

# Grandview Retail Strip Center for Sale | \$995,000

## 1,200 SF High Traffic Retail or Office Space for Lease

### 12138 - 12202 Blue Ridge Blvd. Grandview, MO 64030



**High Traffic Location Off of US 71 Highway | Signage Available!**

- 12,800 +/- SF Retail Center for Sale or Lease
- 64,801 +/- SF Parcel
- 1,200 +/- SF Available for Lease
- Ample Parking
- Rents From \$12 PSF Gross + Utilities
- Located Across from the New Truman Marketplace
- New Roof & Parking Lot Renovations Complete
- Tenants: State Farm, House of Refuge Church, Ashley's Lash & Beauty Bar, Mission 418 Church



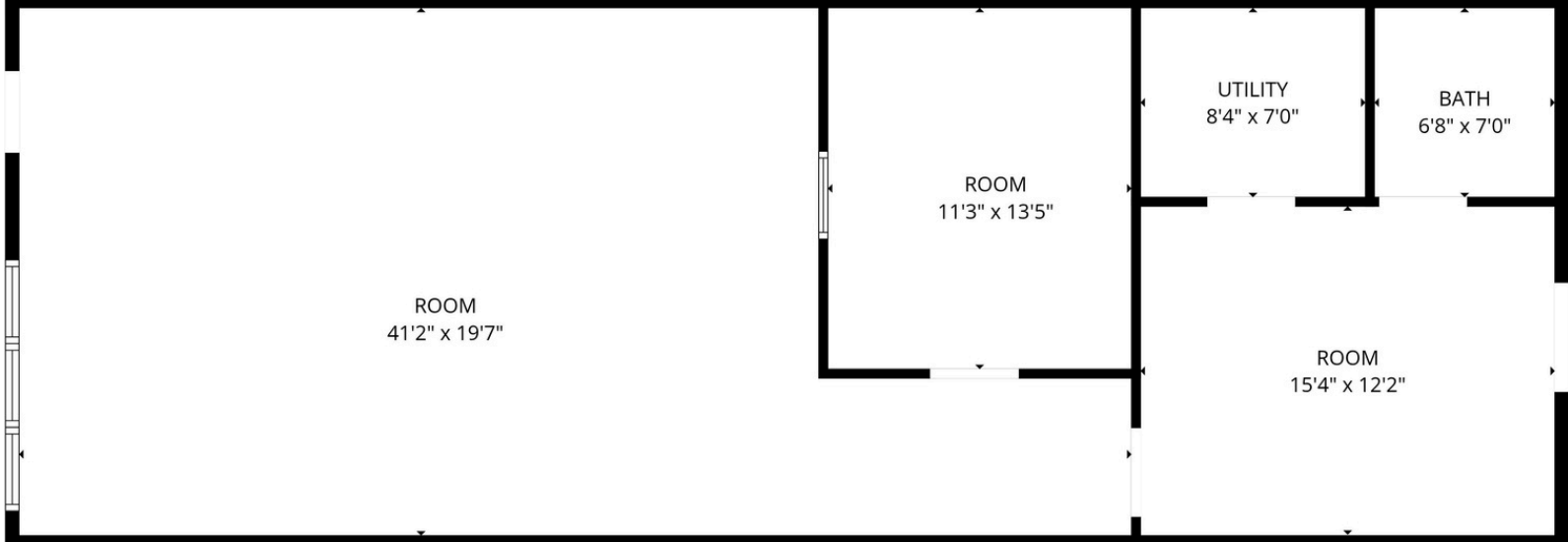
# Grandview Retail Strip Center for Sale | \$995,000

## 1,200 SF High Traffic Retail or Office Space for Lease

### 12138 - 12202 Blue Ridge Blvd. Grandview, MO 64030

#### Suite 12200A: 1,200 SF Retail / Office

- \$1,200.00 Per Month + Utilities (Gas & Electric)
- Open Retail Floor Plan
- 1 Private Office, Storage Area
- Above Suite Signage Available
- 1 Private Restroom



Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com

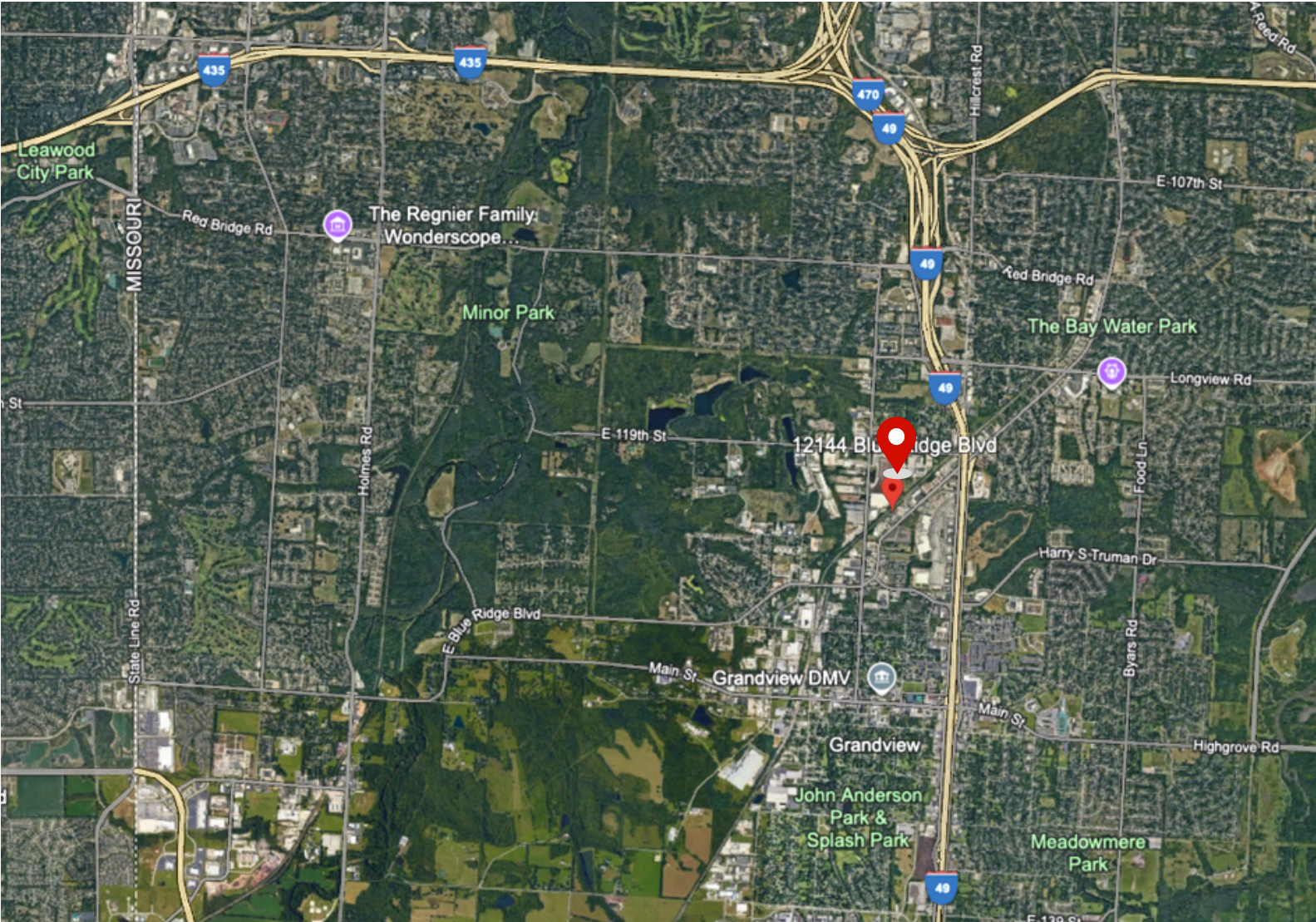


David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029

# Grandview Retail Strip Center for Sale | \$995,000

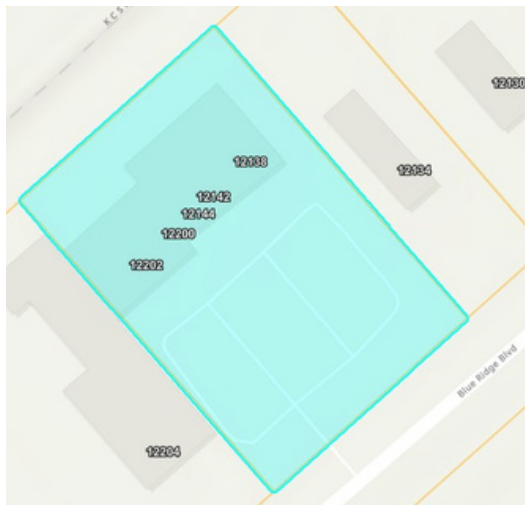
## 1,200 SF High Traffic Retail or Office Space for Lease

### 12138 - 12202 Blue Ridge Blvd. Grandview, MO 64030



Easy Access to I-49 / 71 Hwy, I-435

US 71 Hwy	0.5 Miles
I-435 / I-470	2.2 Miles
150 Hwy	4 Miles



Josh Haith  
Josh@Haith.com  
O: (913) 888-3456 x 7  
www.Haith.com



David Gunter  
DGunter@Haith.com  
O: (913) 888-3456 x 8  
M: (913) 265-8029