

# FORMER **CVS** RETAIL PROPERTY

## FOR SALE OR LEASE



2435 INDEPENDENCE AVE KANSAS CITY, MO 64124 - **+/- 14,800 sf Retail Property**

Ben Hassine



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**Sí, hablo español!!!!**



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- **Opportunity Zone (Qualifies for City Incentives)**
- **Owner Financing Available!!!**
- **Corner of Prospect and Independence Ave**
- **Building: +/- 14,800 sf**
- **Land: 1.875 Ac**
- **Zoning: B3-2/IC0**



Carthage Real Estate Group is Brokered by KW Key Partners LLC. Each office is independently owned and operated

**kw** KEY PARTNERS  
KELLER WILLIAMS

# PROPERTY SUMMARY

## RETAIL PROPERTY

CLASS	C
BUILT	2001
GLA	+/- 14,800 SF
AC. LOT	1.875 AC
Current Use	RETAIL
STORIES	1

CONSTRUCTION	MASONARY
ZONING	B3-2/IC0
PARKING	72
VACANCY	100%
ACCESIBILTY	24 / 7
COUNTY	Jackson



	1 mile	3 miles
➤ Population	18,463	100,716
➤ Households	6,759	43,465
➤ Median Age	32.90	34.10
➤ Median HH Income	\$34,311	\$46,179
➤ Daytime Employees	6,739	159,116



