

# FORMER CVS RETAIL PROPERTY



## FOR SALE OR LEASE

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

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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/ICO



# PROPERTY SUMMARY

## RETAIL PROPERTY

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

CONSTRUCTION	MASONRY
ZONING	B3-2/ICO
PARKING	72
VACANCY	100%
ACCESIBILITY	24 / 7
COUNTY	Jackson



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

# BUILDING

2435 Independence Ave Kansas City, MO 64124



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

**KW KEY PARTNERS**  
KELLERWILLIAMS

**CRG**  
CARTHAGE  
REAL ESTATE GROUP

# BUILDING

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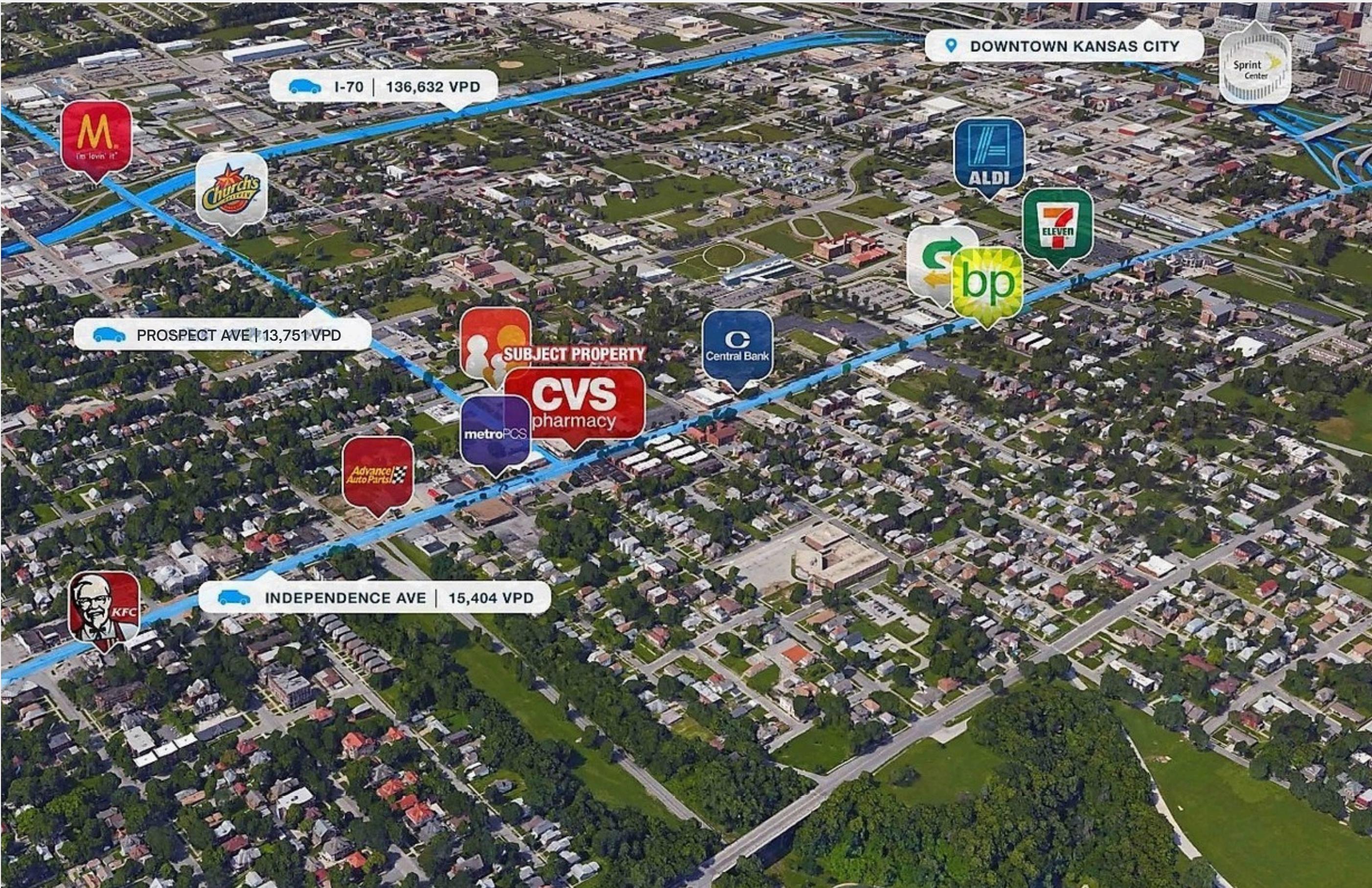
# MAP LOCATION

