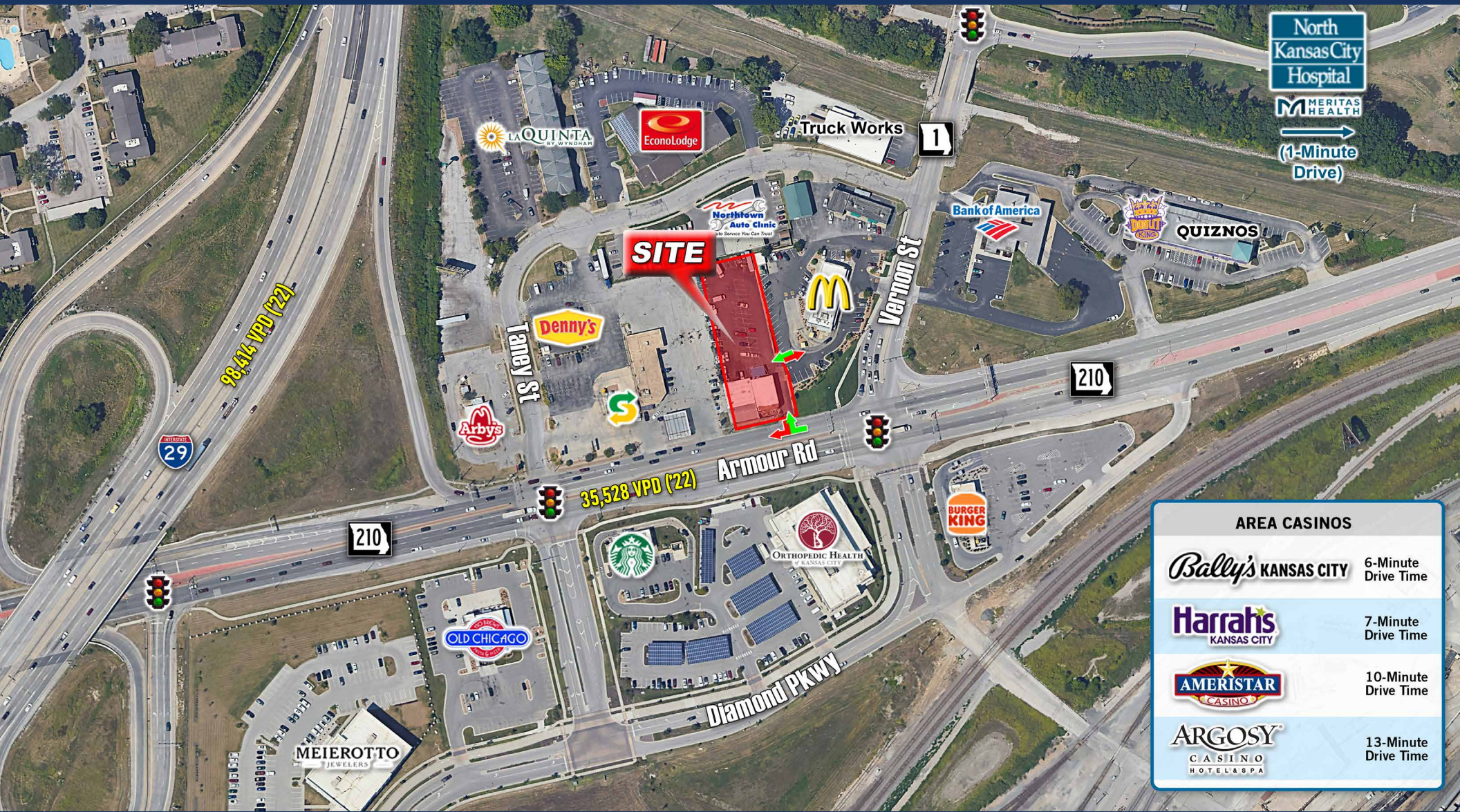


HIGH TRAFFIC PARCEL FOR SALE

1916-2002 Armour Road, North Kansas City, MO 64116



AREA CASINOS	
<i>Bally's</i> KANSAS CITY	6-Minute Drive Time
<i>Harrah's</i> KANSAS CITY	7-Minute Drive Time
AMERISTAR CASINO	10-Minute Drive Time
ARGOSY CASINO HOTEL & SPA	13-Minute Drive Time

