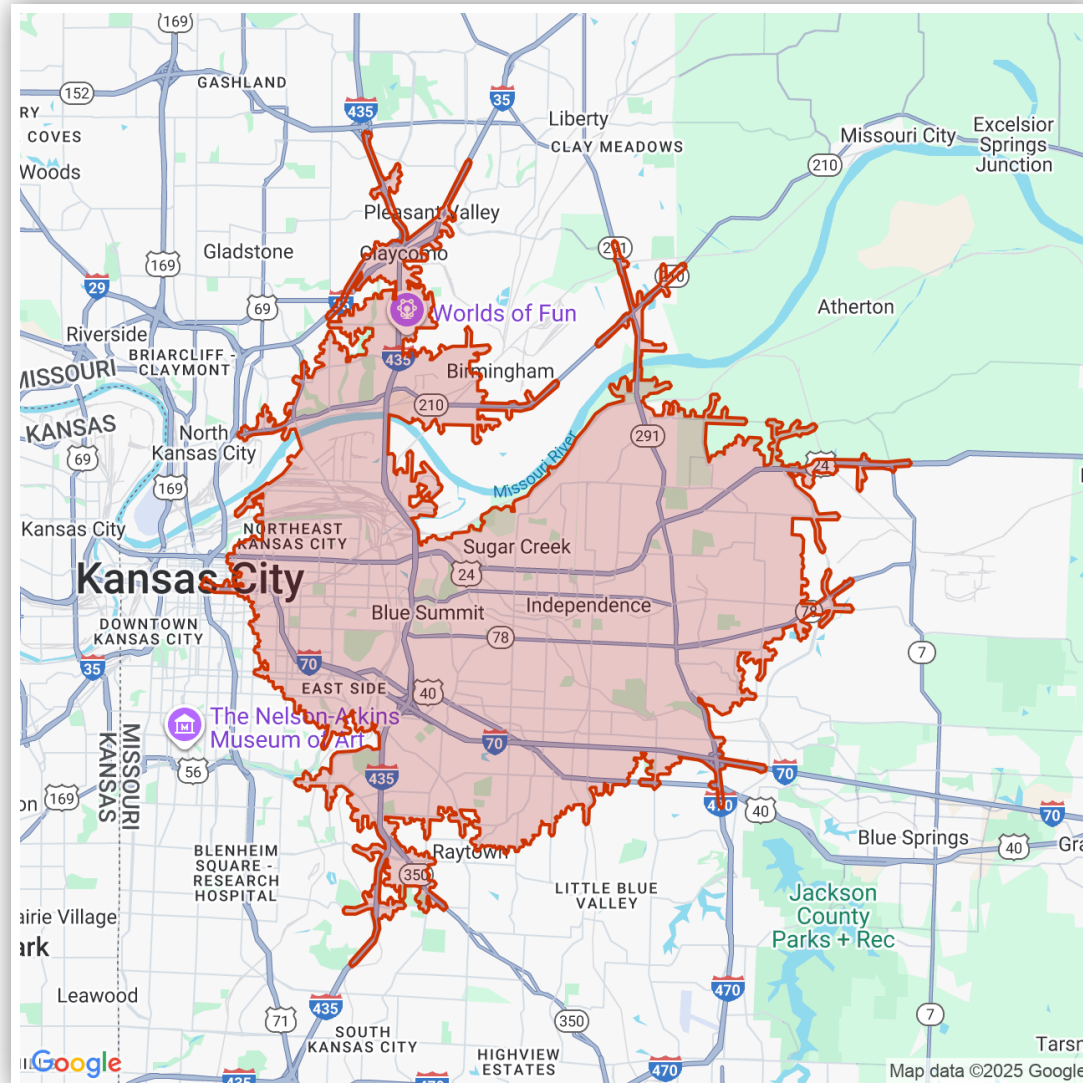


11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054



