

11510 BLUE RIDGE BLVD.

KANSAS CITY, MO | 64134

» FLEX BUILDING + RESIDENTIAL BUILDING

OFFERING SUMMARY

Sale Price:	\$445,000
Includes:	Residential house SW of property
Zoning:	BI-1, R-7.5
Market:	Kansas City
Submarket:	South Kansas City MO
VPD:	11,421
Demographics (05 miles)	
Population:	108,692
Avg. Household Income:	\$55,811
Median Age:	35.8

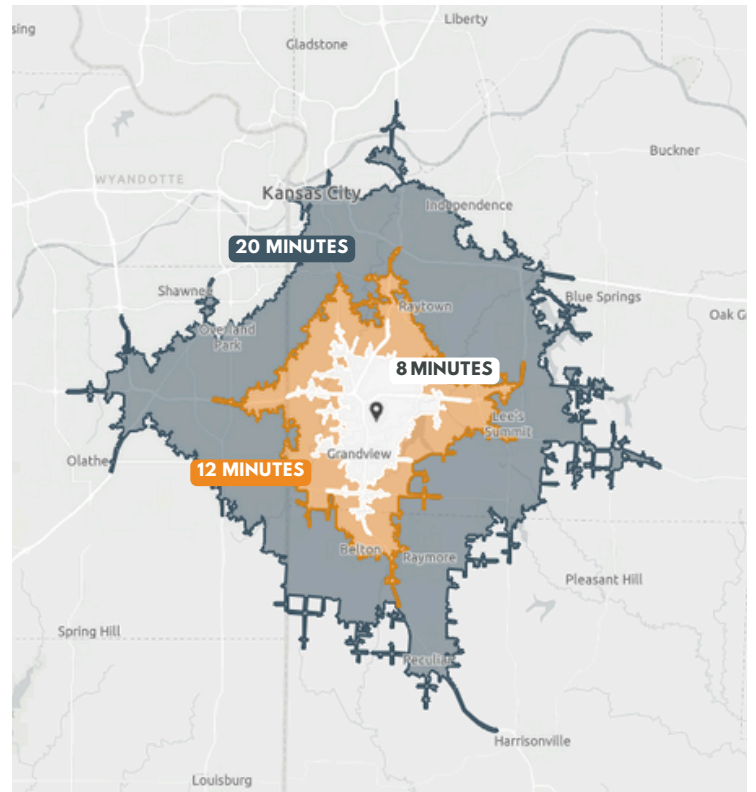
LOT OUTLINE



PROPERTY HIGHLIGHTS

- Affordably-priced, small flex building
- Prime signage along Blue Ridge Blvd.
- 5 drive-ins
- 50% storefront/retail area
- Convenient location
- 12' - 12'6" clear heights
- Easy access to I-49, I-435 & I-470

DRIVE TIME MAP





PRIME STOREFRONT VISIBILITY



OFFICE / RETAIL SPACE



MULTIPLE DRIVES



OPEN LAYOUT

FLOOR PLAN

