

(CONFIDENTIAL) Big Box Space Available!



880 - 33,091 SF

AVAILABLE

WEST STATE PLAZA

RETAIL SPACE FOR LEASE

7523-7569 STATE AVE • **RETAIL CENTER** • KANSAS CITY, KS

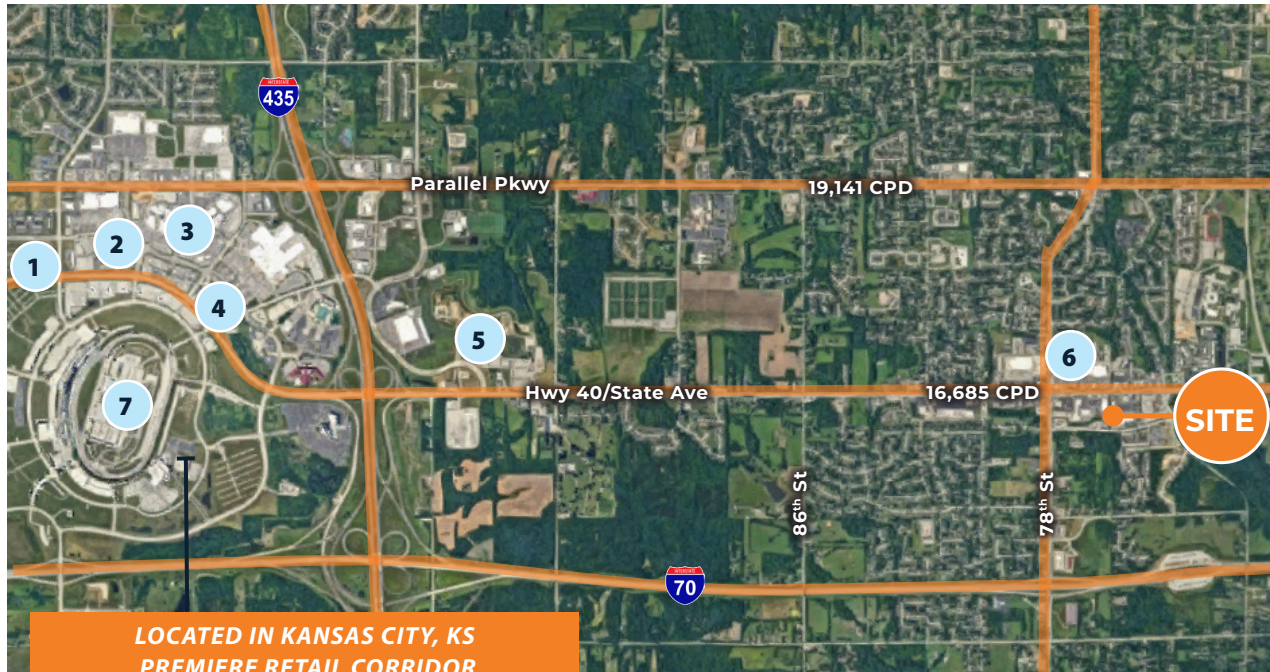
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PROPERTY HIGHLIGHTS



LOCATED IN KANSAS CITY, KS
PREMIERE RETAIL CORRIDOR

1. AMERICAN ROYAL COMPLEX
2. LEGENDS FIELD
3. THE LEGENDS OUTLETS
4. CHILDREN'S MERCY PARK
5. HOMEFIELD REDEVELOPMENT
6. WYANDOTTE PLAZA
7. KANSAS SPEEDWAY

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,097	39,723	73,708
Avg. HH Income	\$64,753	\$69,267	\$70,977
# of Businesses	284	937	1,882
# of Employees	3,792	13,120	32,925

- 880 - 33,091 SF available:
 - 880 - 2,860 SF in-line
 - 1,805 SF in-line
 - 3,795 SF in-line
 - 10,000 - 33,091 SF Big Box space (confidential)
- Located along KCK's main retail and entertainment corridor
- Over 16,500 CPD on State Ave with easy access to I-70 & I-435



AVAILABILITY

STE	SF
7567	880
7565	1,980
7561	1,100
7549	1,805
7543	3,795
7533	10,000 - 33,091

Combine to 2,860 SF