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PROPERTY HIGHLIGHTS

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LOCATION

1916-2002 Armour Road
North Kansas City, MO 64116

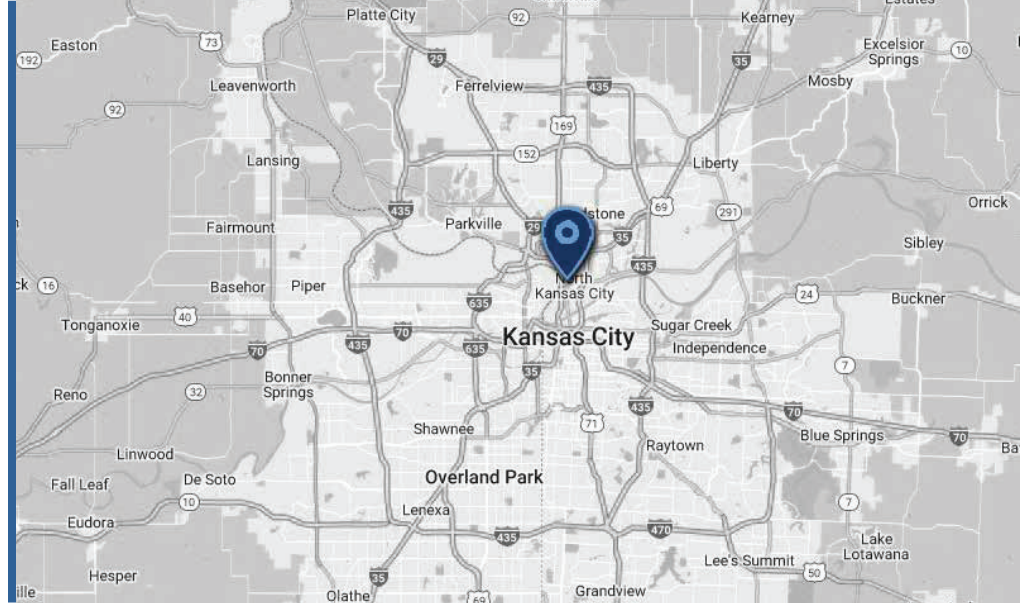
AVAILABLE

Two Buildings on **0.74 AC** lot
1916 Armour: **±3,240 SF** Space
2002 Armour: **±3,890 SF** Space

SALE PRICE- New Reduced Price

~~\$1,300,000~~ \$1,150,000

AREA BUSINESSES



PROPERTY HIGHLIGHTS

- Two buildings on 0.74 AC lot
- Existing NOI and future redevelopment opportunity
- Near North Kansas City Hospital & adjacent medical office park
- Excellent location off I-29 and highly visible on Armour Road/ MO HWY 210
- Neighboring businesses include McDonald's, Subway, Arby's, Denny's, Old Chicago, Starbucks, Burger King & La Quinta Inn
- A 5-minute drive to downtown Kansas City

