

SCAN ME



<https://bit.ly/3HKpIEJ>

LAND FOR MEDICAL & PROFESSIONAL OFFICE

NW 72ND STREET & I-29 HWY | KANSAS CITY, MO

» VARIETY OF LOT SIZES AVAILABLE

PROPERTY HIGHLIGHTS

LOCATION AERIAL

- Can accommodate building sizes from 5,000-35,000SF
- Unbeatable Highway Signage Opportunity on I-29 with Daily Traffic Count +86,000 Cars Per Day
- Move-in ready within 12 months
- Development services available
- All infrastructure in place- utilities, storm water & parking
- Medical and professional office co-tenancy
- Easy interstate access
- Minutes from Zona Rosa and KCI
- Great demographics
- Conveniently located in Platte County- Highest per capita incomes in the state of Missouri
- Professionally managed Seven North offers limited ownership headaches!



WHY RENT WHEN YOU CAN OWN!?

Seven North offers a unique opportunity for medical and professional office users to own their real estate and control their destiny!

This land is easy to build on with parking, storm water detention, and utilities all already in place. Items like snow removal and landscaping are split between all building owners, lowering your cost and eliminating headaches.

Site will be parceled off for just your size of building- inquire for more info!



DEMOGRAPHICS: 5 MILES

Population: 59,734

Average Household Income: \$108,611

Median Age: 38.7



LOCAL AMENITIES



THE NORTHLAND

- **Strategic Location:** Platte County is strategically located in the Kansas City metropolitan area, providing easy access to major highways, including I-29, I-435, and I-35. Its proximity to Kansas City International Airport (MCI) makes it convenient for businesses with regional or national reach.
- **Growing Population:** Platte County is the fastest growing county in Missouri, with a growth rate of over 14%. The growth is predicted to continue with thousands of acres being primed for residential development. Platte County is also the second wealthiest county in Missouri, with nearly 40% of households earning >\$100,000.
- **Proximity to Healthcare Facilities:** Platte County is in close proximity to several prominent healthcare facilities, including Saint Luke's North Hospital, North Kansas City Hospital, and Liberty Hospital.
- **Economic Stability and Growth:** Platte County boasts a stable and diverse economy, with industries such as healthcare, education, manufacturing, logistics, and professional services contributing to its growth.
- **Education and Workforce:** Platte County is home to quality educational institutions, including Park University and North Kansas City School District, which can attract a skilled workforce to the area.

