

2ND GENERATION QSR - AVAILABLE FOR SALE OR LEASE

6323 Independence Ave, Kansas City, MO



AVAILABLE:

- Building Size: 3,028 SF
- Lot Size: 0.98 Acres
- Call for Pricing

DESCRIPTION:

- 2nd Generation Fast Food restaurant located in a densely populated neighborhood
- Functional drive-thru, commercial kitchen layout and existing on-site parking
- Located on Independence Ave with over 12,550 VPD
- Directly across from Aldi Grocery Store - 23,400+ monthly visits - placer.ai
- Corner lot with high visibility and multiple access points
- Pylon signage
- Ample Parking

Excellent Visibility & Easy Access!!!

Contact us today. Jordan Zenger | jzenger@fergprop.com | 913.558.5183

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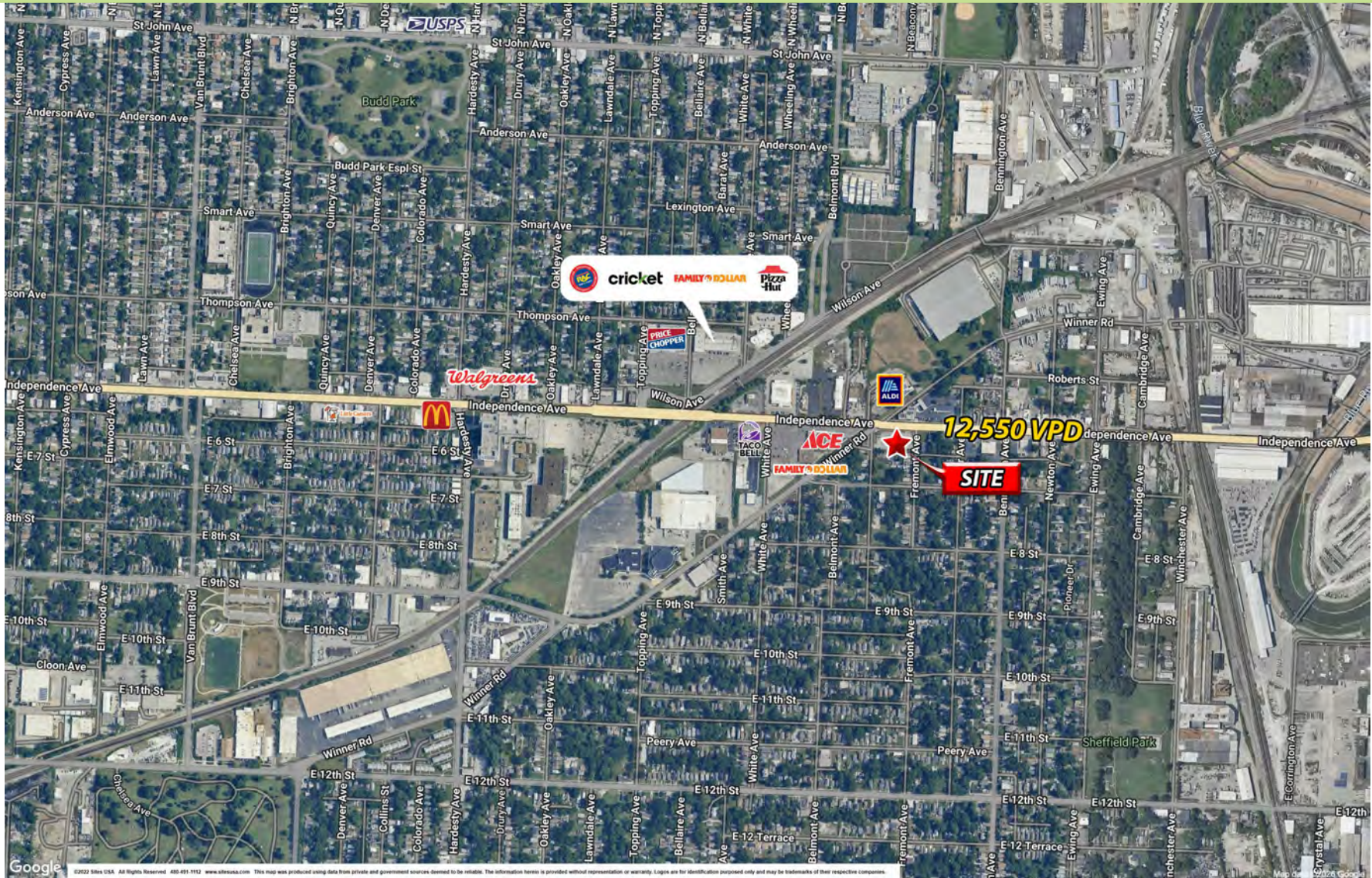
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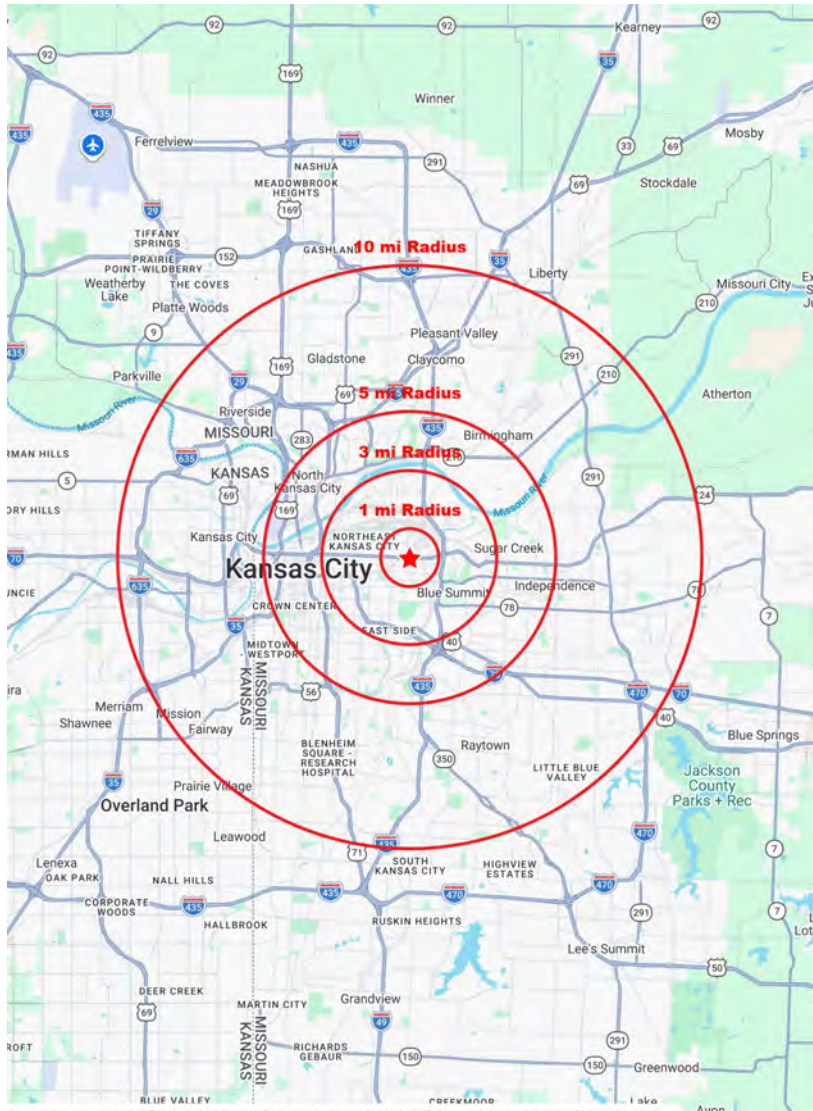
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DEMOGRAPHICS	1 mile	3 miles	5 miles	10 miles
2024 Population	13,431	68,456	185,059	670,062
Daytime Population	8,215	48,630	203,749	528,334
Total Households	4,418	23,356	82,075	288,474
Average HH Income	\$44,337	\$44,085	\$56,534	\$71,971

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