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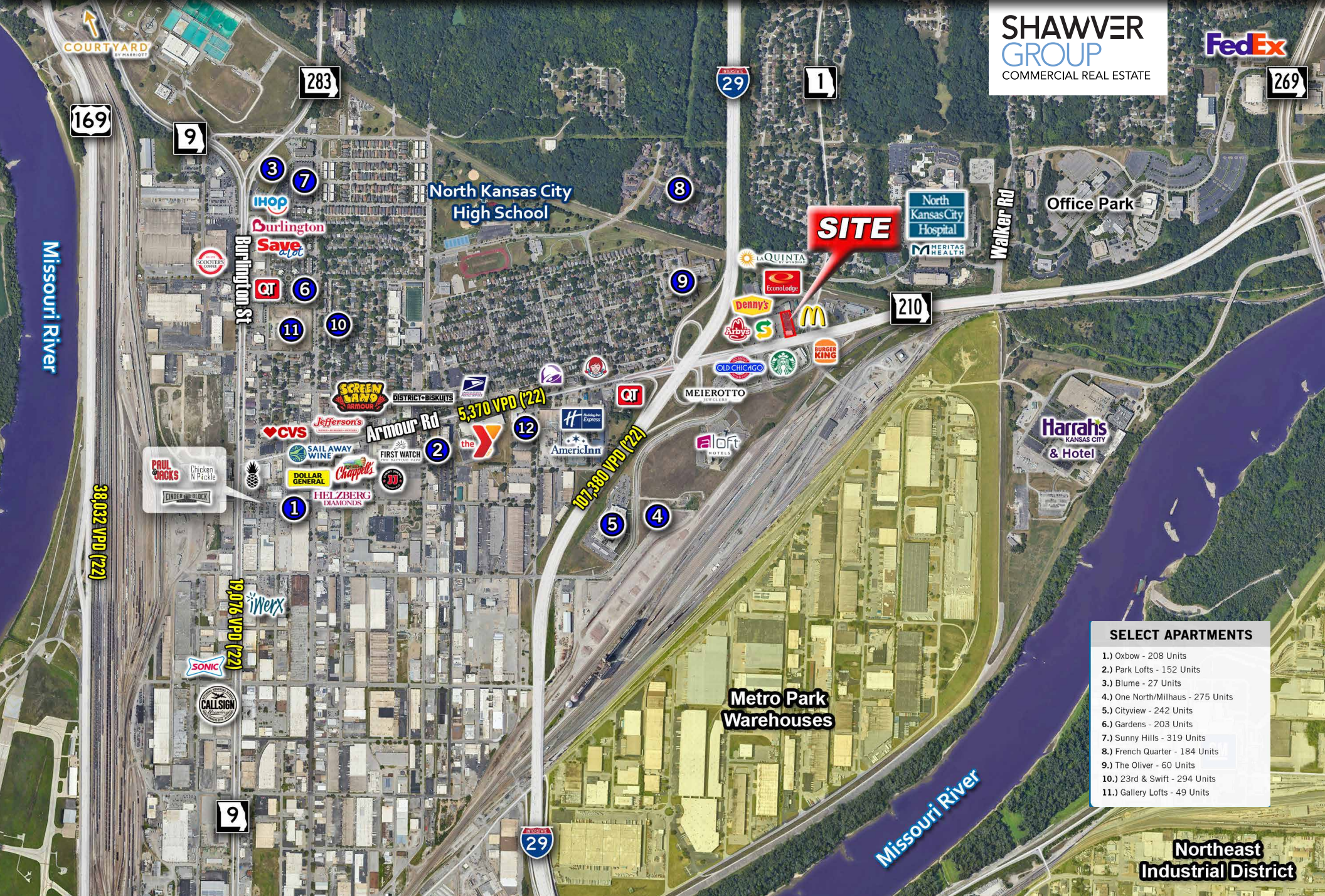
**WIDE
AERIAL**