# BUILDING

2435 Independence Ave Kansas City, MO 64124



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KELLERWILLIAMS

BUILDING

2435 Independence Ave Kansas City, MO 64124





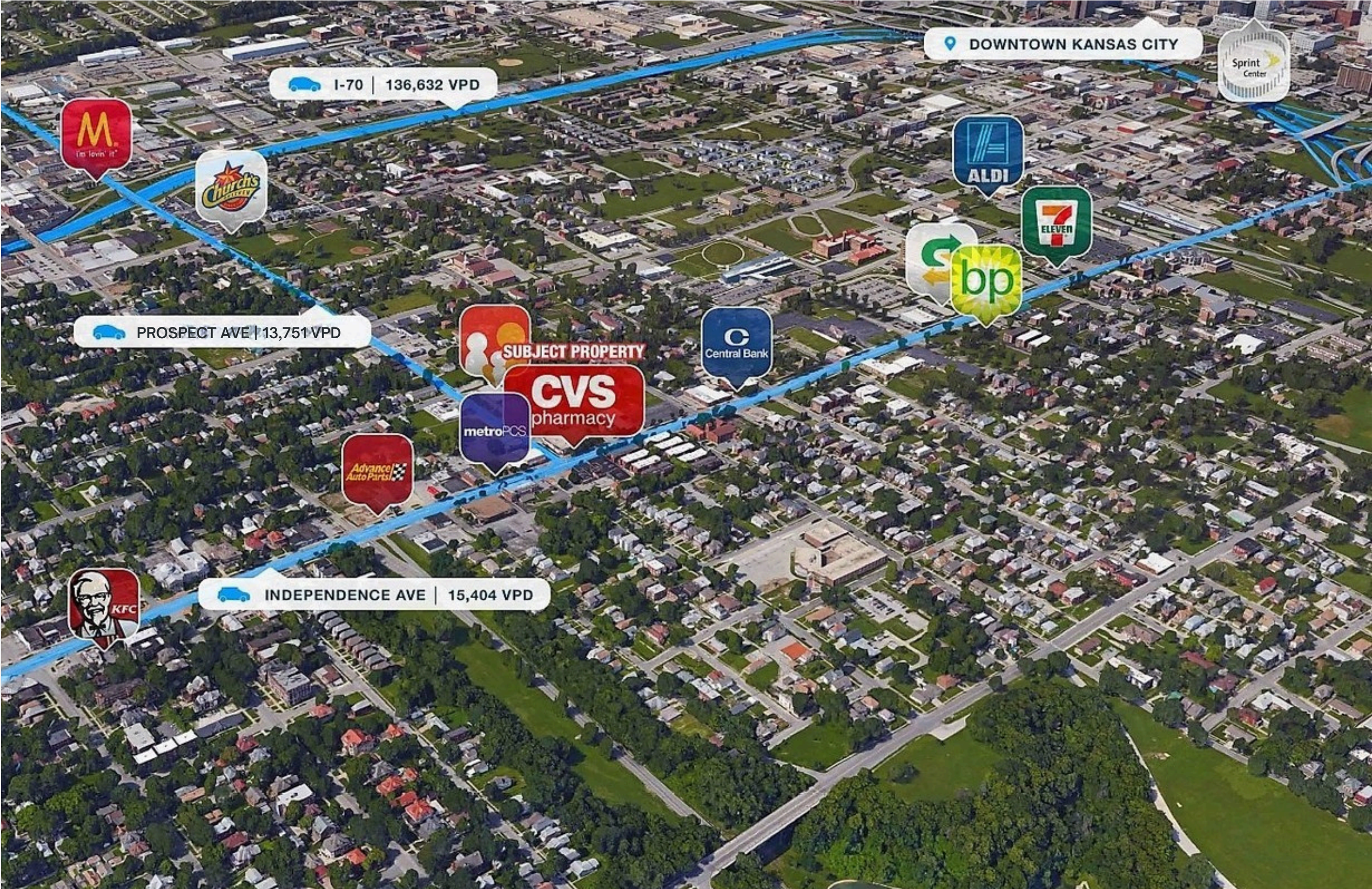
# MAP LOCATION

2435 Independence Ave Kansas City, MO 64124



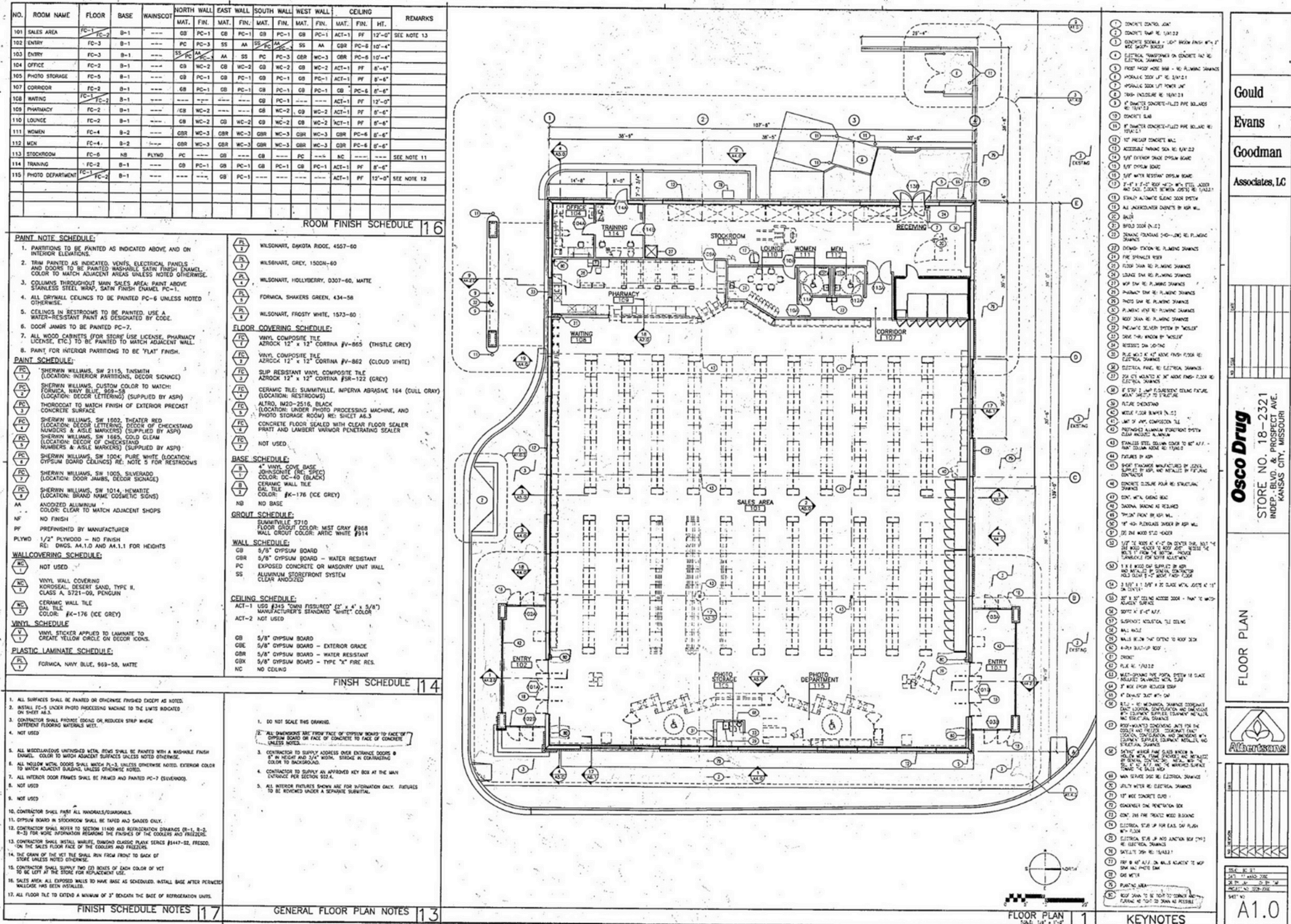
# MAP LOCATION

2435 Independence Ave Kansas City, MO 64124



FLOOR PLAN

2435 Independence Ave Kansas City, MO 64124



# POPULATION

	1 mile	3 miles	5 miles
2020 Population	16,304	88,568	196,751
2024 Population	18,463	100,716	216,148
2029 Population Projection	18,911	103,338	220,839
Annual Growth 2020-2024	3.3%	3.4%	2.5%
Annual Growth 2024-2029	0.5%	0.5%	0.4%
Median Age	32.9	34.1	34.8
Bachelor's Degree or Higher	15%	26%	27%
U.S. Armed Forces	0	60	171

# POPULATION BY RACE

	1 mile	3 miles	5 miles
White	5,461	38,907	93,229
Black	6,857	30,114	61,227
American Indian/Alaskan Native	102	544	1,921
Asian	1,540	4,826	8,686
Hawaiian & Pacific Islander	14	112	703
Two or More Races	4,490	26,212	50,382
Hispanic Origin	4,377	25,998	49,070

# HOUSING

	1 mile	3 miles	5 miles
Median Home Value	\$149,739	\$129,459	\$140,085
Median Year Built	1952	1954	1955

# INCOME

	1 mile	3 miles	5 miles
Avg Household Income	\$50,382	\$66,379	\$66,116
