

# 1,120 SF FOR LEASE

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## Main Street Station



6101 – 6305 Main Street / Grandview, MO

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- Prime Junior Box Store anchored shopping center
- 1 mile from Truman's Marketplace (Anchored by Price Chopper and Burlington)
- Located right off Main Street
- Quick and direct access to I-49 for easy commuting
- Surrounded by local education institutions, including Grandview High School, Grandview Middle School, High Grove Elementary School, Belvidere Elementary School, and The International House of Prayer University



7611 State Line Road  
Kansas City, MO 64114  
816.444.0900 | [tutera realestate.com](http://tutera realestate.com)

*For more information, contact:*

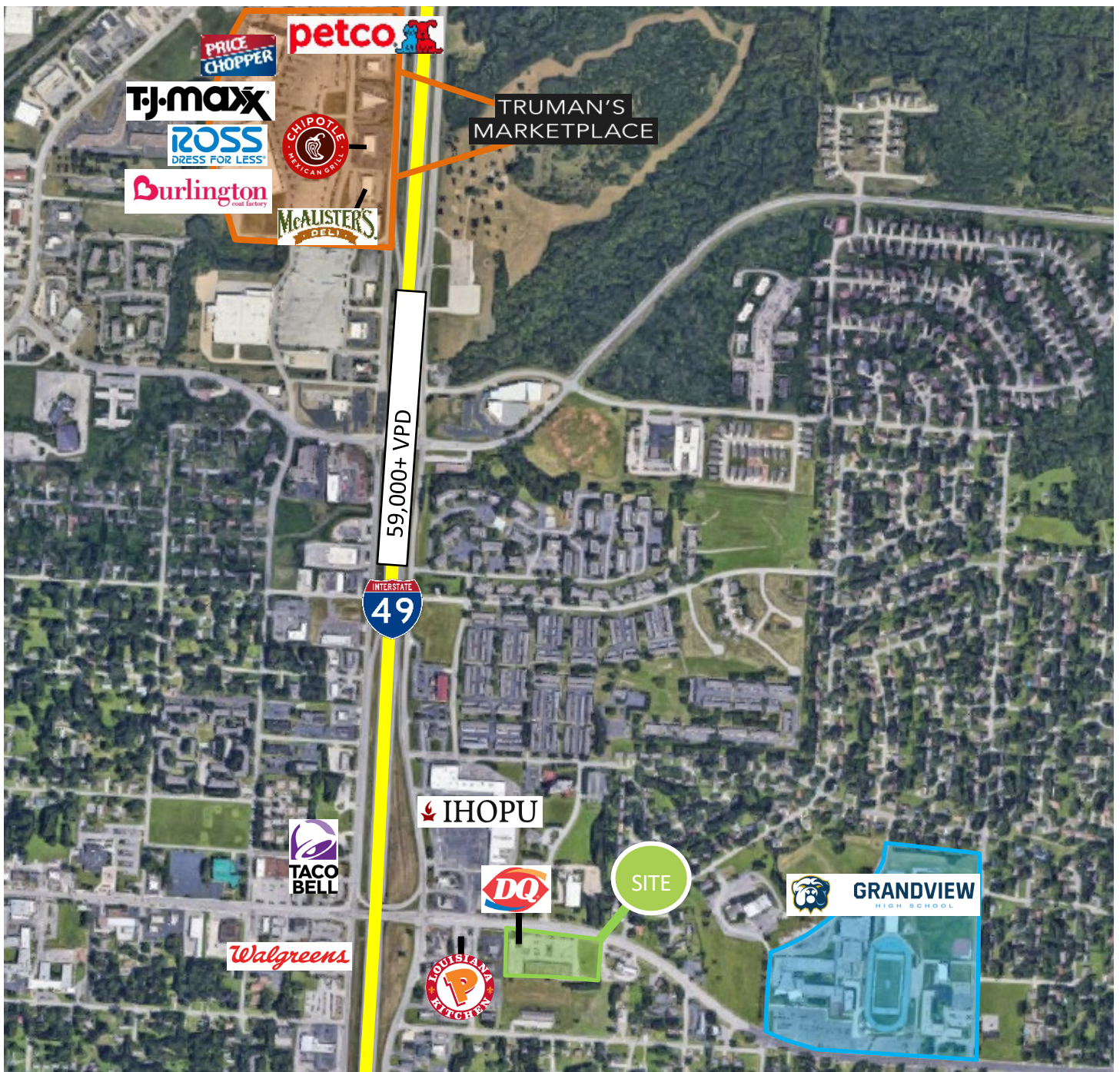
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# Site Location

- Conveniently located off Main Street
- Close Proximity to the highly trafficked I-49
- Highly dense residential neighborhoods within 1 mile

