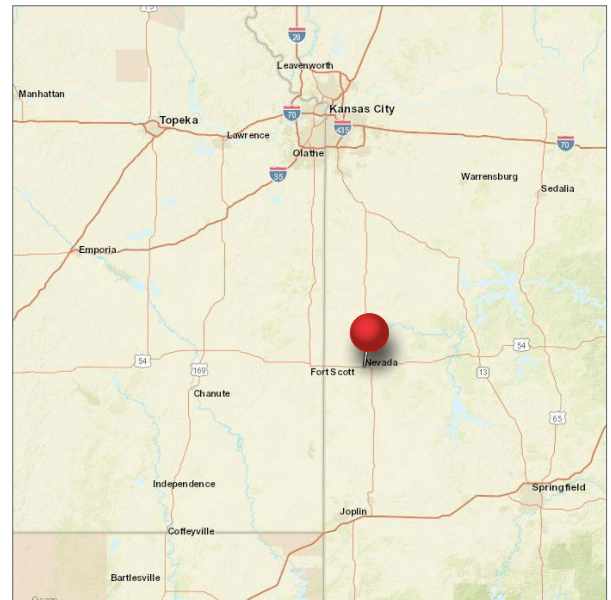




2101 E Austin Blvd

Nevada, Missouri

- 30,000± SF outlot for sale or ground lease
- In front of a 72,000 SF Sutherlands HomeBase Hardware Store, across from Walmart Super Center & Orscheln Farm & Home Store. Near several hotels, restaurants, 6-plex theatre & easy access to I-49
- Nevada is the county seat of Vernon County & has a population of a little over 8,000 people. It is also the home of Cottey College, a 4 year independent liberal arts & sciences college for women established in 1884.
- Sale Price: \$400,000
- Ground Lease Rent: \$3,333.33/month



For more information contact:

Chad LaSala

+1 913 956 5813

chad@nai-heartland.com

Demographics	5 Miles	10 Miles	15 Miles
Est. Population:	12,178	15,509	19,795
Est. Median Income:	\$41,462	\$43,156	\$43,751

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Boulevard Suite 170

Overland Park, Kansas 66211

+1 913 362 1000

nai-heartland.com