

# Pad Site For Sale

Harrisonville Town Center - Lot 3

2200 S Commercial St Harrisonville, MO 64701



## Overview & Summary



## Price: \$199,000

Asset Type	Land
Address	2200 S Commercial St. – Lot 3 Harrisonville, MO 64701
Size	1.704 AC or 74,226 SqFt
Zoning	Commercial
Parcel ID #	13-21-42-000-000-103.005
County	Cass

### Highlights:

- Ideal for Retail or Service
- Anchored by Sutherlands
- Excellent Proximity to US 71 Hwy & Visibility on S. Commercial St. Cross streets average over 28,000 vehicles per day (last measured 2025)
- Average Household income of the area: \$82,652

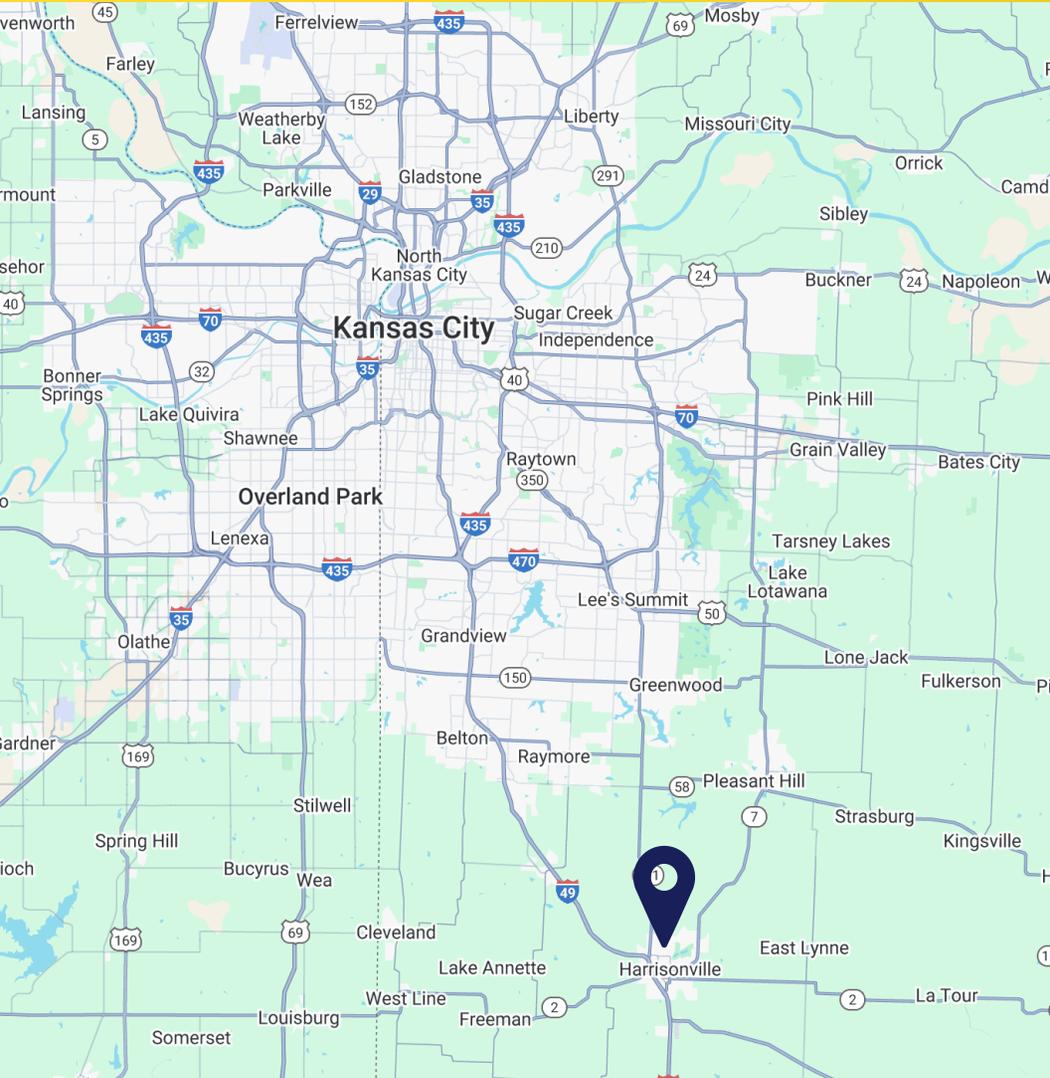
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## Map & Location



Opes Commercial Real Estate

Office: (816) 384-2900 | 1804 Swift St. Ste 101 North Kansas City, MO 64116

For more information, contact Joanna Cuda

Office: (816) 541-2380 | [Joanna@opescre.com](mailto:Joanna@opescre.com)

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## Property Images



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## Contact Information



## Next Steps

If this opportunity aligns with your investment criteria, Opes Commercial Real Estate would be pleased to provide additional information. For more information, please contact:



**Joanna Cuda**

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816.541.2380

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**Disclaimer:** Information is believed to be accurate but is not guaranteed. Opes Commercial Real Estate makes no representations or warranties as to its accuracy or completeness.