

# 2nd GEN QSR FOR LEASE

*2,295 SF Building on 0.64 Acres*



## *RECENTLY CLOSED MCDONALD'S*

*11290 Holmes Road, Kansas City, MO*

913 914 7010  
7121 West 79th Street  
Overland Park, KS 66204

[www.elevatepropertyadvisors.com](http://www.elevatepropertyadvisors.com)



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PROPERTY ADVISORS

# PROPERTY HIGHLIGHTS

## PROPERTY FEATURES

- 2nd Generation QSR Pad Site with Drive-thru
- 2,295 SF building on +/- 0.64 Acre Lot
- The building is in move-in-ready condition, designed to support quick tenant occupancy & setup.
- Surrounded by a mix of national retailers, local businesses, and residential neighborhoods, driving consistent activity in the area.
- The area boasts a strong population density with favorable household income levels to support business operations.



## AREA DEMOGRAPHICS

### Total Population



1 MILE: 7,332  
3 MILE: 50,686  
5 MILE: 163,647

### Daytime Population



1 MILE: 3,109  
3 MILE: 29,396  
5 MILE: 129,201

### Avg. HH Income



1 MILE: \$105,418  
3 MILE: \$142,779  
5 MILE: \$133,538



# ZOOM AERIAL



# SITE PLAN