Median Household Income	\$34,311	\$46,179	\$46,995
< \$25,000	2,557	12,047	26,217
\$25,000 - 50,000	1,879	10,832	23,761
\$50,000 - 75,000	895	7,689	17,053
\$75,000 - 100,000	711	4,560	9,963
\$100,000 - 125,000	312	2,821	6,817
\$125,000 - 150,000	112	1,625	3,443
\$150,000 - 200,000	127	2,094	4,380
\$200,000+	167	1,799	3,708

# DAYTIME EMPLOYMENT

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	4,748	513	9	126,931	9,150	14	212,522	18,846	11
Trade Transportation & Utilit...	1,165	107	11	16,372	1,155	14	30,358	2,077	15
Information	37	9	4	3,518	204	17	6,253	315	20
Financial Activities	305	68	4	17,938	915	20	27,092	1,854	15
Professional & Business Se...	858	54	16	23,333	1,668	14	40,813	2,705	15
Education & Health Services	1,239	126	10	25,495	3,043	8	48,617	8,199	6
Leisure & Hospitality	464	41	11	12,855	695	18	22,719	1,202	19
Other Services	563	99	6	7,839	1,201	7	12,295	2,078	6
Public Administration	117	9	13	19,581	269	73	24,375	416	59
Goods-Producing Industries	1,222	77	16	22,327	784	28	38,585	1,424	27
Natural Resources & Mining	3	1	3	242	11	22	274	18	15
Construction	594	40	15	13,914	419	33	19,513	774	25
Manufacturing	625	36	17	8,171	354	23	18,798	632	30
Total	5,970	590	10	149,258	9,934	15	251,107	20,270	12