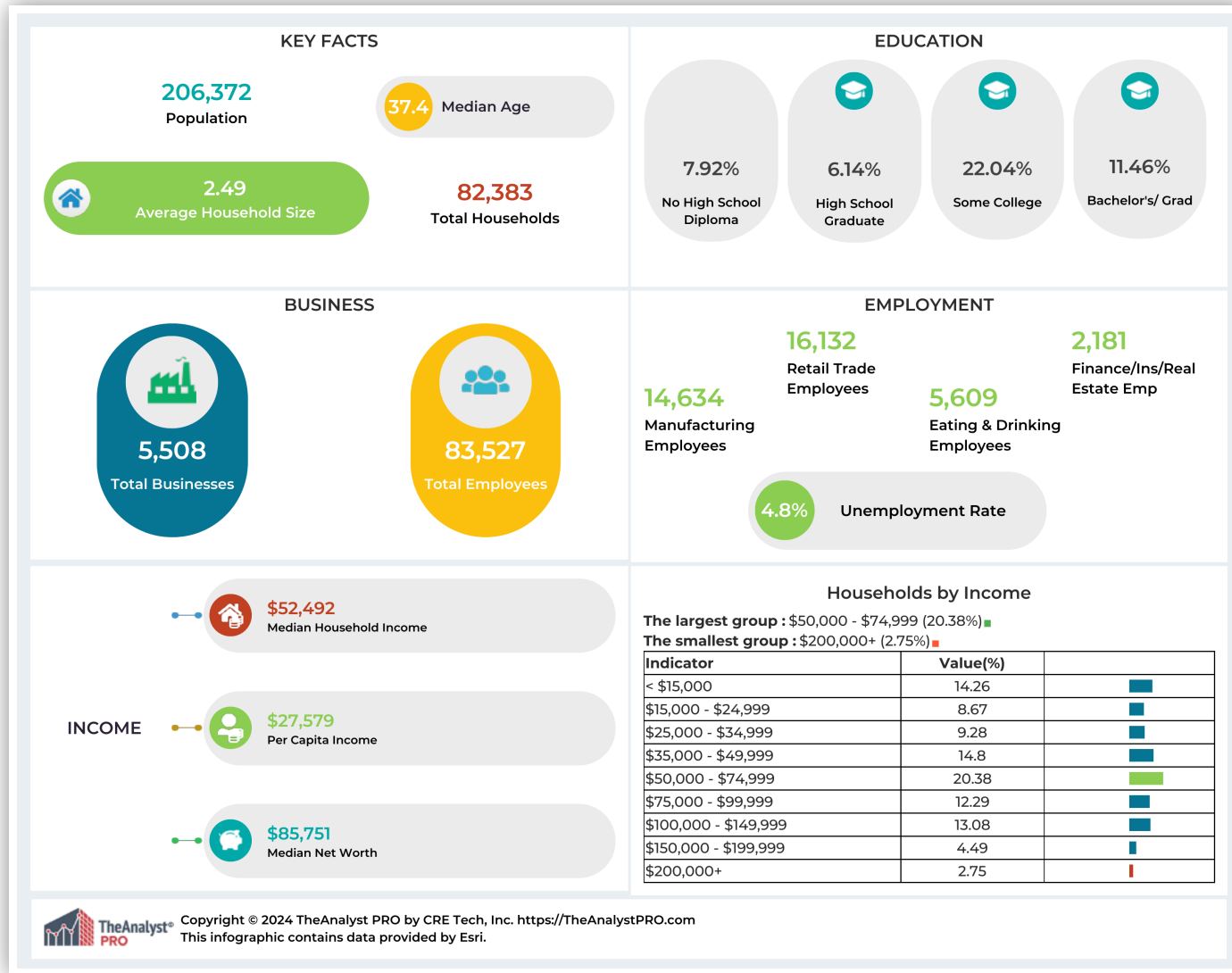
LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO, 64054

