

Woodson Place Antiques & Interiors

Flex Commercial Property – Raymore, MO

FOR SALE

\$595,000

**318 W Walnut St
Raymore, MO 64083**

Property Information

Bldg. Type	Flex Retail/Industrial
Total SF	±6,520 SF
Land Area	±0.61 AC
Submarket	Cass County
Zoning	Commercial
Dock High	1 Door

Asset Information

- Excellent pylon signage opportunity
- Multi-building complex
- Several nearby amenities
- Neighboring a luxury townhome development
- Decades-long commercial presence
- Positioned in high growth corridor

For more information, please contact:

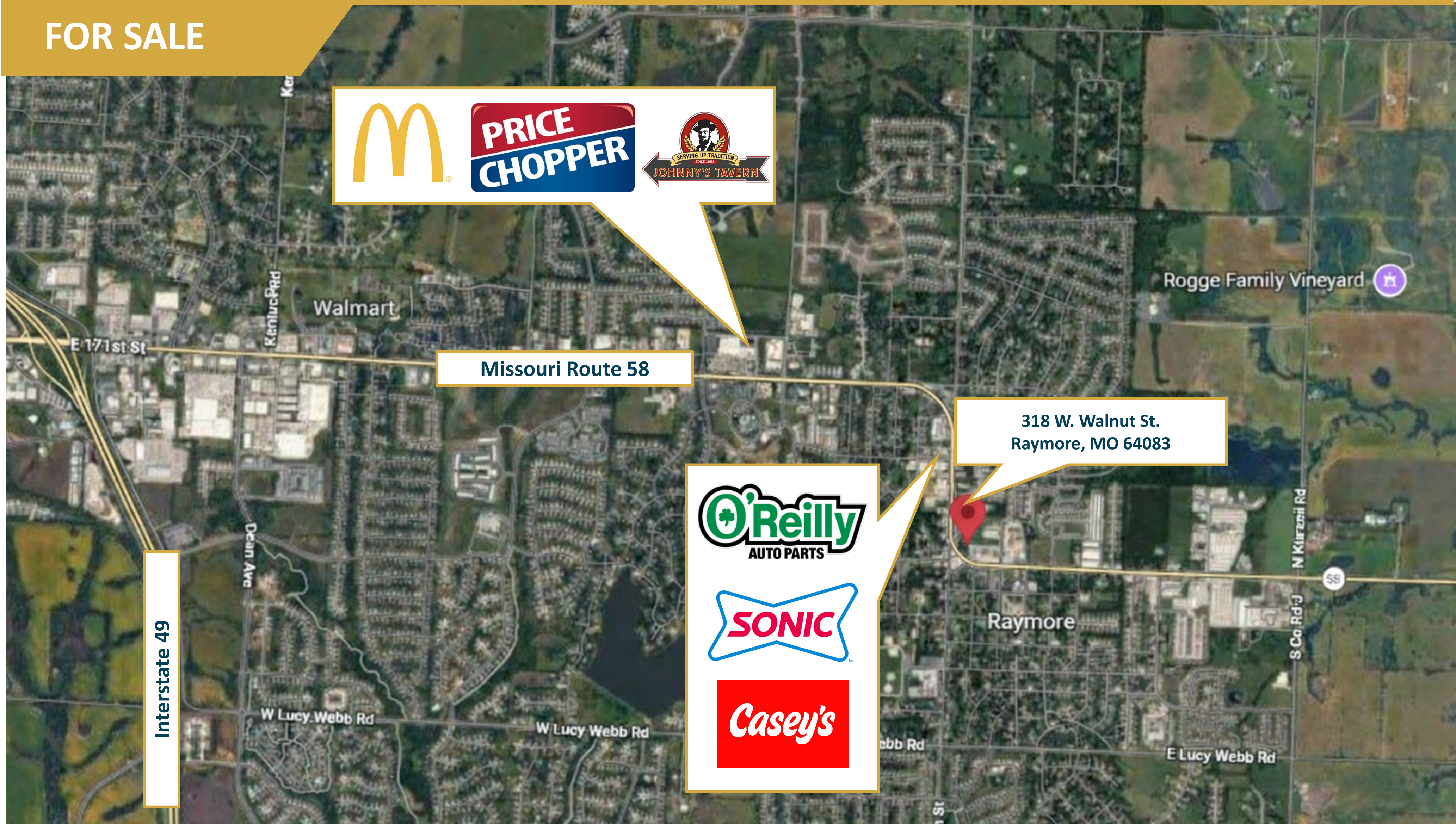
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Investment Overview:

A rare mixed-use investment opportunity well suited for an investor seeking to blend both the commercial frontage with well-maintained industrial space. Located in the heart of Raymore, Woodson Place consists of multiple units positioned on a 0.61-acre site, offering flexibility for a variety of modern commercial and industrial users.

