



Boulevard
Commercial

REAL ESTATE SERVICES

FOR SALE
8.82 +/- ACRES

NWC I-35 & 116 Highway, Lathrop, MO



Property Highlights

- I-35 full diamond interchange site & pole signage
- Excellent traffic, visibility and access
- Property located inside the Lathrop, MO city limits
- 30 mins north of KCMO CBD
- Will subdivide "to suit"
- All Utilities On Site - city water, sewer & electricity
- Possible uses include: Hotel, gas/c-store, restaurant, retail
- Price Reduced to \$999,950

Chuck Mussorici | 816.217.8205 | chuck@boulevardcommercial.com

FOR SALE
8.82 +/- ACRES

NWC I-35 & 116 Highway, Lathrop, MO



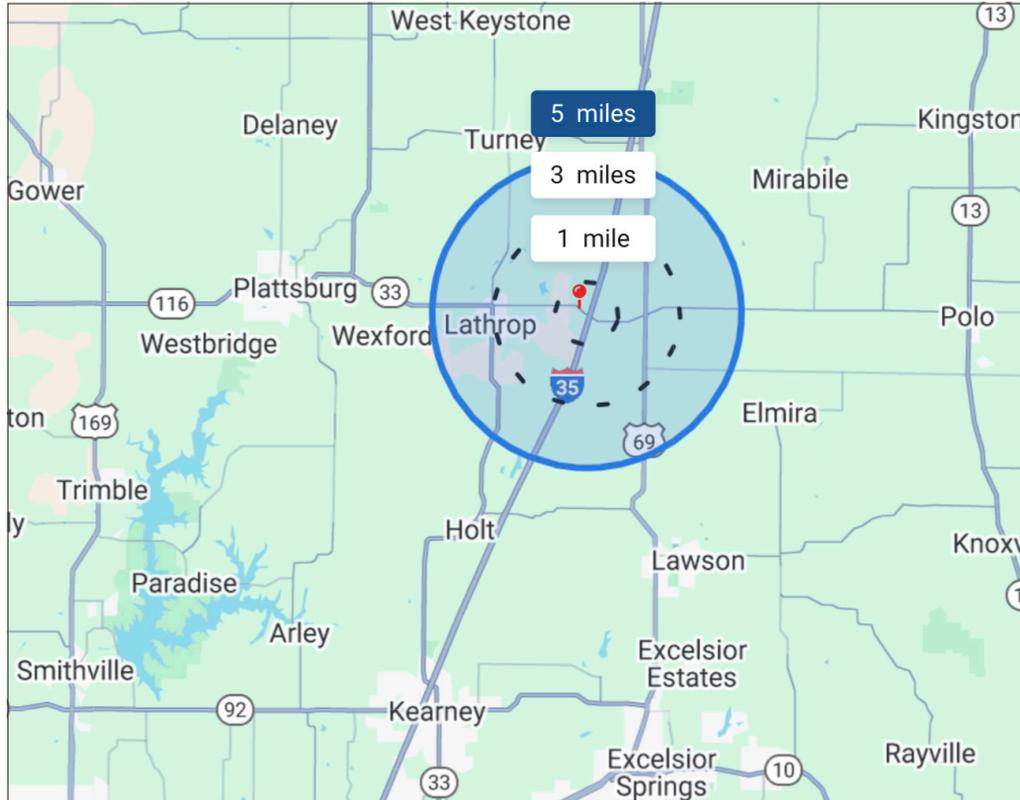


Boulevard
Commercial

REAL ESTATE SERVICES

FOR SALE
8.82+/- ACRES

NWC I-35 & 116 Highway, Lathrop, MO



Demographics	1 Miles	3 Miles	5 Miles
Population	1,876	4,781	11,200
AVG HH Income	\$85.7k	\$81.2k	\$77.9k

TRAFFIC	VPD
I-35	27,434
HWY 116	3,015

\$999,950

[Due Diligence](#)

[Drone Footage](#)

[Photos](#)

[Map View](#)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Chuck Mussorici | 816.217.8205 | chuck@boulevardcommercial.com