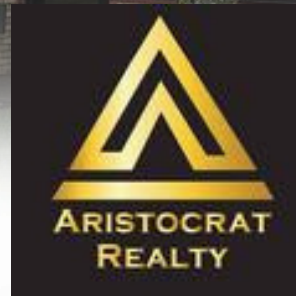


1708 Prairie View Rd

Platte City, MO 64079



Michael Meier, Principal

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1708 Prairie View

PROPERTY INFORMATION

ANNUAL RENT

\$15.00/per SQ.FT NNN

PROPERTY ADDRESS

1708 Prairie View Rd, Platte City, MO 64079

RENTABLE AREA

4,439 Sq. Ft.

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 OVERVIEW

Newly remodeled 4,439 SF office space offering incredible I-29 visibility in the heart of Platte City.

Freshly finished with a professional, move-in-ready aesthetic throughout, the space features a mostly open floor plan that flexes easily between collaborative work areas and private offices, comfortably fitting 12–36 people. Ceilings run 11' high, giving the space an airy, elevated feel rarely found in Northland office product.

Ample parking is available with 24 surface spaces, making daily commutes and client visits effortless. The building's highway-front position delivers exceptional exposure to daily traffic along I-29, putting any tenant's brand in front of a steady stream of commuters and visitors.

A rare opportunity to secure a fully built-out, high-visibility office in one of Platte City's most accessible commercial corridors.









Demographic Detail Report

1708 Prairie View Rd, Platte City, MO 64079

Building Type: **Class C Office**
 Class: **C**
 RBA: **8,439 SF**
 Typical Floor: **4,000 SF**

Total Available: **4,439 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	3,993		13,586		15,019	
2025 Estimate	3,838		13,026		14,388	
2020 Census	3,744		12,547		13,798	
Growth 2025 - 2030	4.04%		4.30%		4.39%	
Growth 2020 - 2025	2.51%		3.82%		4.28%	
2025 Population by Age	3,838		13,026		14,388	
Age 0 - 4	217	5.65%	663	5.09%	722	5.02%
Age 5 - 9	218	5.68%	720	5.53%	790	5.49%
Age 10 - 14	257	6.70%	913	7.01%	1,007	7.00%
Age 15 - 19	258	6.72%	946	7.26%	1,045	7.26%
Age 20 - 24	248	6.46%	848	6.51%	934	6.49%
Age 25 - 29	250	6.51%	740	5.68%	806	5.60%
Age 30 - 34	253	6.59%	705	5.41%	764	5.31%
Age 35 - 39	279	7.27%	869	6.67%	944	6.56%
Age 40 - 44	256	6.67%	910	6.99%	993	6.90%
Age 45 - 49	259	6.75%	970	7.45%	1,059	7.36%
Age 50 - 54	238	6.20%	899	6.90%	987	6.86%
Age 55 - 59	208	5.42%	770	5.91%	858	5.96%
Age 60 - 64	201	5.24%	724	5.56%	817	5.68%
Age 65 - 69	210	5.47%	743	5.70%	843	5.86%
Age 70 - 74	170	4.43%	614	4.71%	698	4.85%
Age 75 - 79	132	3.44%	443	3.40%	500	3.48%
Age 80 - 84	105	2.74%	318	2.44%	359	2.50%
Age 85+	80	2.08%	231	1.77%	262	1.82%
Age 65+	697	18.16%	2,349	18.03%	2,662	18.50%
Median Age	38.90		40.60		40.90	
Average Age	39.60		40.00		40.20	





CONTACT



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