2435 Independence Ave Kansas City, MO 64124



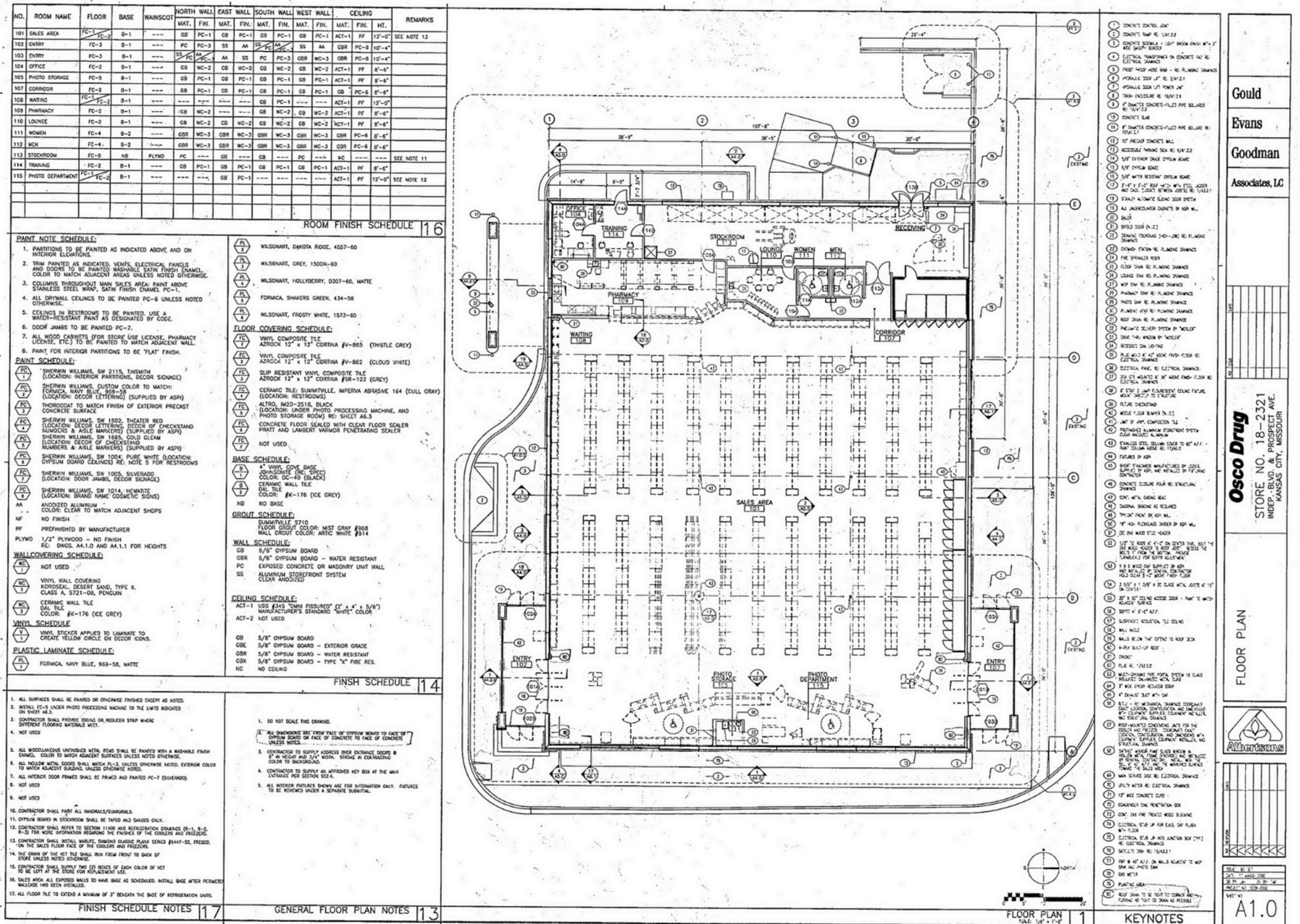
# MAP LOCATION

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
<b>Service-Producing Industries</b>	<b>4,748</b>	<b>513</b>	<b>9</b>	<b>126,931</b>	<b>9,150</b>	<b>14</b>	<b>212,522</b>	<b>18,846</b>	<b>11</b>
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
<b>Goods-Producing Industries</b>	<b>1,222</b>	<b>77</b>	<b>16</b>	<b>22,327</b>	<b>784</b>	<b>28</b>	<b>38,585</b>	<b>1,424</b>	<b>27</b>
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
<b>Total</b>	<b>5,970</b>	<b>590</b>	<b>10</b>	<b>149,258</b>	<b>9,934</b>	<b>15</b>	<b>251,107</b>	<b>20,270</b>	<b>12</b>