The property is enhanced by a dock-high loading door, supporting efficient loading and distribution needs and making the asset practical for investors needing operational functionality alongside customer-facing or administrative space. The layout and zoning aligns with the market demand for flex users, providing multiple paths for lease-up and repositioning.

Woodson place presents an opportunity for creative concept to build upon its established history, reputation, and adaptability as an asset in the rapid growing Cass County corridor.



Dock-high door entrance to Detached Garage 2

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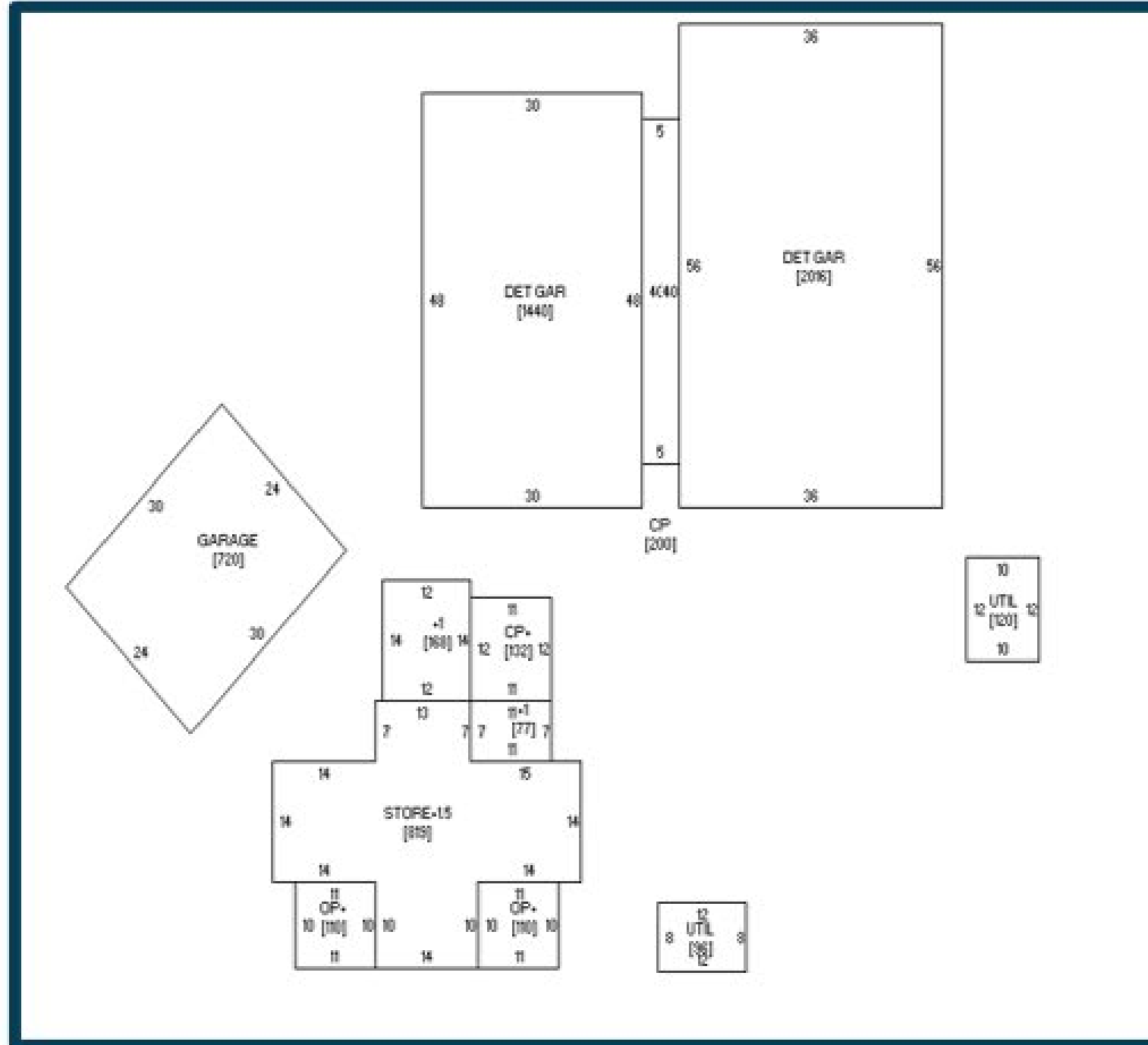
Retail Space
Photos



