# FOR SALE/LEASE



ACCESS Commercial, LLC

Independence, MO

# FREE STANDING BUILDING

109 498 9.05 VPO

E Truman Road | 9,981 VPD

# **PROPERTY HIGHLIGHTS:**

QI

- Across from high trafficked Gas Station ( QT )
- Located 8-miles East of Downtown Kansas City and approximately 30 minute drive from Kansas City International Airport
- Located on high-traffic corner of E Truman Road and Sterling Avenue with 18,046 vehicles per day.
- Existing pylon sign on property.

#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys Amber Olson Kirk Hanson emily@accesscommercial.com amber@accesscommercial.com kirk@accesscommercial.com C: (402) 992-0848 C: (402) 618-5523 C: (402) 502-1983

FOR SALE/LEASE

ADDRESS: 11115 E Truman Road

Independence, MO

BUILDING SIZE: 6,000 SF

LOT SIZE: .3 Acres

SALE PRICE: Negotiable

**LEASE RATE:** Negotiable

#### WWW.ACCESSCOMMERCIAL.COM

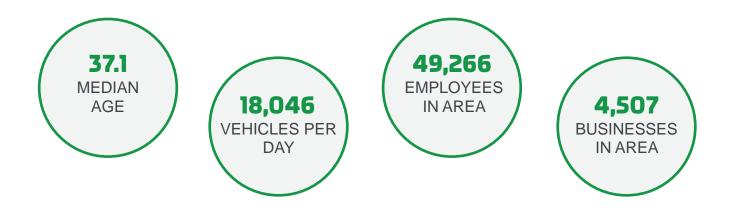
facebook.com/accesscommercial instagram.com/accessretail linkedin.com/access-commercial-llc

# View to SW



# **DEMOGRAPHICS:**

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,157	33,431	99,442
Population	12,822	59,408	151,453
Average HH Income	\$60,569	\$78,764	\$77,846



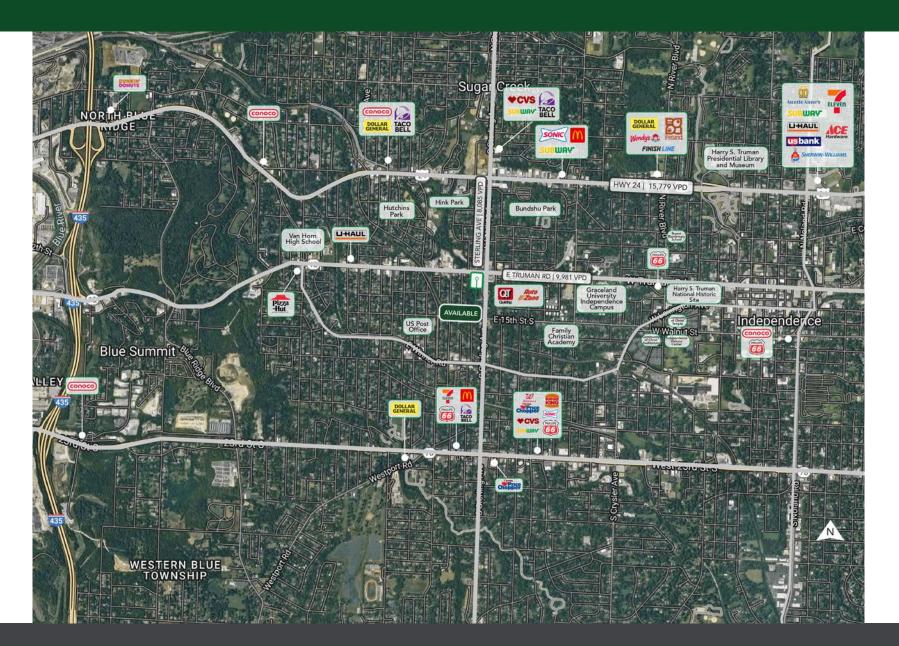
#### CONTACT LISTING AGENT FOR MORE INFORMATION:

Emily Faltys Amber Olson Kirk Hanson emily@accesscommercial.com amber@accesscommercial.com kirk@accesscommercial.com C: (402) 992-0848 C: (402) 618-5523 C: (402) 502-1983 WWW.ACCESSCOMMERCIAL.COM



ACCESS Commercial, LLC

3 RETAIL MAP



#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys	emily@accesscommercial.com	C: (402) 992-0848
Amber Olson	amber@accesscommercial.com	C: (402) 618-5523
Kirk Hanson	kirk@accesscommercial.com	C: (402) 502-1983



ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



# **EMILY FALTYS**

#### **JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



### AMBER OLSON

#### **BROKERAGE ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys Amber Olson Kirk Hanson emily@accesscommercial.com amber@accesscommercial.com kirk@accesscommercial.com C: (402) 992-0848 C: (402) 618-5523 C: (402) 502-1983

#### WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial

instagram.com/accessretail

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (040324\_JR)