



# FOR LEASE

186D & 188 WEST 92 HIGHWAY, KEARNEY, MO

**TWO SPACES AVAILABLE  
TURN-KEY SALON AND OFFICE SPACE**



Retail • 1,842 sq ft • \$2,500 per month  
Office • 811 sq ft • \$1,000 per month



- Conveniently located close to a major highway, it ensures easy access for both customers and employees.
- Enjoy the benefits of great parking and the peace of mind that comes with local property management.



Matt Pepper • 816-414-5228 • [mpepper@curryre.com](mailto:mpepper@curryre.com)  
2700 Kendallwood Pkwy., Gladstone, MO 64119  
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## BENEFITS TO THIS LOCATION

**Community Hub:** Kearney is a thriving community with a variety of restaurants, entertainment spots, and parks. Locating your business in a shopping center can foster a sense of community, as local shoppers often prefer to support nearby businesses.

**Networking Opportunities:** Being in a shopping center allows you to connect with other business owners, potentially leading to collaborations and partnerships.



**Total Population**  
1-mile: 5,357  
3-mile: 13,055  
5-mile: 17,596



**Household Income (Avg.)**  
1-mile: \$78,895  
3-mile: \$107,255  
5-mile: \$111,440



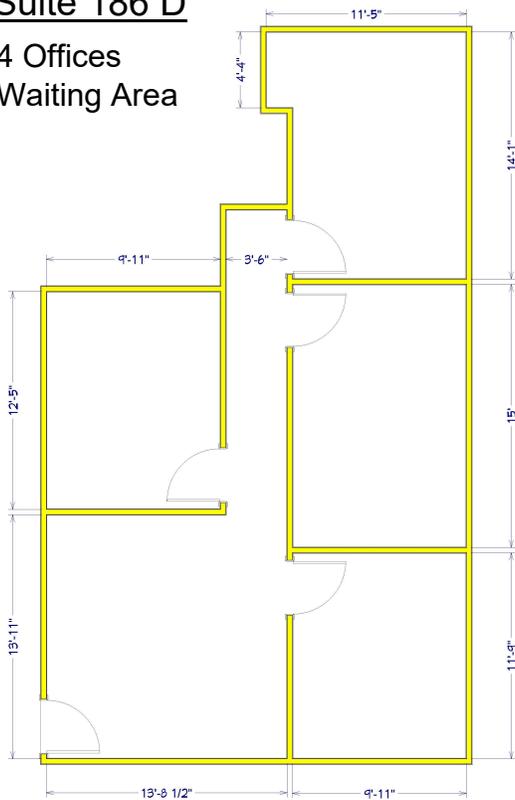
**Median Home Value**  
1-mile: \$219,334  
3-mile: \$275,190  
5-mile: \$301,029



easy highway access

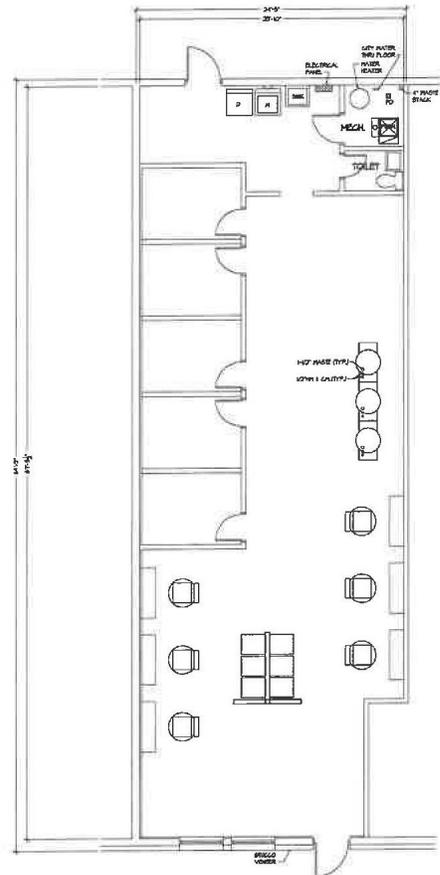
### Suite 186 D

4 Offices  
Waiting Area



### Suite 188

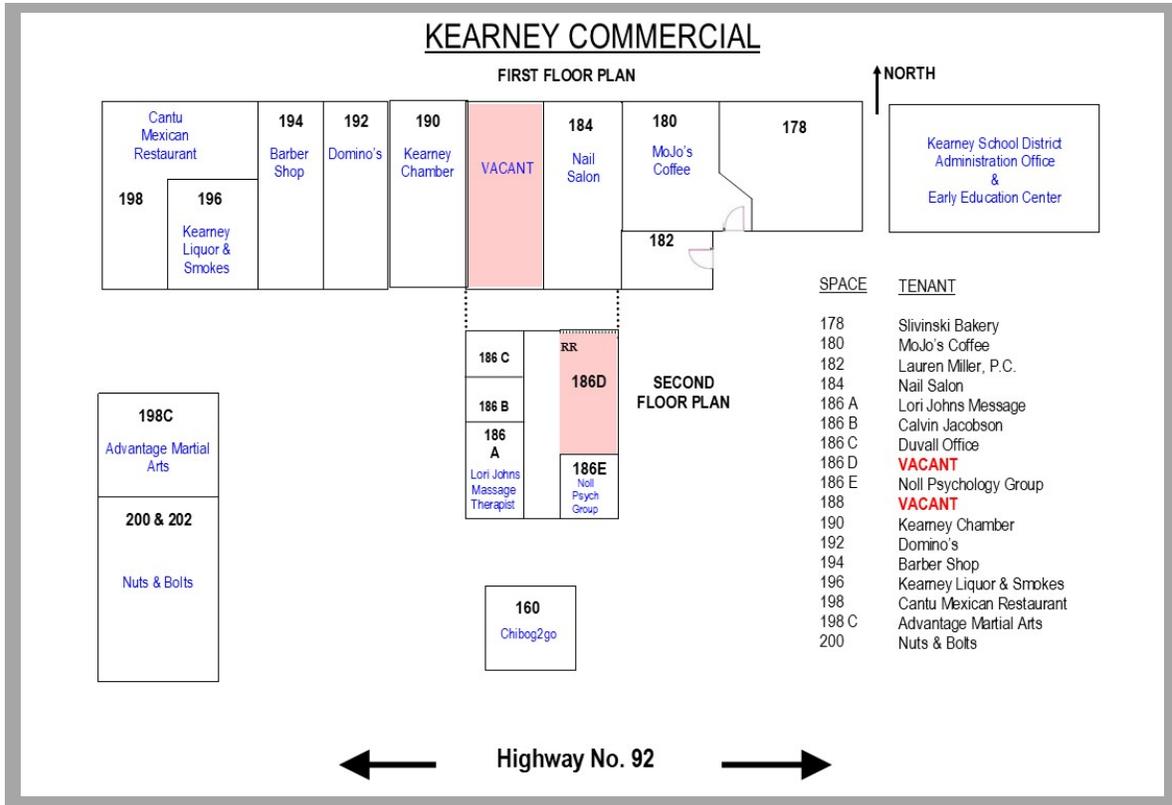
6 Stations  
3 Shampoo bowls  
5 Sm Rooms



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