

FOR SALE



4107 N Cherry Street
KANSAS CITY, MO 64116



RETAIL INVESTMENT





Area Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Total Population:	8,649	54,575	161,885
2021 Population:	9,184	57,802	170,118
Pop Growth 2016-2021:	6.19%	5.91%	5.09%
Average Age:	39.60	38.90	37.60
Households			
2016 Total Households:	3,902	24,230	67,833
HH Growth 2016-2021:	6.28%	5.90%	5.13%
Median Household Inc:	\$53,578	\$46,189	\$44,685
Avg Household Size:	2.20	2.20	2.30
2016 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$158,004	\$135,560	\$127,540
Median Year Built:	1969	1965	1966

Property Information

Asking Price
\$499,000

Building Size: 5,600+/- SF

Lot Size: .35 Acres

9.4 Cap Rate

2016 Property Taxes: \$9,612.48

- Off Street Parking
- Near Multiple National Tenants
- 100% Occupancy
- 17,000/CPD on North Oak

LOCATED just off the busy North Oak Corridor

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

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