# CONSUMER SPENDING

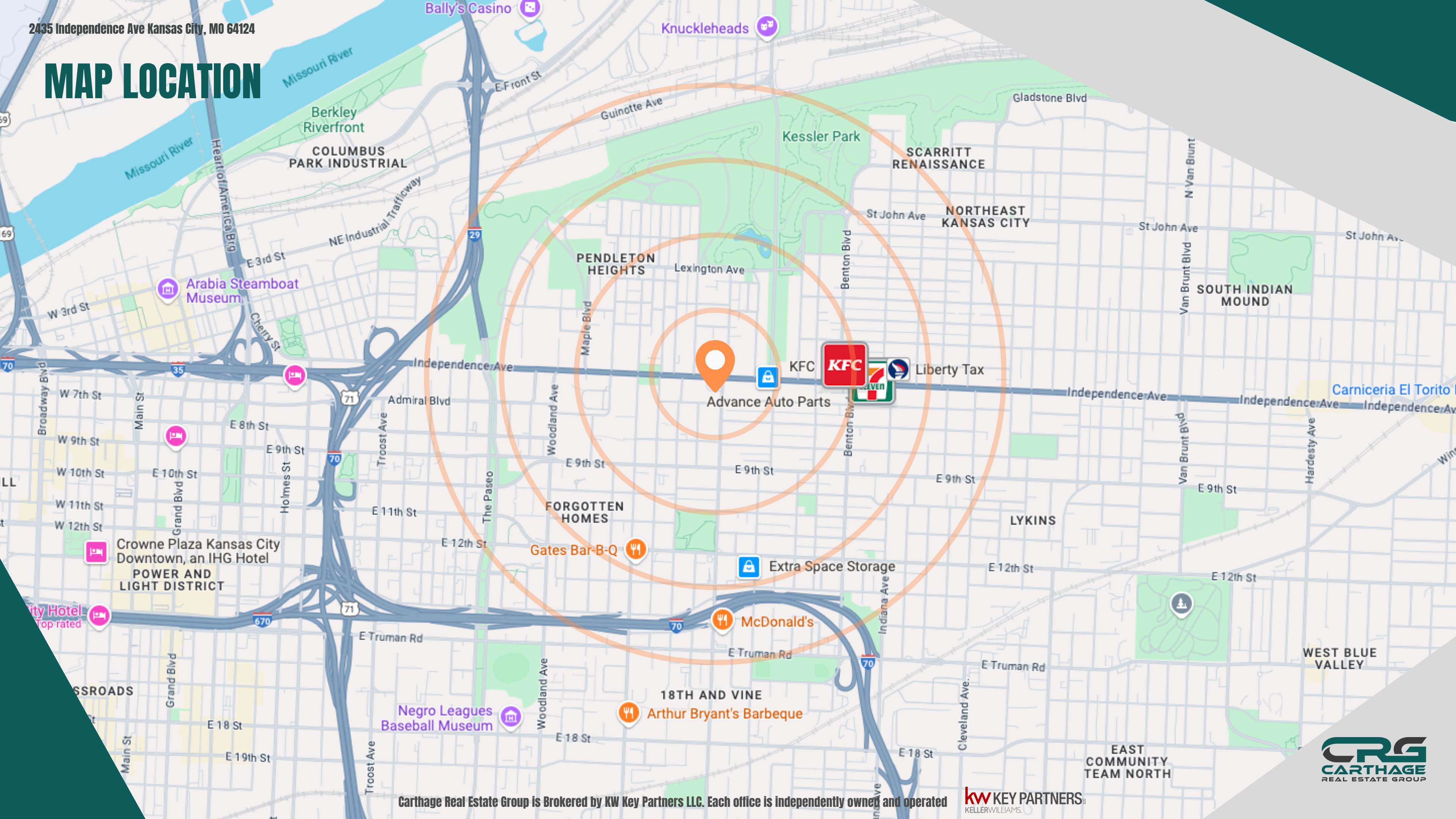
Radius	1 mile			3 miles			5 miles		
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$9,657,937	\$1,429	\$523	\$59,777,456	\$1,375	\$594	\$128,831,135	\$1,351	\$596
Entertainment, Hobbies & P...	\$20,762,383	\$3,072	\$1,125	\$149,159,602	\$3,432	\$1,481	\$331,778,727	\$3,480	\$1,535
Food & Alcohol	\$43,111,488	\$6,378	\$2,335	\$297,717,160	\$6,850	\$2,956	\$651,314,407	\$6,831	\$3,013
Household	\$19,646,167	\$2,907	\$1,064	\$150,357,103	\$3,459	\$1,493	\$336,671,708	\$3,531	\$1,558
Transportation & Maintenance	\$34,086,636	\$5,043	\$1,846	\$246,027,834	\$5,660	\$2,443	\$544,624,292	\$5,712	\$2,520
Health Care	\$6,507,098	\$963	\$352	\$46,410,830	\$1,068	\$461	\$105,009,633	\$1,101	\$486
Education & Daycare	\$6,292,611	\$931	\$341	\$55,921,613	\$1,287	\$555	\$120,647,070	\$1,265	\$558
Total Specified Consumer S...	\$140,064,320	\$20,723	\$7,586	\$1,005,371,598	\$23,131	\$9,982	\$2,218,876,972	\$23,273	\$10,266

# TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Prospect Ave	Independence Ave S	2,295	2025	0.07 mi
Independence Boulevard	Gladstone Ave E	7,062	2025	0.13 mi
Independence Ave	Gladstone Ave E	7,086	2023	0.13 mi
Chestnut Trfy	Independence Ave S	3,389	2025	0.18 mi
Chestnut Avenue	E 7 St N	6,986	2025	0.20 mi
Chestnut Ave	E 7 St N	7,096	2023	0.20 mi
Prospect Avenue	E 6 St N	5,987	2025	0.24 mi
Prospect Ave	E 6 St N	5,469	2023	0.24 mi
Brooklyn Ave	Independence Ave S	756	2024	0.24 mi
Brooklyn Ave	E 7 St S	1,034	2025	0.24 mi

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# MAP LOCATION



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KELLER WILLIAMS

**CRG**  
CARTHAGE  
REAL ESTATE GROUP

# PROPERTY HIGHLIGHTS

Opportunity Zone | +/- 14,800 sf Retail Front | Owner Financing!!!

- Former CVS Location
- Opportunity Zone (Qualifies for City Incentives)
- Owner-Financed Opportunity - **Must Meet Qualification Terms!!!**
- +/- 14,800 sf of Retail Space with Store Front
- Ideal Space for Local and National Tenants, QSR, Bank, Private School, Furniture Store, Event Space, Community Center, Hardware Store, Health Clinic, Thrift Store, Gym, Indoor Sports, Church and more uses...
- Prime Site for Shopping Center Development Opportunity
- High traffic Intersection, Corner Lot of Independence Ave and Prospect Ave
- 70 Parking Spaces
- 3 min away from Highway 71 and I-29
- Drive Through
- Street Signage
- ADA Compliant
- 534 Feet of Store Frontage

**Building** +/- 14,800 sf

**Land** 1.875 Acres

**Zonning** B3-2/IC0

**Parking** 75

**2435 INDEPENDENCE AVE KANSAS CITY, MO 64124**

**+/- 14,800 sf Retail Space**

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## **CONTACT US**



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