

STALEY SELF-STORAGE DEVELOPMENT

2998 NE BARRY ROAD , KANSAS CITY, MO 64155

FOR SALE



PROPERTY DESCRIPTION

The project is fully prepared for development. It has received approval for the Final Development Plan and has undergone mass grading. Additionally, it comes with a 90% set of plans included in the purchase. These completed elements indicate readiness and save potential buyers significant time and cost. By skipping the lengthy process of zoning approvals and design intricacies, Staley Self-Storage allows for swift structural engineering, saving buyers potentially months or even years of challenges and expenses.

PROPERTY HIGHLIGHTS

- Climate Controlled Storage 51,346 +/- Gross sqft 37,763 +/- Net sqft (approved and ready for permitting)
- Traditional Self-Storage 45,419 +/- sqft (approved and ready for permitting)
- 90% of Plans Done
- 100% Engineering Done
- Pad Ready - Detention Completed
- All Utilities are Available and Ready At the Site
- Near New Developments
- Great Visibility
- 292 Townhomes Set to Go Next-door
- National Retail Tenants and More Coming Soon
- Affluent Demographic Area

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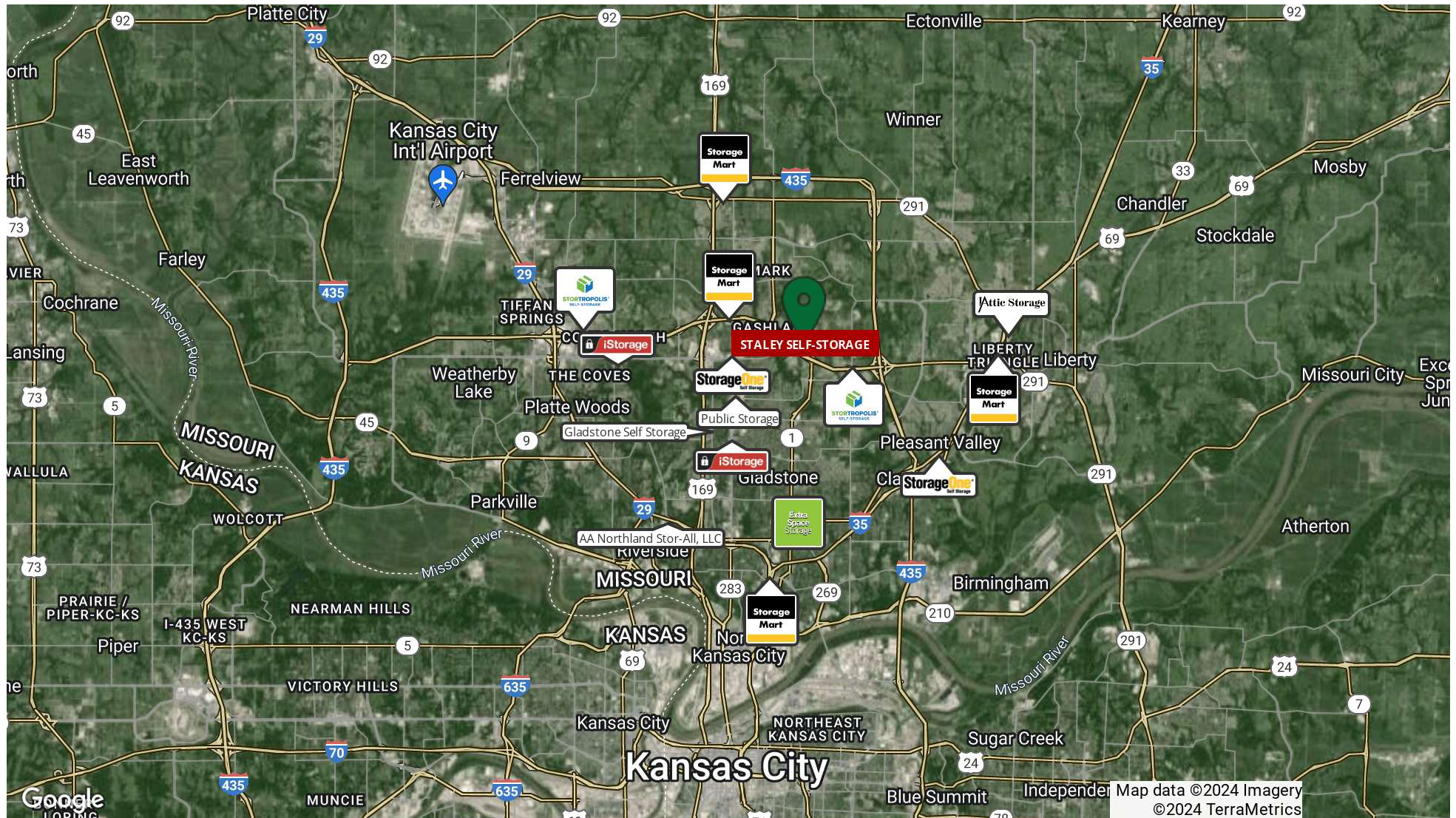