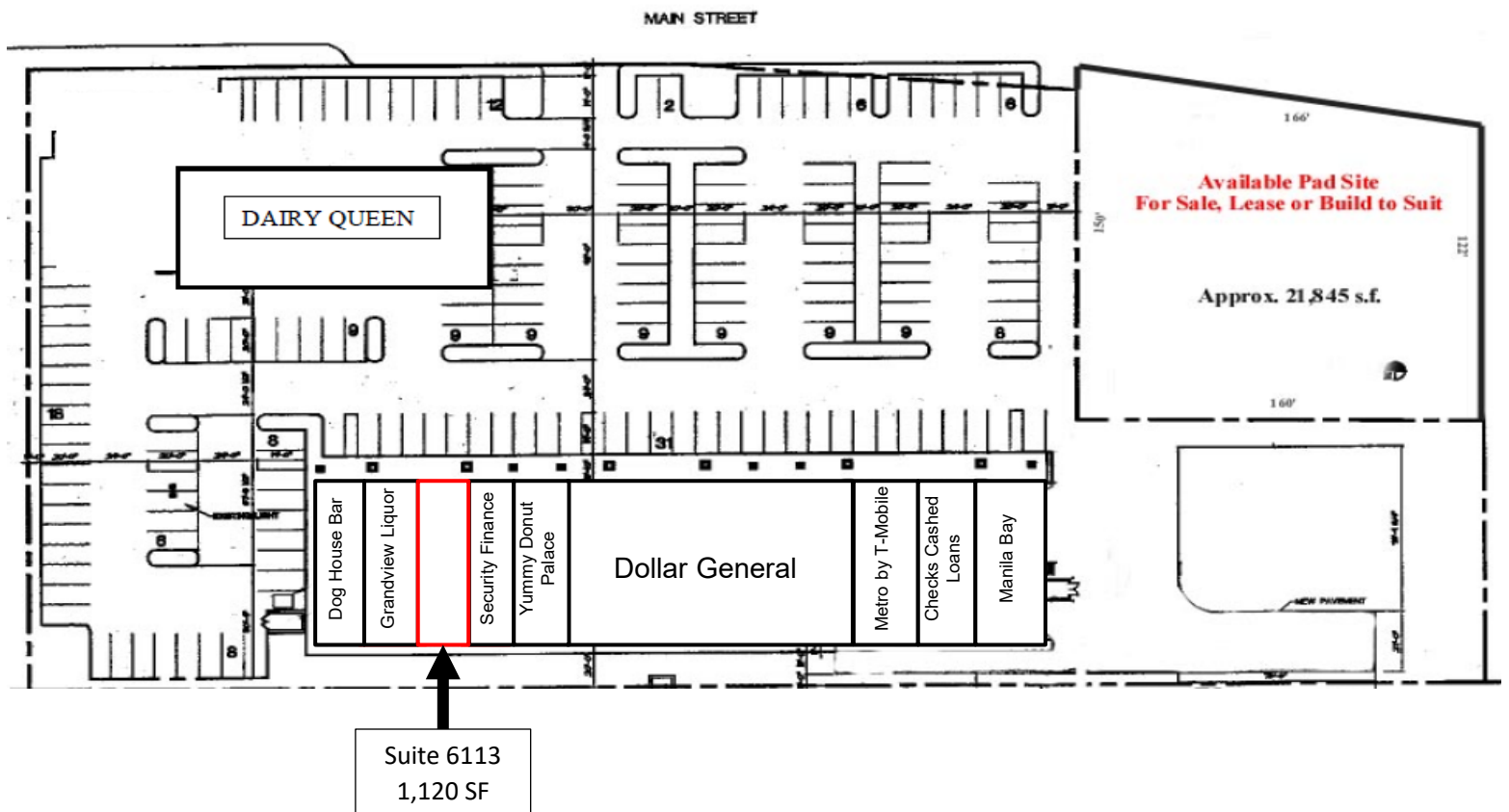
Road	Traffic Count
I-49	59,651
Main Street	5,137



# Building Vacancy

## Available Space

- Suite 6113 – 1,120 SF



# Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	10,328	41,465	97,861
2022 Estimate	10,255	40,965	96,021
2010 Census	10,610	41,252	96,594
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$58,150	\$58,801	\$77,851
Median	\$46,036	\$46,826	\$57,103
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	4,176	16,168	37,554
2022 Estimate	4,146	15,969	36,893
2010 Census	4,291	16,088	37,399
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$121,891	\$118,962	\$156,614



# Other Tutera Properties



Country Meadows Shopping Center  
17201 E US 40 Hwy, Independence, MO



Wornall Village  
8400 - 8430 Wornall Rd. Kansas City, MO



Summit Crest Plaza Shopping Center  
3500 - 3568 SW Market Street, Lee's Summit, MO



Leawood Square Shopping Center  
12902-13018 State Line Road, Leawood, KS



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