

2nd GENERATION - AUTOMOTIVE - FOR LEASE FORMER TIRE CENTER AND OIL CHANGE FACILITY

4011 S Bolger Road, Independence, MO



FORMER TIRE CENTER / OIL CHANGE SHOP / AUTOMOTIVE:

SIZE & AVAILABILITY:



- Building 11,367 SF on 1.24 Acre Lot
- Call for Pricing

PROPERTY HIGHLIGHTS:

- Anchored by Walmart and Sam's Club
- Nearby Retailers include: Target, Kohl's, Bob's Furniture, Best Buy, PetsMart, Hobby Lobby, Bass Pro, Costco and Old Navy
- Traffic counts on E 39th St 24,498 VPD and 291 Highway 33,848 VPD!
- Ample parking



Wal-Mart & Sam's Club Anchored

Contact us today.

Jordan Zenger, Vice President | jzenger@fergprop.com | 913.558.5183

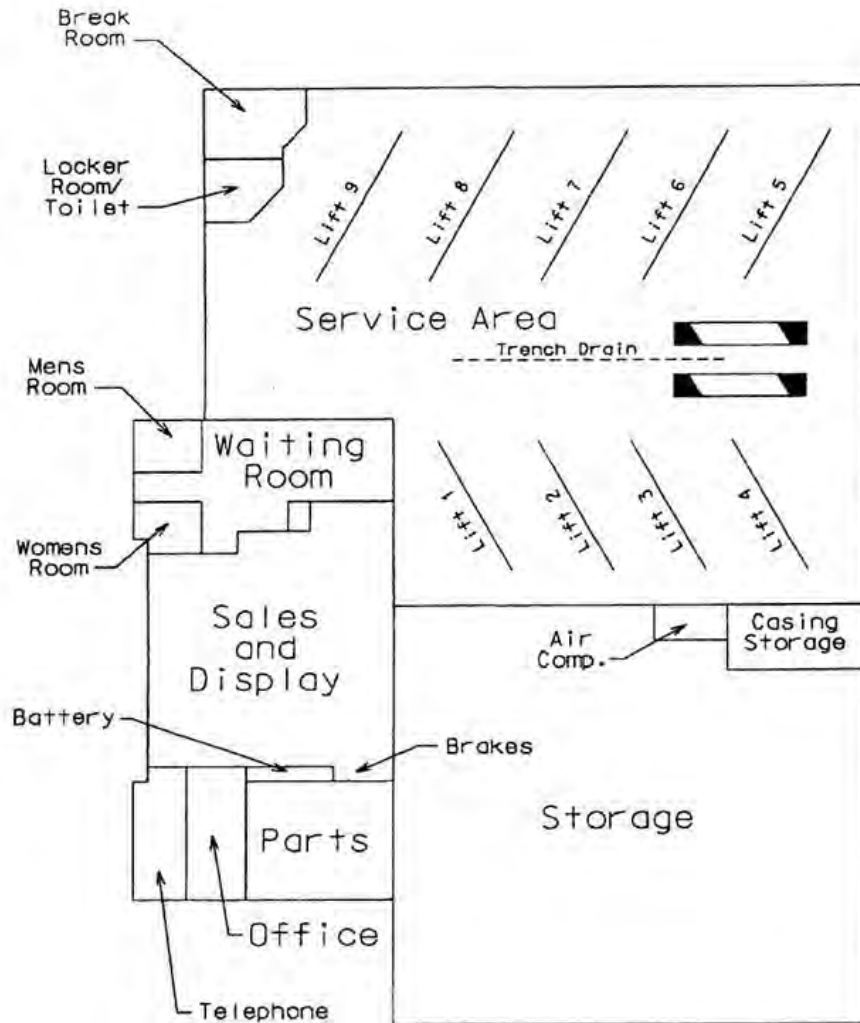
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PROPERTY HIGHLIGHTS:

- Building 11,367 SF on 1.24 Acres
- Two (2) bays
- Exit & Entrance
- Nine above ground hydraulic lifts
- Trench drain
- Parking



