

1,920 SF FOR LEASE

Hidden Valley Shopping Center



3010 Route 291 / Independence, MO

- Short drive mile drive from Walmart Supercenter, Target
- Great exposure and easy access to Highway 291 and I-70
- Over 100,000 Daily Traffic count on Highway 291 and I-70
- Conveniently located on MO Highway 291 at a signalized intersection
- Hidden Valley Shopping Center is surrounded by several residential neighborhoods within close proximity



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location

- Conveniently located at signalized intersection on Highway 291
- Close proximity to highly trafficked Retail shopping corridor and CenterPoint Medical Center

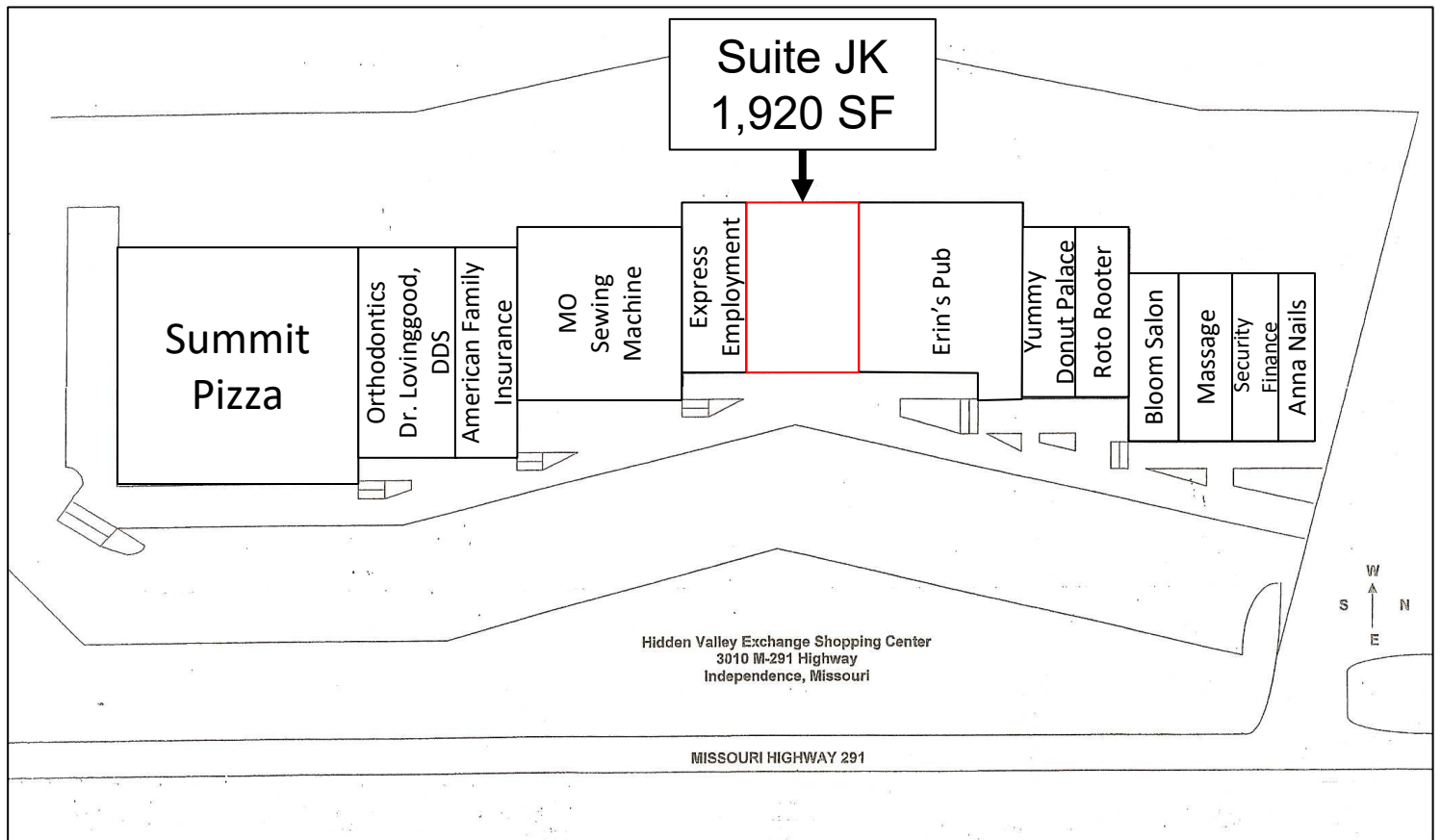
Road	Traffic Count
• I-70	87,507
• Hwy 291	46,081
• East 23 rd Street	13,282



Building Vacancy

Available Space

- Suite JK – 1,920 SF



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	10,208	58,392	146,237
2022 Estimate	10,112	57,617	143,897
2010 Census	10,333	57,618	141,687
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$76,933	\$71,110	\$72,168
Median	\$62,073	\$56,552	\$56,499
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	4,480	24,940	60,318
2022 Estimate	4,434	24,597	59,339
2010 Census	4,520	24,602	58,485
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$165,276	\$160,893	\$149,492



Other Tutera Properties



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



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



Main Street Station
6101 - 6305 Main Street, Grandview, MO



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