# 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
<b>Total Specified Consumer S...</b>	<b>\$140,064,320</b>	<b>\$20,723</b>	<b>\$7,586</b>	<b>\$1,005,371,598</b>	<b>\$23,131</b>	<b>\$9,982</b>	<b>\$2,218,876,972</b>	<b>\$23,273</b>	<b>\$10,266</b>

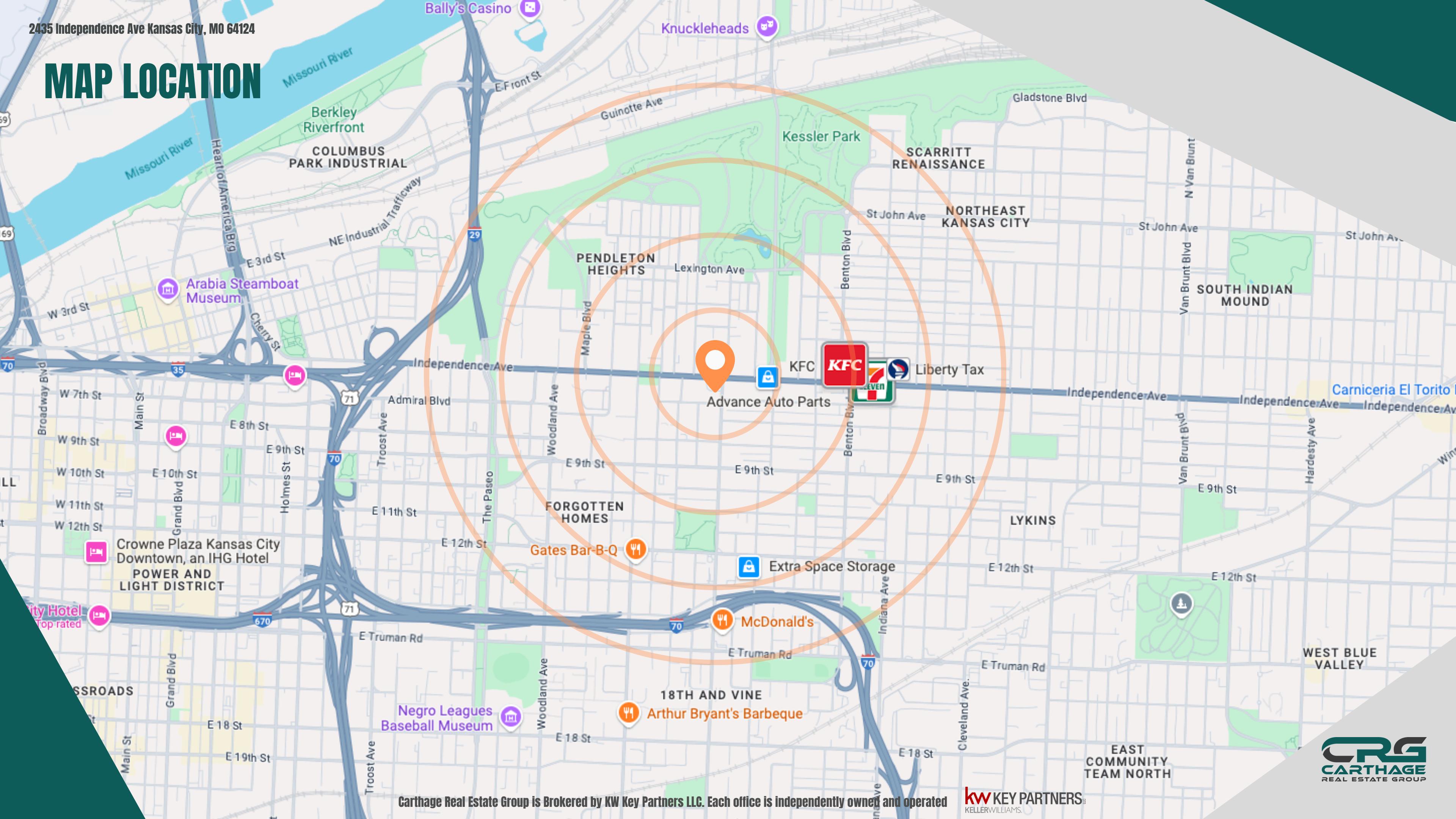


# TRAFFIC

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



# MAP LOCATION



# 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**

**Zoning** **B3-2/ICO**

**Parking** **75**

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

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

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## **CONTACT US**



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