Warehouse
Photos



Layout & Dimensions



Space Dimensions

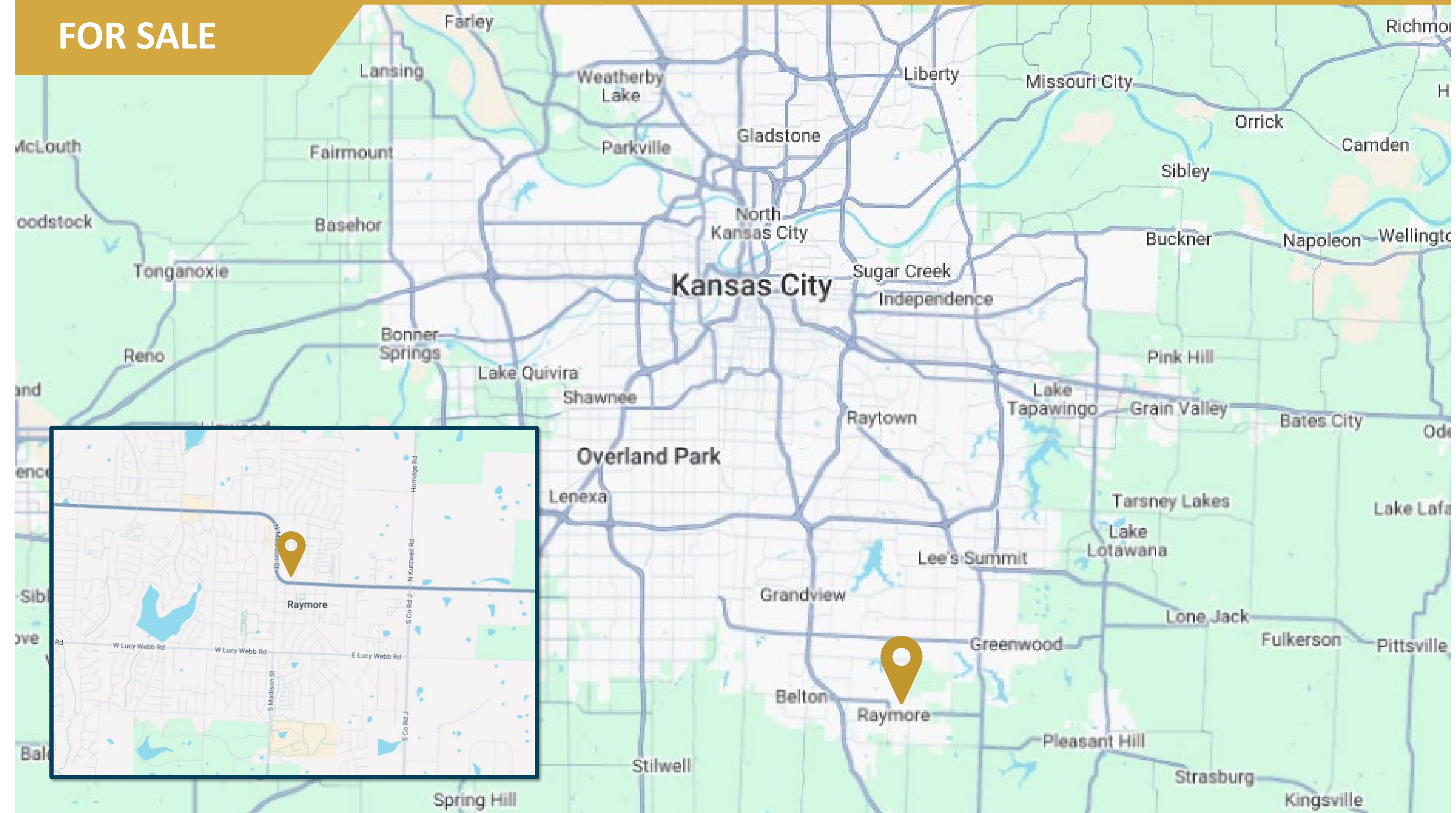
Store	2,128 SF
Garage	720 SF
Detached Garage #1	1,440 SF
Detached Garage #2	2,016 SF
Utility Space #1	96 SF
Utility Space #2	120 SF

*All dimensions, measurements, and square footages are approximate and provided for general reference only. Actual sizes may vary due to construction variances, measurement techniques, and/or intended use of space. Prospective buyers and tenants are encouraged to verify all dimensions and conduct their own measurements prior to making any decision or commitment based on this floorplan. No guarantee, warranty, or representation is made as to the accuracy or completeness of the information provided

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POPULATION	2 MILE	5 MILE	10 MILE
2024 Total Population	19,794	69,432	205,874
2029 Projected Population	20,941	73,273	210,984
Projected Pop Growth 2024-2029	1.2%	1.1%	0.5%
Median Age	40	39.5	39.2

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2024 Total Households	7,291	26,351	79,867
HH Growth 2024-2029	1.2%	1.1%	0.5%
Avg Household Income	\$106,355	\$104,258	\$100,150
Total Specified Consumer Spending	\$263.1M	\$910.9M	\$2.7B

HOUSING	2 MILE	5 MILE	10 MILE
Median Home Value	\$251,724	\$251,277	\$249,580
Median Year Built	1996	1996	1986

*All information provided herein is deemed reliable but is not guaranteed and should be independently verified. Property availability, pricing, square footage, and other details are subject to change without notice. Neither the listing broker nor any of their representatives make any representations or warranties as to the accuracy or completeness of the information contained herein. Prospective buyers or tenants should conduct their own due diligence.

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