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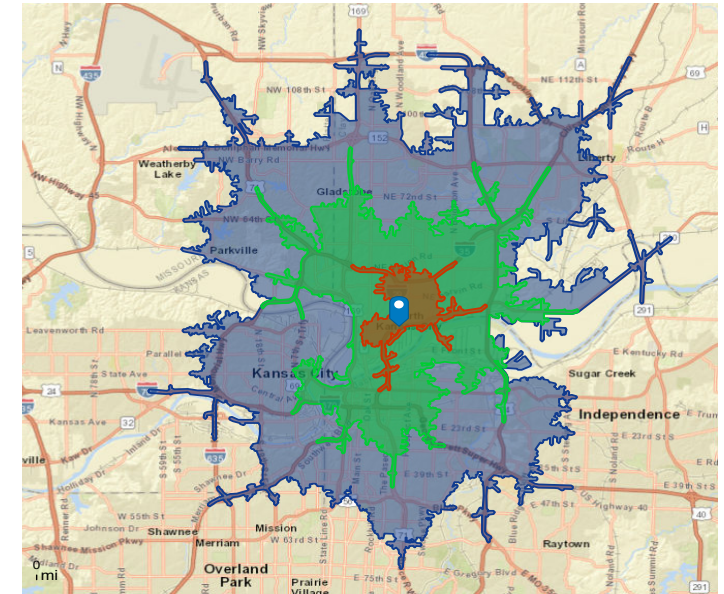
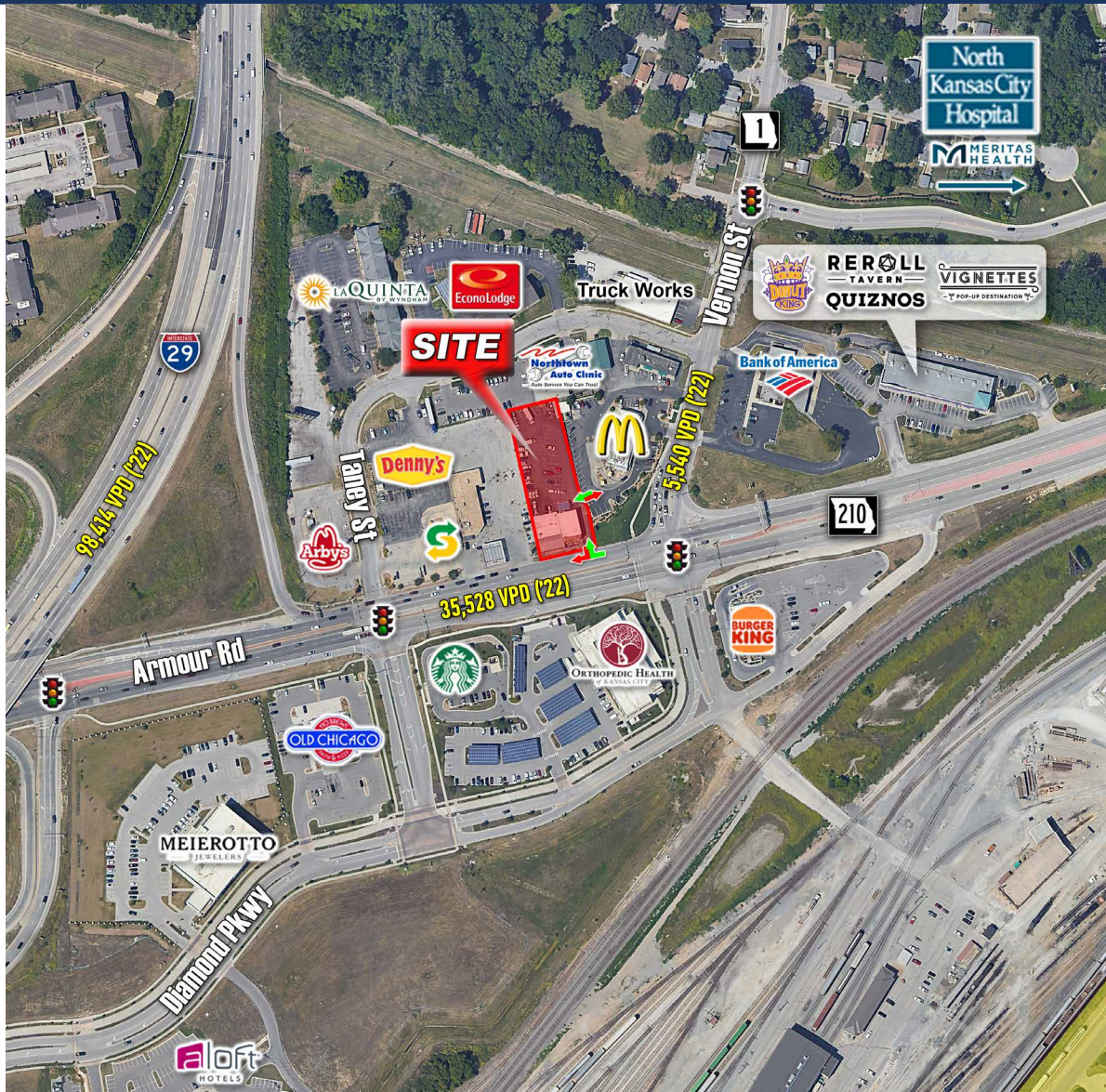
- SELECT APARTMENTS**
- 1.) Oxbow - 208 Units
 - 2.) Park Lofts - 152 Units
 - 3.) Blume - 27 Units
 - 4.) One North/Milhaus - 275 Units
 - 5.) Cityview - 242 Units
 - 6.) Gardens - 203 Units
 - 7.) Sunny Hills - 319 Units
 - 8.) French Quarter - 184 Units
 - 9.) The Oliver - 60 Units
 - 10.) 23rd & Swift - 294 Units
 - 11.) Gallery Lofts - 49 Units

