

FOR SALE/LEASE



ACCESS Commercial, LLC

Independence, MO



FREE STANDING BUILDING

PROPERTY HIGHLIGHTS:

- Across from high trafficked Gas Station (QT)
- Located 8-miles East of Downtown Kansas City and approximately 30 minute drive from Kansas City International Airport
- Located on high-traffic corner of E Truman Road and Sterling Avenue with 18,046 vehicles per day.
- Existing pylon sign on property.

ADDRESS:

11115 E Truman Road
Independence, MO

BUILDING SIZE:

6,000 SF

LOT SIZE:

.3 Acres

SALE PRICE:

Negotiable

LEASE RATE:

Negotiable

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson amber@accesscommercial.com C: (402) 618-5523
Kirk Hanson kirk@accesscommercial.com C: (402) 502-1983

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

View to SW



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,157	33,431	99,442
Population	12,822	59,408	151,453
Average HH Income	\$60,569	\$78,764	\$77,846

37.1
MEDIAN
AGE

18,046
VEHICLES PER
DAY

49,266
EMPLOYEES
IN AREA

4,507
BUSINESSES
IN AREA

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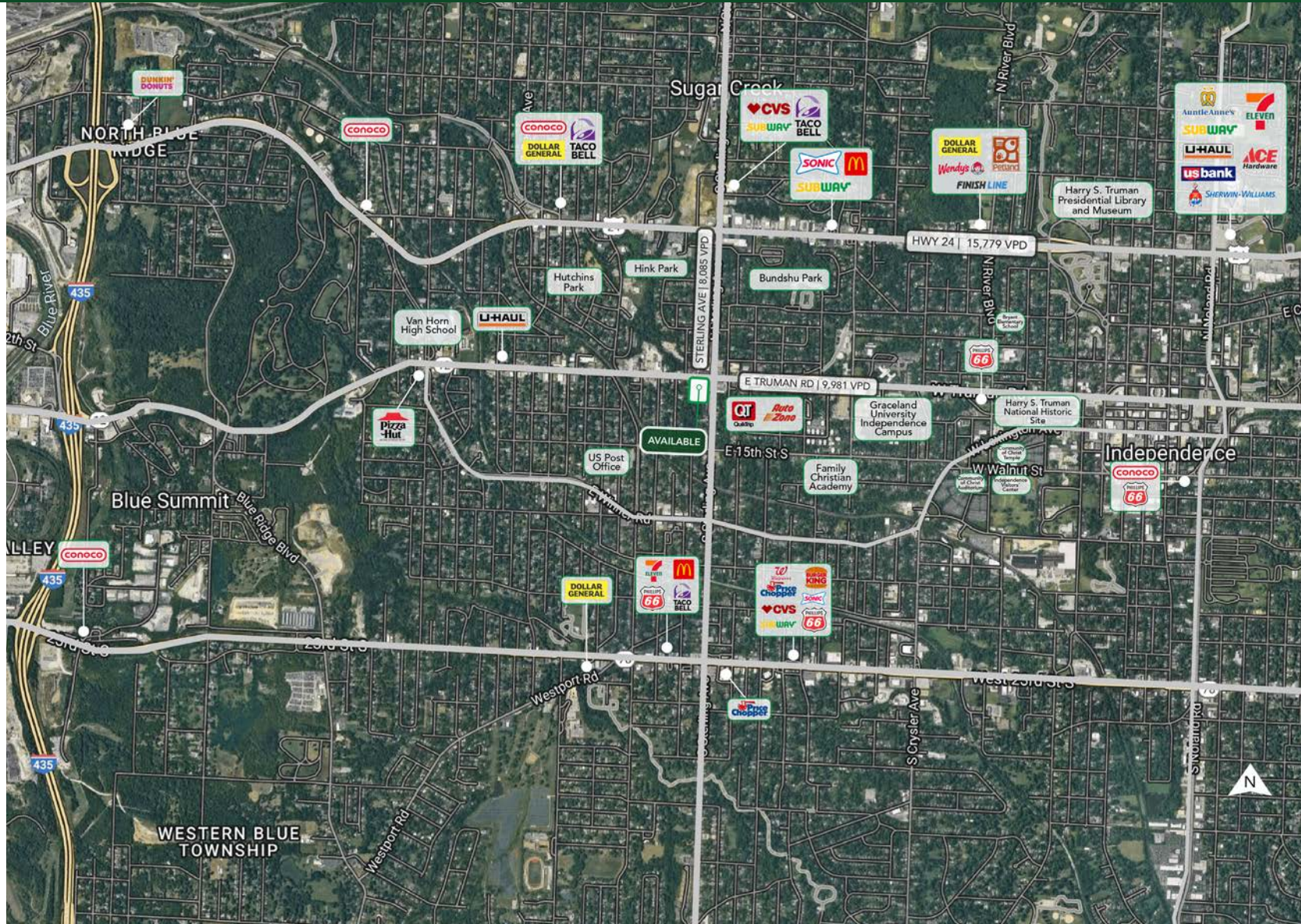
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3 RETAIL MAP



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ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON **BROKERAGE ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



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