

6,191 SF FOR LEASE

Hawthorne Business Park



5893 Raytown Road
Raytown, MO

- Flex Industrial spaces to accommodate up to 8K sf
- Below market triple nets providing economical terms within the undersupplied small industrial space market
- Located at the confluence of Raytown Trafficway & Raytown Road; between 1-70 and 435 corridors (under 5-min drive to each)



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

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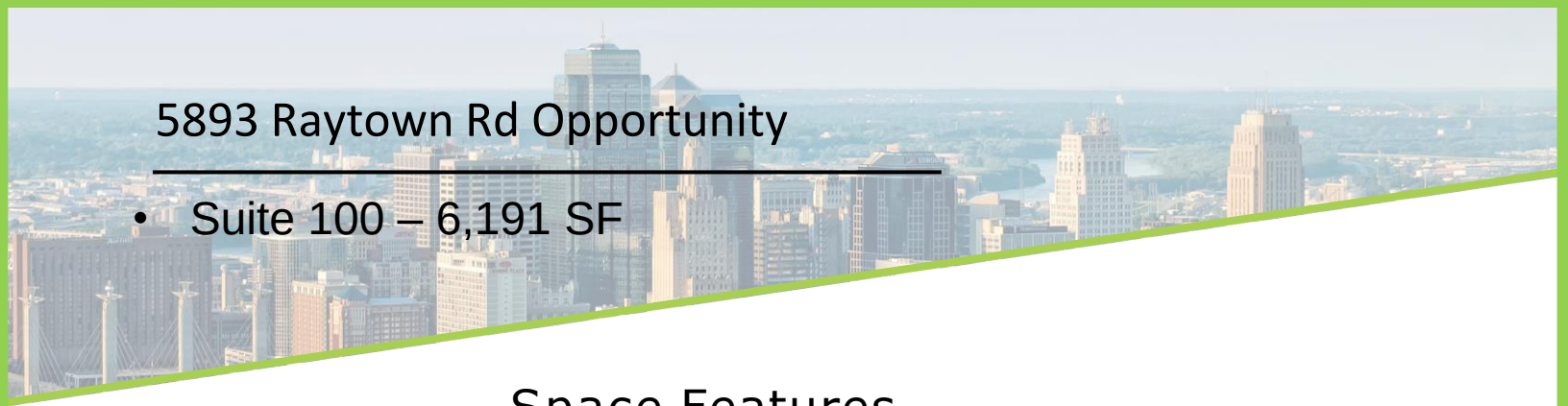
Site Location

Noteable Co-Tenancy



- Current Zoning: M
- Secure and well-lit business park directly adjacent to Raytown Police Station and City Hall
- Surrounding properties consist of Raytown Fire Department, Raytown High School, Raytown Middle School, and mail/shipping services with USPS and UPS

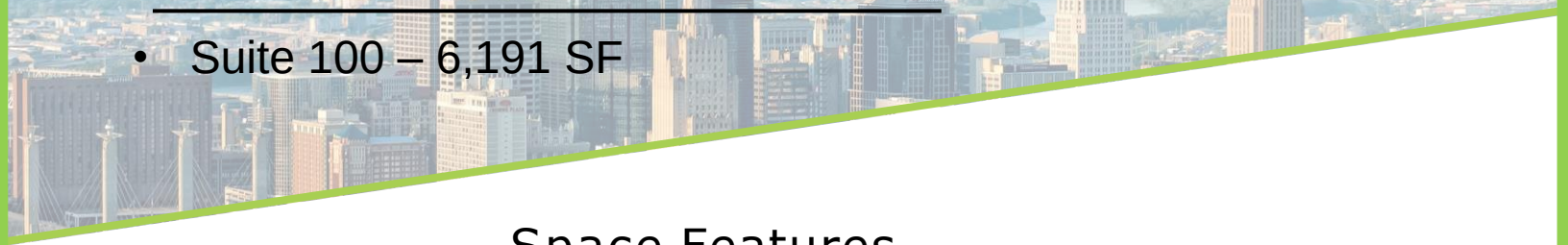


An aerial photograph of a city skyline, likely New York City, featuring prominent skyscrapers like the Empire State Building. A thick green diagonal line runs from the bottom left towards the middle right of the image, separating the header area from the main content area.

