

FORMER RESTAURANT FOR SALE



**1211 E. North Ave (MO Hwy 58)
Belton, MO 64012**

FOR SALE:

Sale Price - \$1,200,000

Building Size – 4,993 SF Free Standing Building

Land Size – Approximately 1.3 Acres

NEW CONSTRUCTION IN 2004

LOCATION HIGHLIGHTS

- Great Location with Excellent Access, Visibility, and Parking
- Located adjacent to Hy-Vee, Belton Cinema 8, Jo-Ann Fabric, and Petsmart
- Other retailers directly across North Ave include: Kohl's, Target, Home Depot
- Dynamic Retail Corridor
- Former Bob Evans restaurant location

ESTIMATED 2015 POPULATION	1 mile	3 miles	5 miles
Population	8,093	25,708	56,394
Households	3,052	9,900	20,825
Avg. Income	\$72,449	\$64,256	\$75,869



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