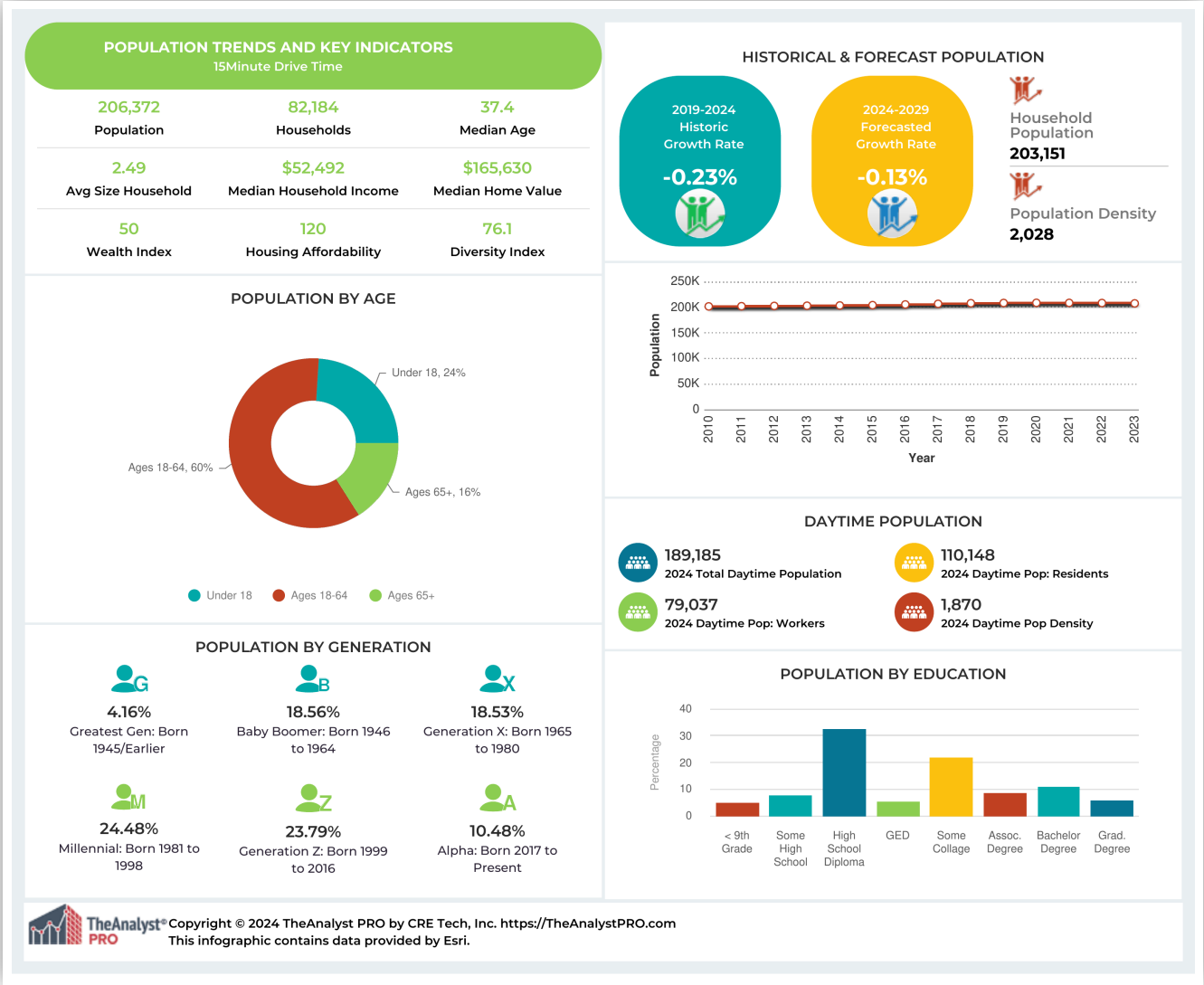
INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

