

FOR SALE/LEASE



## FORMER DRIVE THRU RESTAURANT

5900 Roeland Drive | Roeland Park, KS 66205



### PROPERTY FEATURES

- 3,483 SF former fast food restaurant with drive through
- Join numerous Downtown Mission tenants such as The Peanut, The Snack Shack, Jefferson's Wing Stand, Urban Prairie Coffee, The Bar, Sandhills Brewing, The Lanes at Mission Bowl luxury apartments and the future Mission Gateway redevelopment
- Excellent visibility from Johnson Drive with over 11,680 CPD
- Zoned - MS2
- Landlord able to assist with any city approvals for new or different uses

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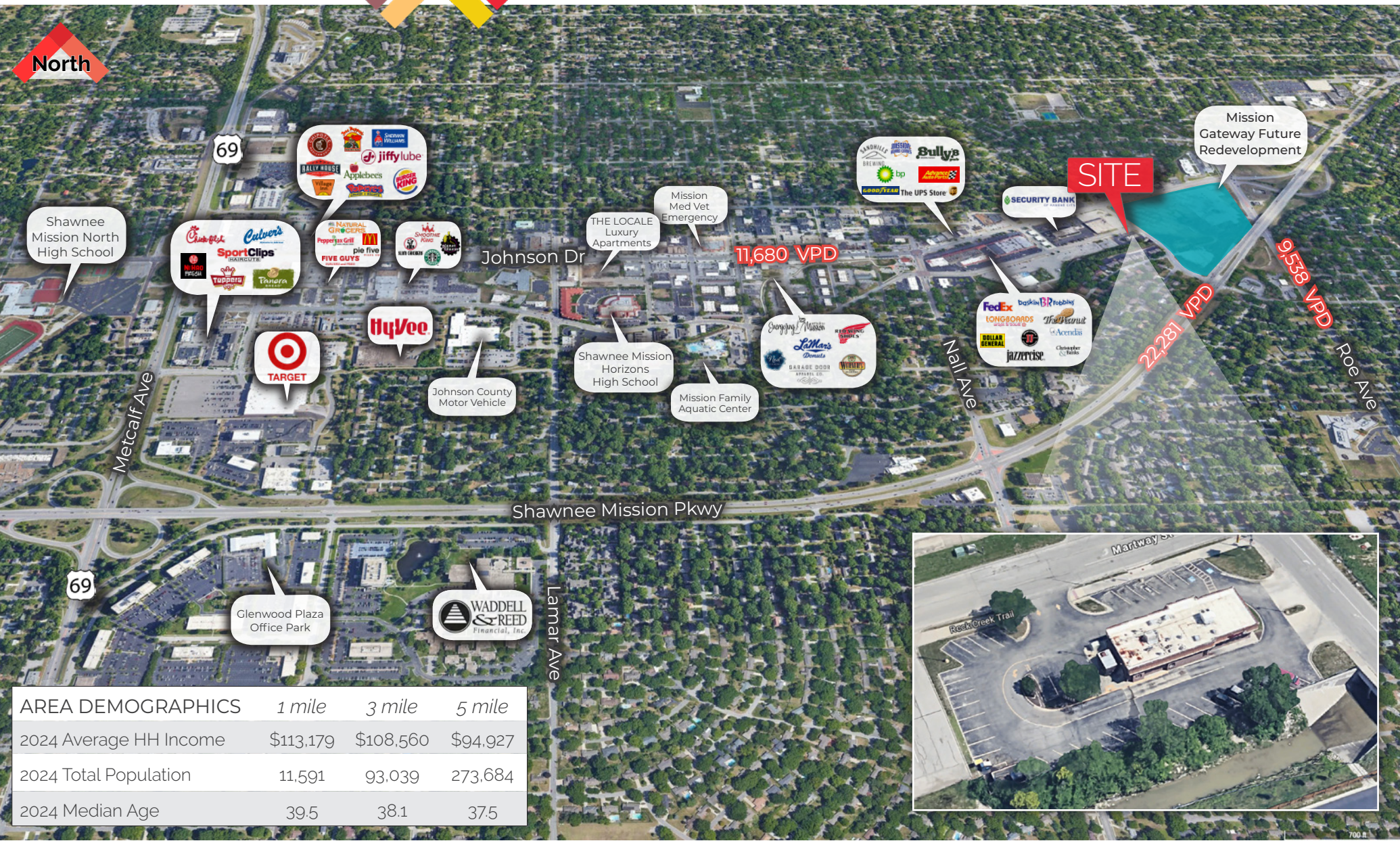
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| AREA DEMOGRAPHICS      | 1 mile    | 3 mile    | 5 mile   |
|------------------------|-----------|-----------|----------|
| 2024 Average HH Income | \$113,179 | \$108,560 | \$94,927 |
| 2024 Total Population  | 11,591    | 93,039    | 273,684  |
| 2024 Median Age        | 39.5      | 38.1      | 37.5     |



The information contained herein has been obtained through sources deemed reliable by Crossroads Real Estate Group, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate.

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