

RETAIL FOR SALE & LEASE



10101 E Truman Rd, Independence, MO 64052



OFFERING SUMMARY

SALE PRICE:	\$195,000
LEASE RATE:	\$2000/month NNN
LOT SIZE:	.22 Acres
BUILDING SIZE:	6,300 SF
PRICE / SF:	\$30.95

PROPERTY OVERVIEW

6300 sq ft free standing retail property. Former 75 year home to a staple neighborhood business. Highly recognizable location.

PROPERTY HIGHLIGHTS

- Single story
- free standing building
- Ample private, off street parking (approx. 23 spaces).
- Outstanding visibility
- Newer roof - within last 2 yrs
- HVAC systems replaced within past decade
- Property located within Opportunity Zone
- Proposed Arts District location
- Property located in opportunity zone
- Approx. NNN fees: \$.95/sq ft

KW COMMERCIAL
11005 Metcalf Avenue
Overland Park, KS 66210

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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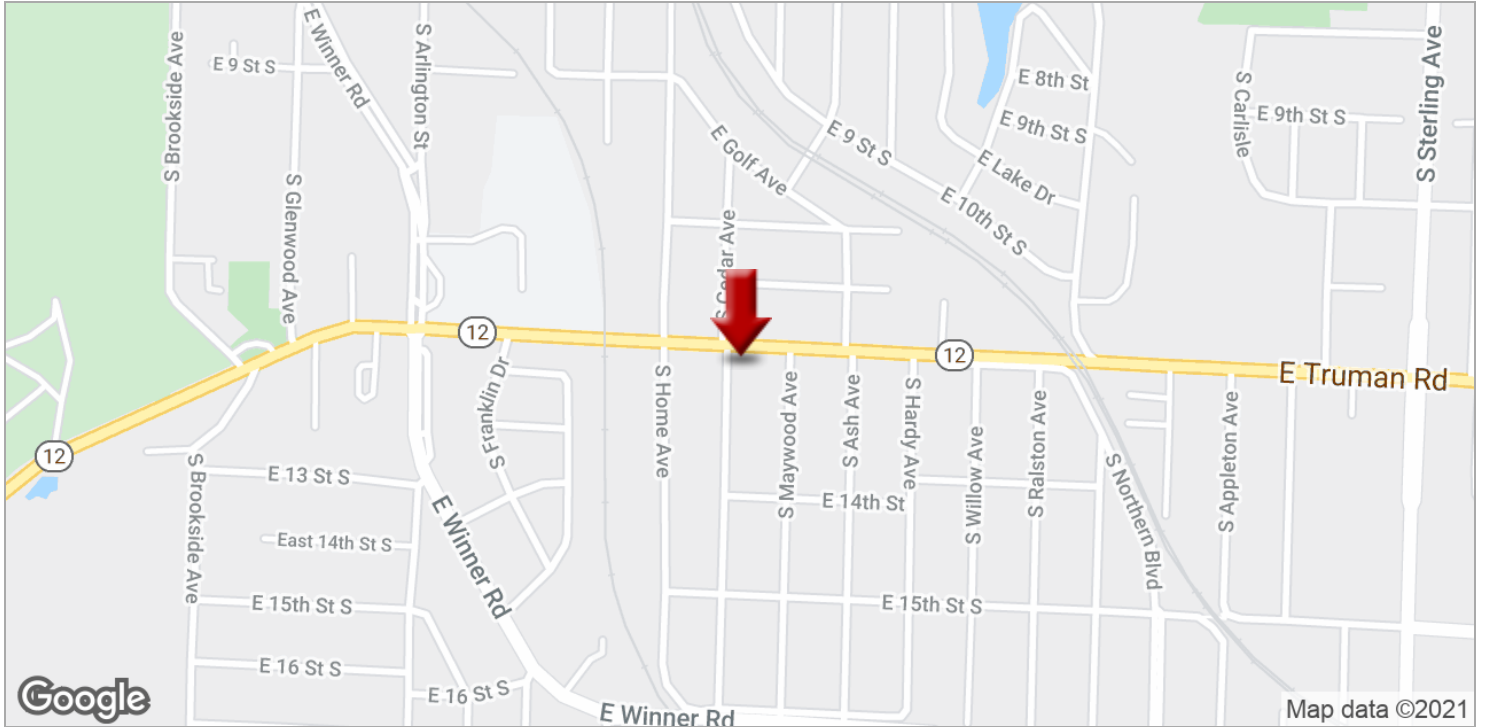


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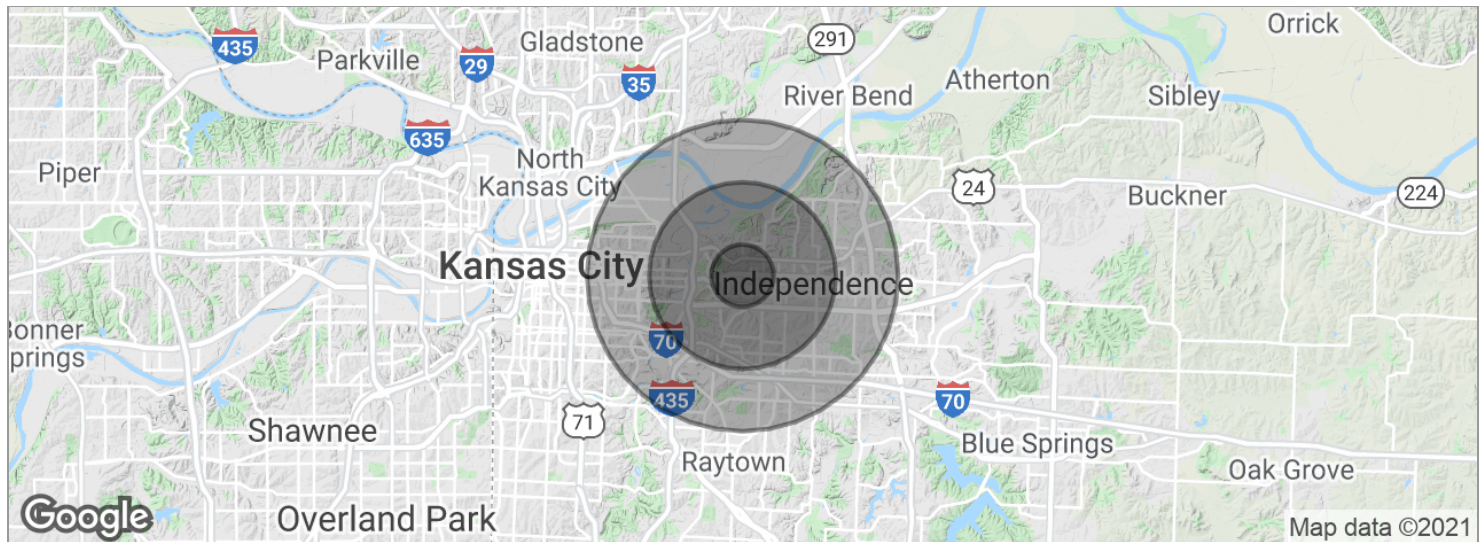
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,385	54,398	143,239
Median age	31.5	37.2	36.1
Median age (male)	30.9	36.3	34.8
Median age (Female)	31.8	38.2	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,086	23,220	57,484
# of persons per HH	2.5	2.3	2.5
Average HH income	\$40,199	\$41,995	\$43,264
Average house value	\$95,905	\$97,592	\$102,740

* Demographic data derived from 2010 US Census

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