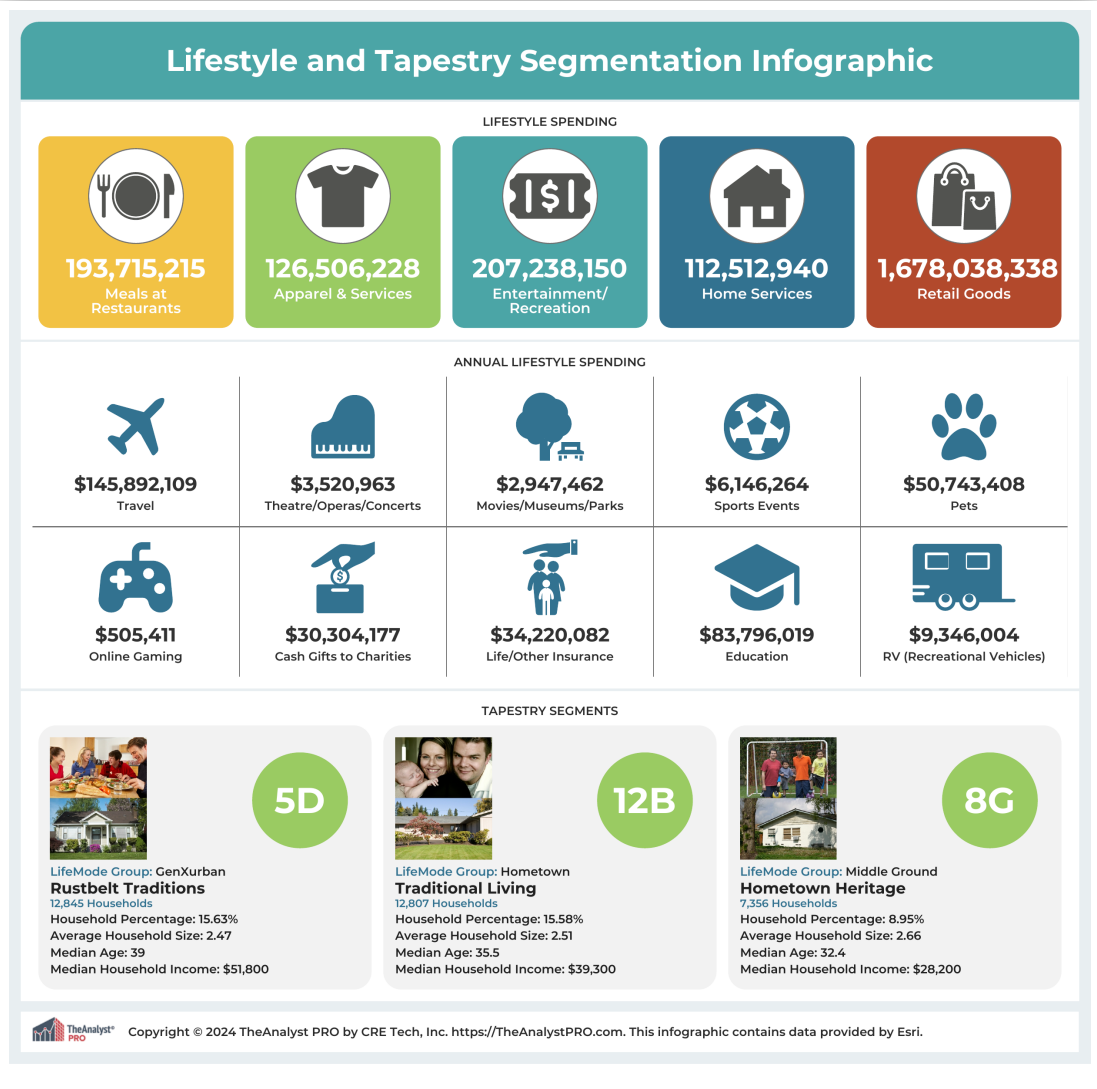


11525 E 24 HWY
11525 East US 24 Highway, Independence, MO, 64054



INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)





Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

11525 E 24 HWY
11525 East US 24 Highway, Independence, MO, 64054



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO, 64054

PROPERTY OVERVIEW

Presenting a fantastic opportunity to own a investment property in Independence Missouri!

This 3,500 Sf, former dry cleaner, property features several high-value improvements and features, including

- Excellent frontage
- Two 10-ton A/C Units
- Up to date security systems
- Large signage
- New sidewalks and driveways
- Well maintained parking lot
- High-lumen parking lot lighting
- 3 main entrance doors, offering the opportunity for multiple future tenants.

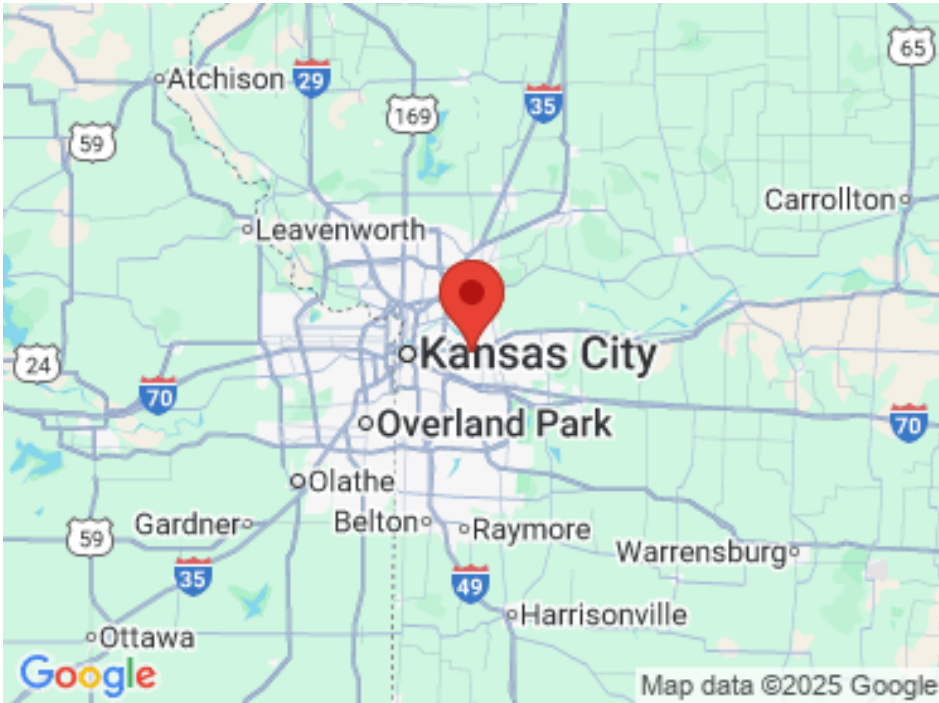
The building itself has been completely gutted, offering new ownership a blank slate and quick renovation for whatever use.



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO 64054

AREA LOCATION MAP



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO, 64054

AERIAL ANNOTATION MAP



11525 E 24 HWY

11525 East US 24 Highway, Independence, MO, 64054

CONTACT



Michael Meier, Principal

Phone: 913.271.7656

Email: mmeier@aristocrat-realty.com

**11525 E
24 HWY**

11525 East US 24
Highway
Independence, MO
64054



913.271.7656



mmeier@aristocrat-realty.com



12200 N Ambassador Dr
Kansas City, MO 64163 United States