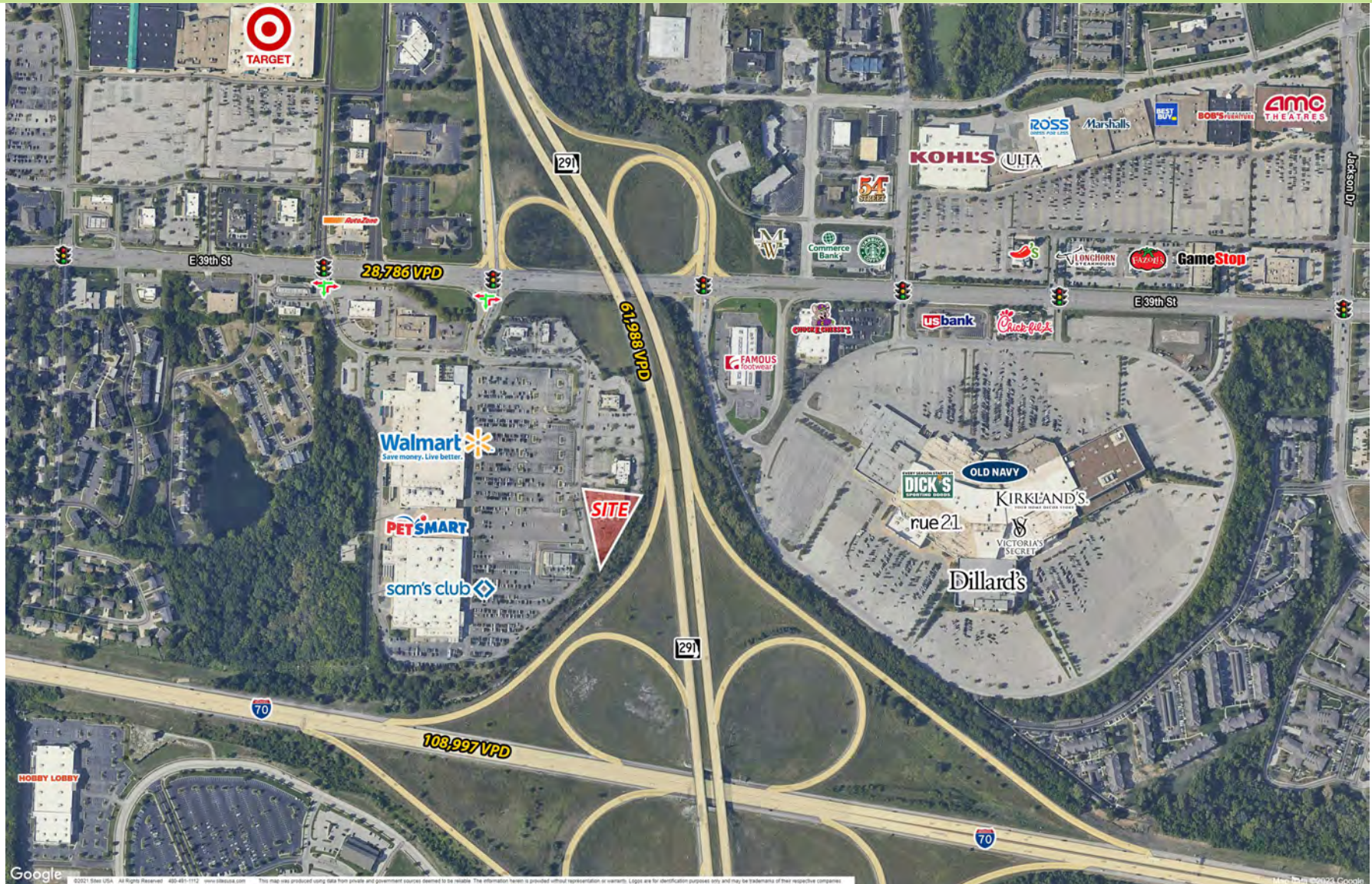
SITE PLAN

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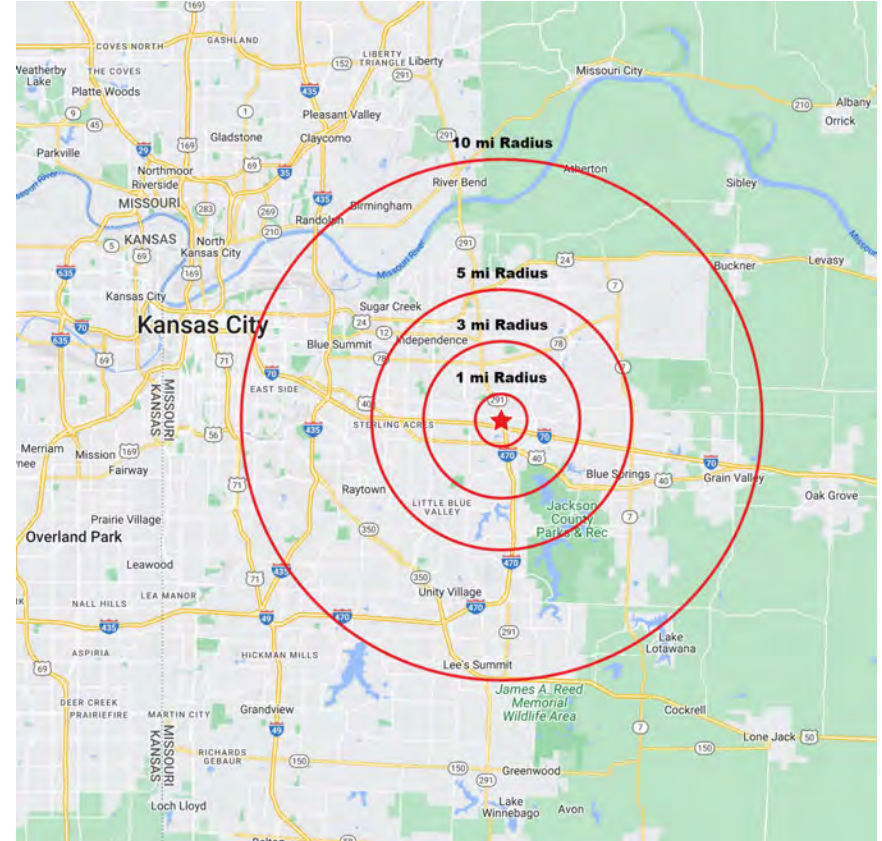
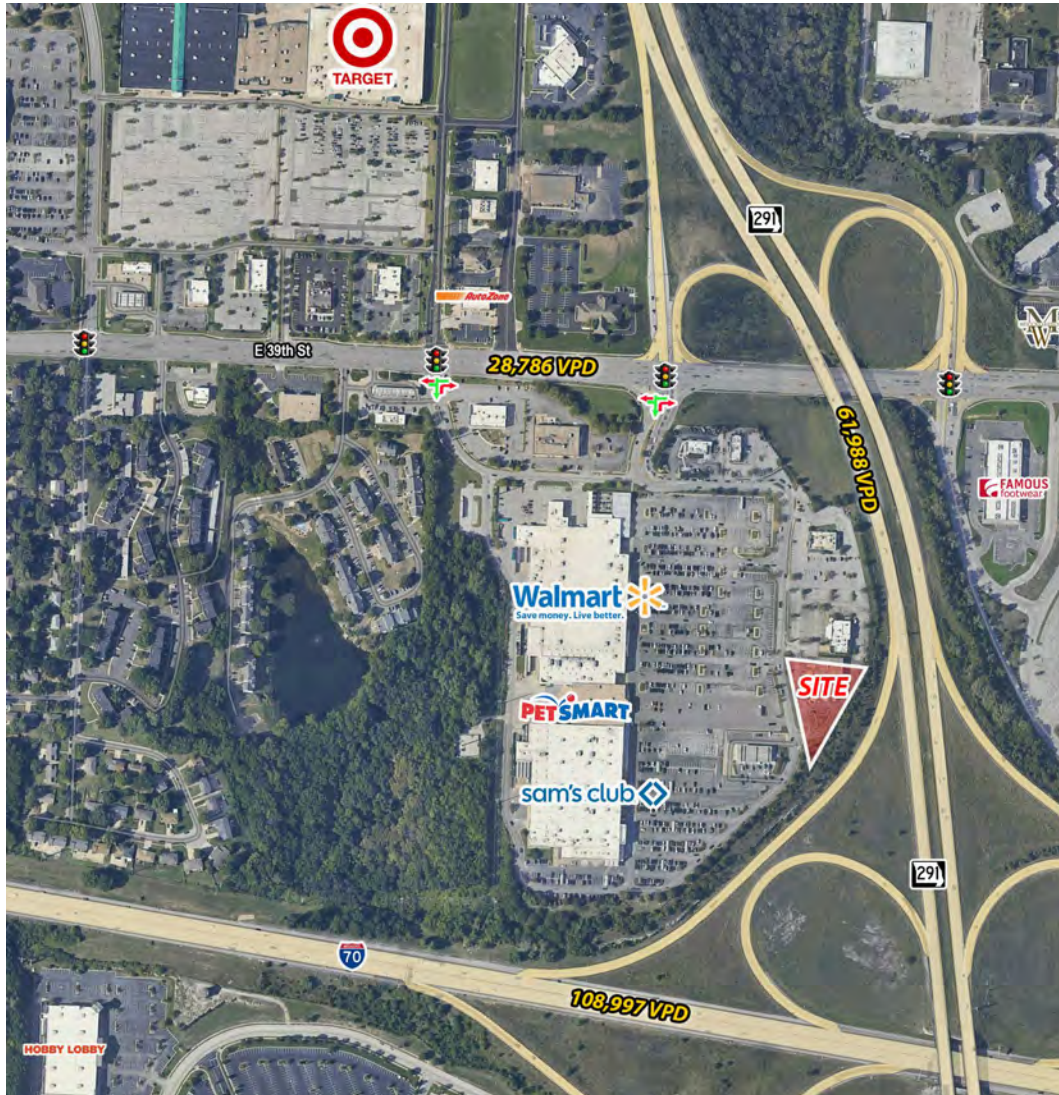


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DEMOGRAPHICS	1 mile	3 miles	5 miles
2022 Population	8,623	88,706	245,548
Daytime Population	26,340	144,245	271,433
Average HH Income	\$110,253	\$145,948	\$134,425
Total Households	4,006	38,420	102,968

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