5893 Raytown Rd Opportunity

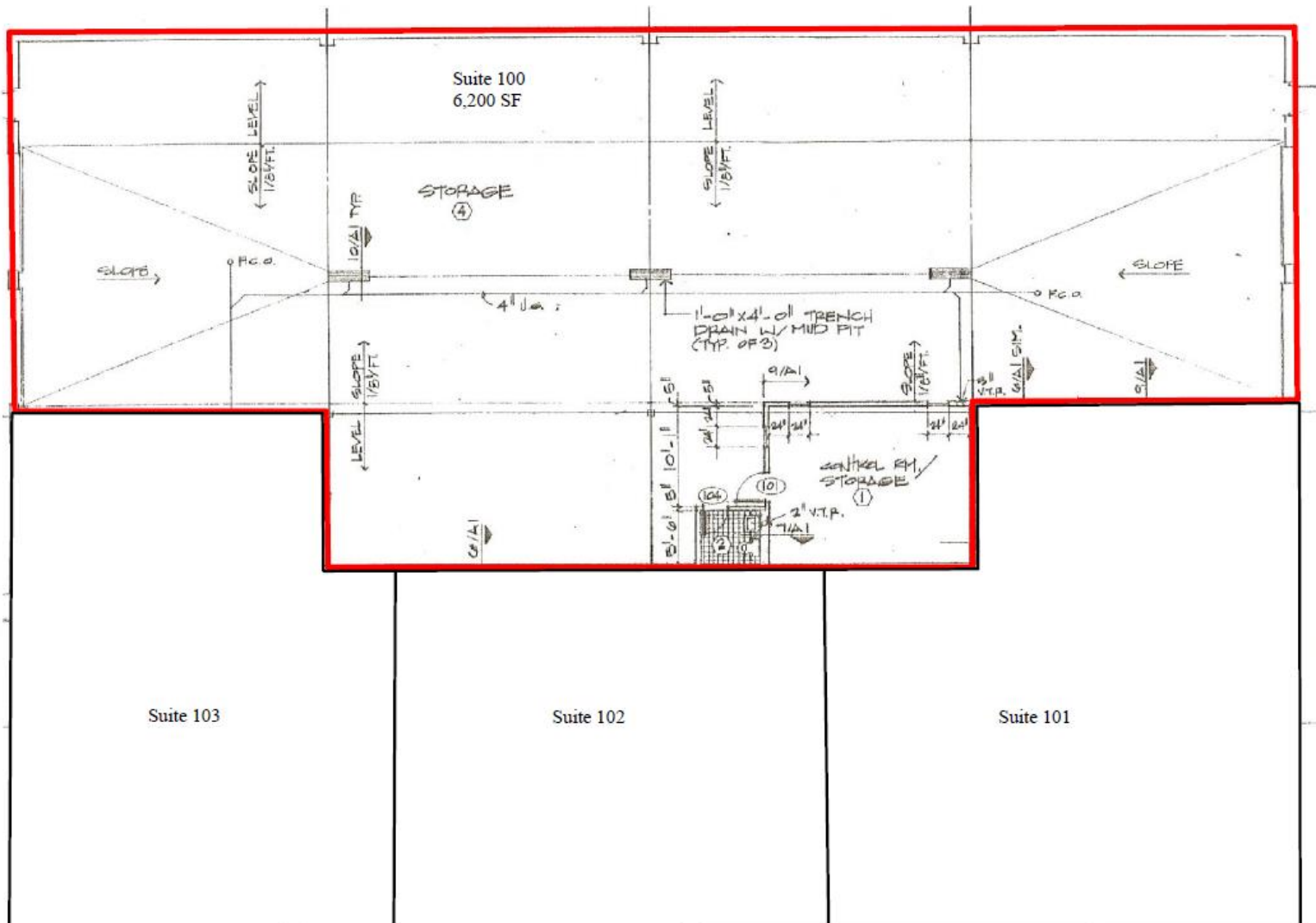
- Suite 100 – 6,191 SF

Space Features

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- Suite 100 – 6,191 SF
- ## Space Features

Space Features

- (3) 14ft. Overhead doors
- 1 recessed dock with 14ft. overhead doors
- 1 Office
- 1 Bathroom



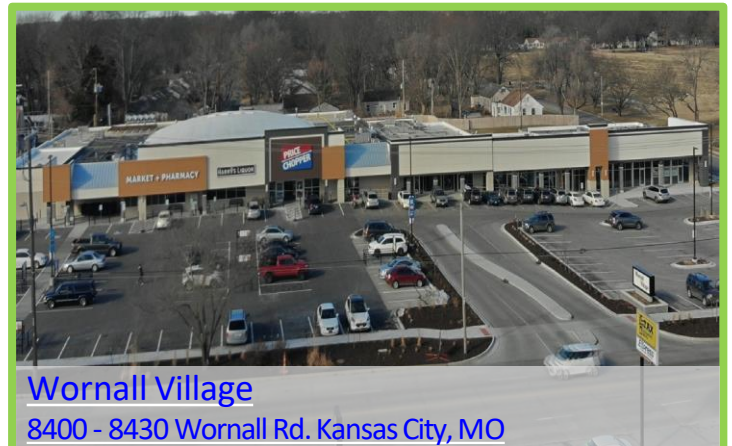
HAWTHORNE BUSINESS PARK
5893 RAYTOWN ROAD, SUITE 100

Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	9,012	53,135	138,269
2022 Estimate	8,854	52,857	136,945
2010 Census	8,648	55,174	139,699
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$64,447	\$63,947	\$62,153
Median	\$53,268	\$52,698	\$48,759
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	3,744	22,064	57,372
2022 Estimate	3,676	21,955	56,831
2010 Census	3,586	23,008	58,155
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$119,334	\$127,825	\$122,280



Other Tutura Properties



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