**Northeast
Industrial District**

SITE AERIAL & DEMOS

HIGH TRAFFIC PARCEL FOR SALE

1916-2002 Armour Road, North Kansas City, MO 64116



DEMOGRAPHICS

	5-Minute Drive Time	10-Minute Drive Time	15-Minute Drive Time
Population	16,061	139,935	450,018
Households	7,462	62,743	190,661
AVG HH Income	\$69,086	\$80,064	\$82,602
Median Age	38.6	36.6	36.4

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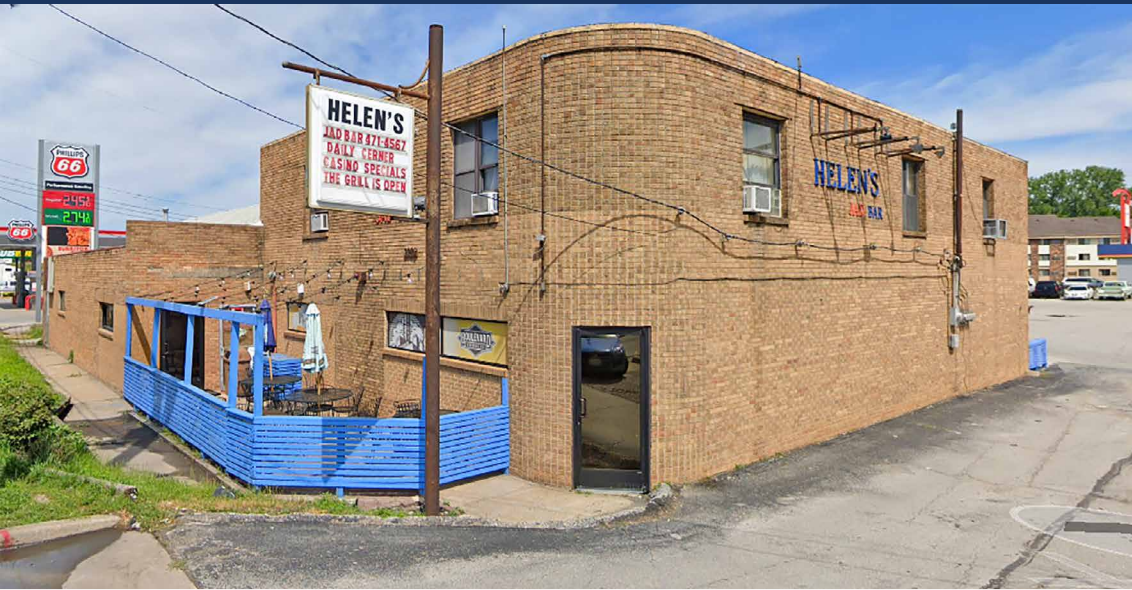
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SITE PHOTOS

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