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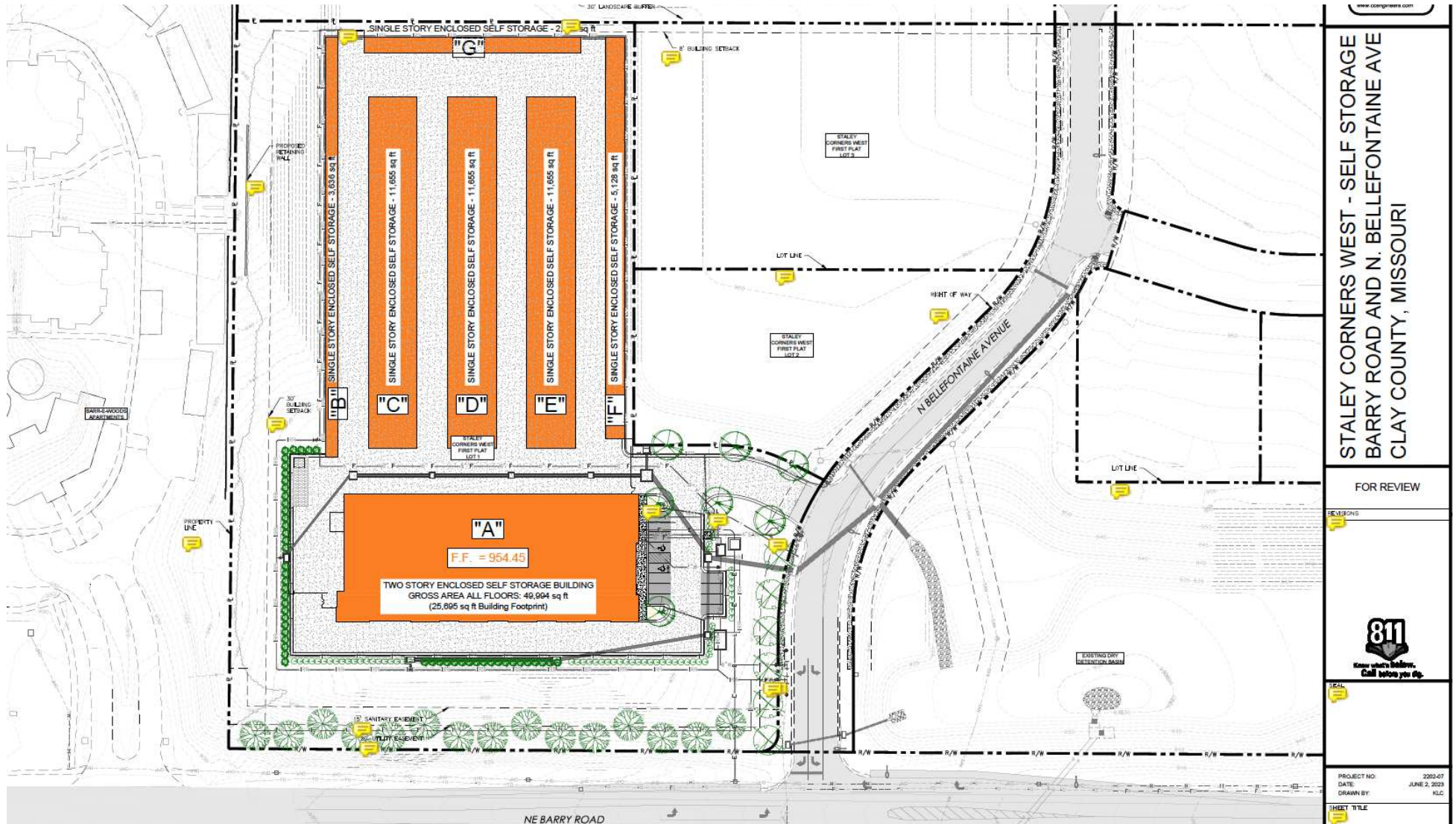
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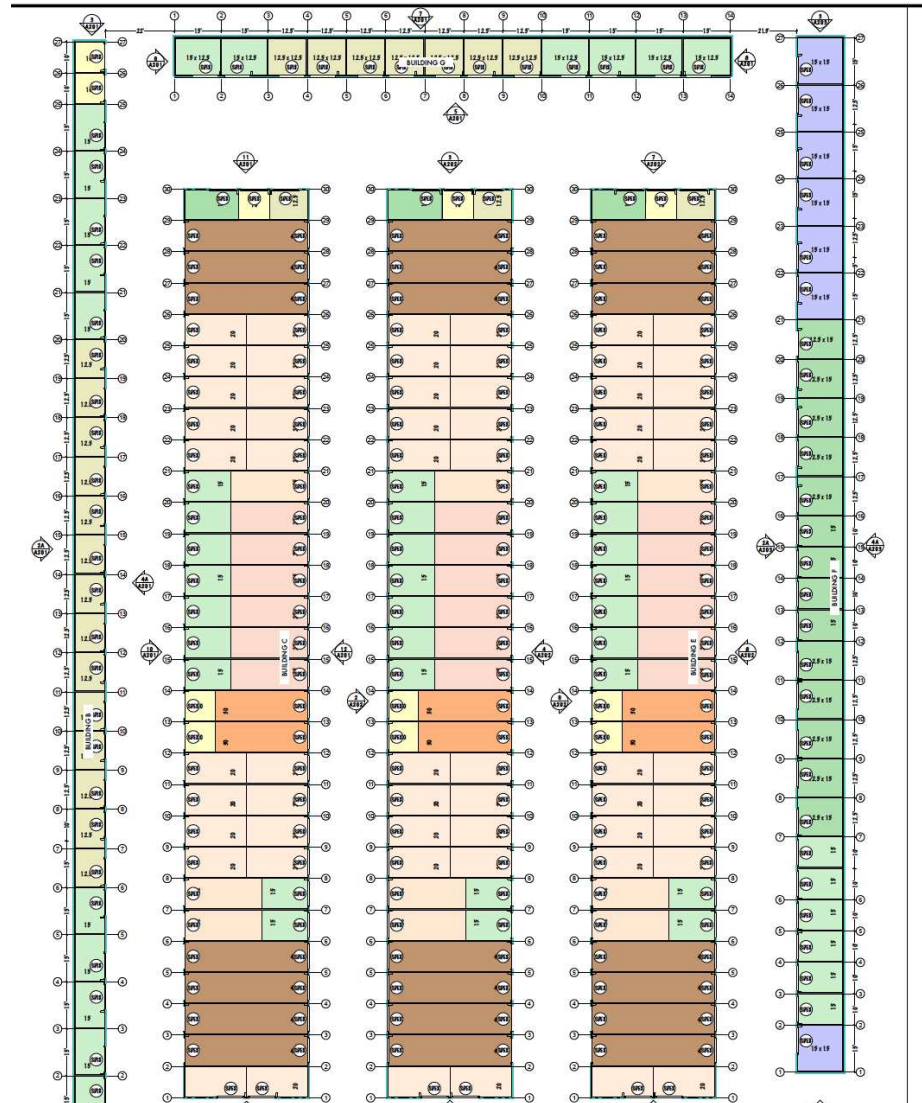
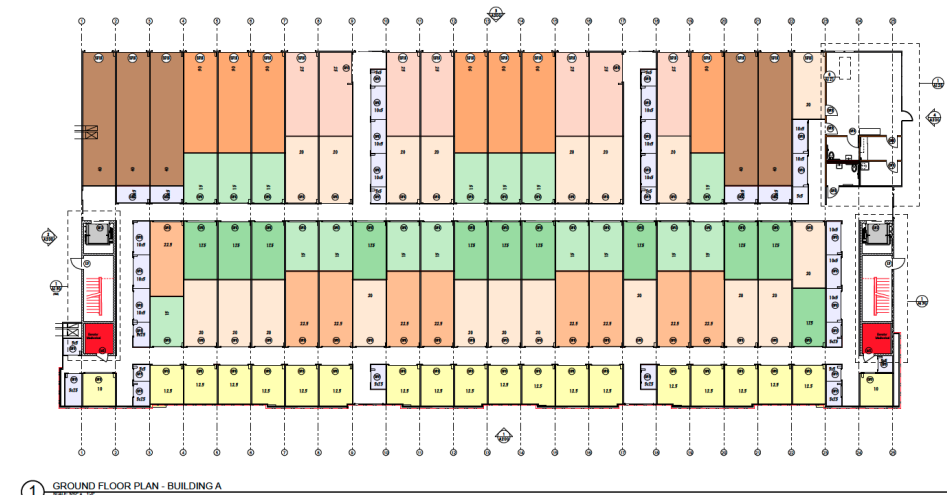
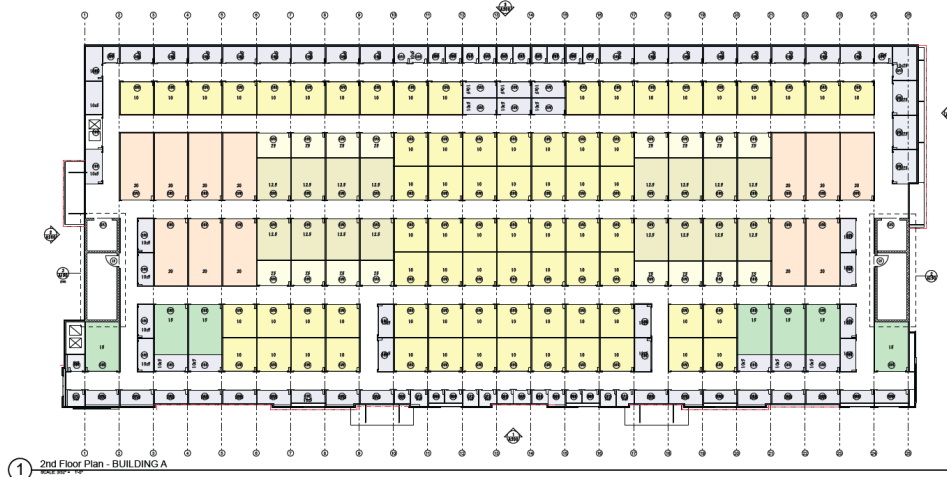
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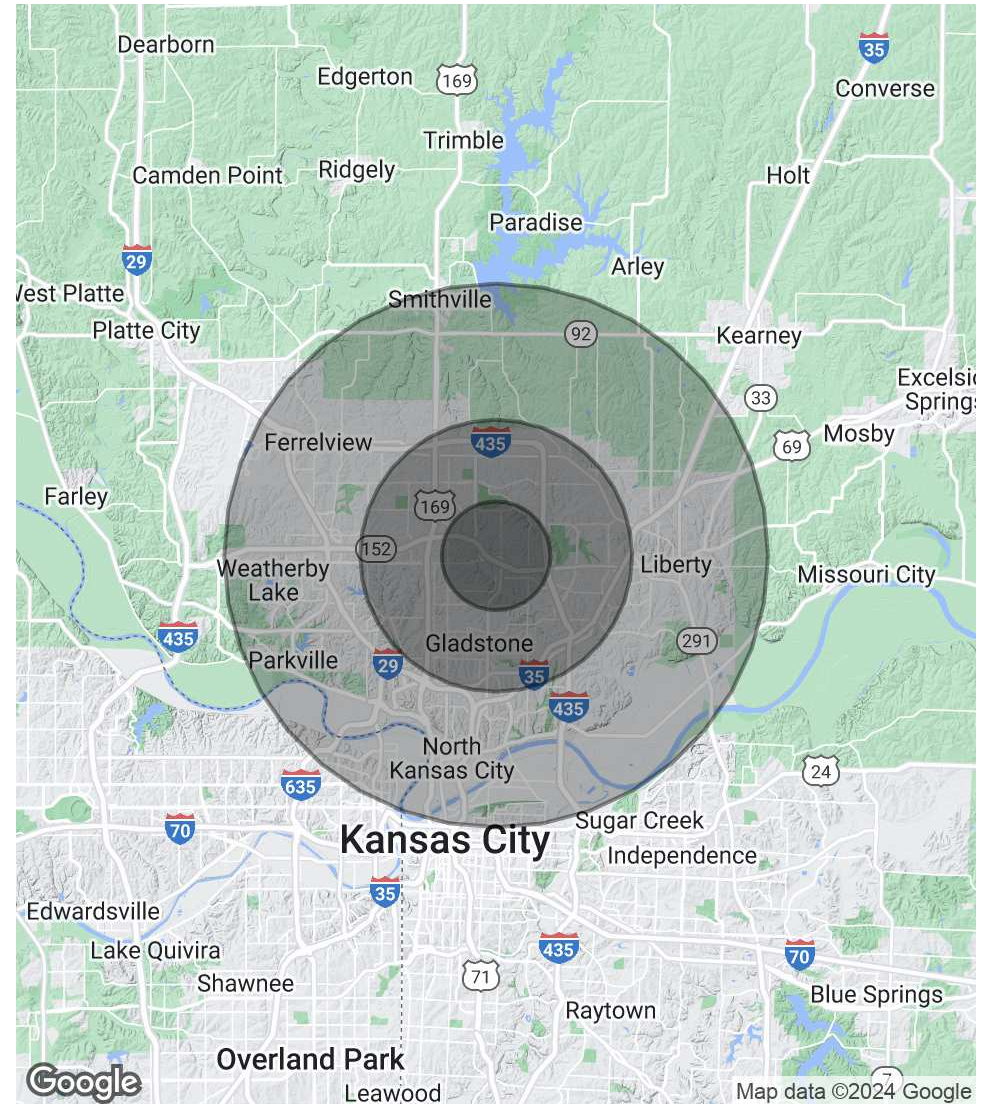
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	23,910	139,541	307,901
Average Age	38.0	37.7	37.7
Average Age (Male)	35.7	36.7	36.5
Average Age (Female)	39.8	38.9	38.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	8,903	55,681	127,758
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$95,495	\$84,720	\$82,227
Average House Value	\$234,552	\$188,055	\$192,560

2020 American Community Survey (ACS)



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