

For Lease

FREESTANDING RETAIL / OFFICE / FLEX BUILDING

210 W. Walnut
Raymore, Missouri



- Size: **40,320 SF - Lot**
5,472 SF - Building
0.926— Acres
- Lease Rate: **\$12.00 SF, Modified Gross**
Includes Taxes and Insurance
- Availability: Vacant; Available Immediately
- Good Visibility
- Hwy 58 Frontage
- Easy Access
- One of Fastest Growing Suburbs in Missouri
- Zoning: **C-2 (General Commercial)**
- 2023 Taxes: **\$9,125; \$1.66 SF**

2023 Demographics:

2 Mile

5 Mile

Estimated Population

20,435

20,398

Avg. Household Income

\$105,861

\$59,615

RUBENSTEIN REAL ESTATE CO., LC

4400 Shawnee Mission Pkwy., Suite 209

Fairway, KS 66205

913-362-1999

www.rubensteinre.com

DENISE FERRO

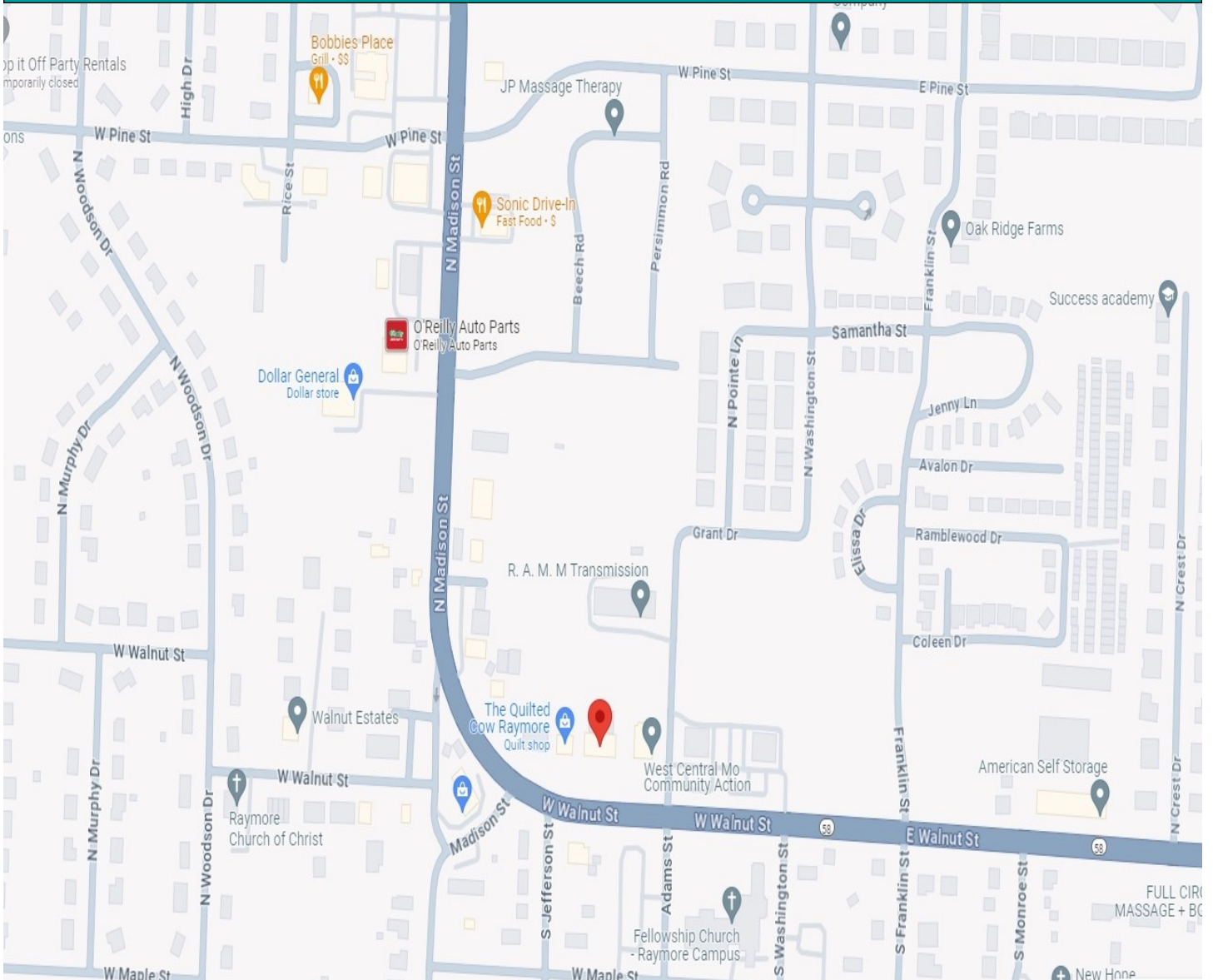
denise@rubensteinre.com

Cell: 913-231-2505

All information furnished regarding property for Lease or Sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of prices, rental or other conditions, prior lease, sale or withdraw without notice.

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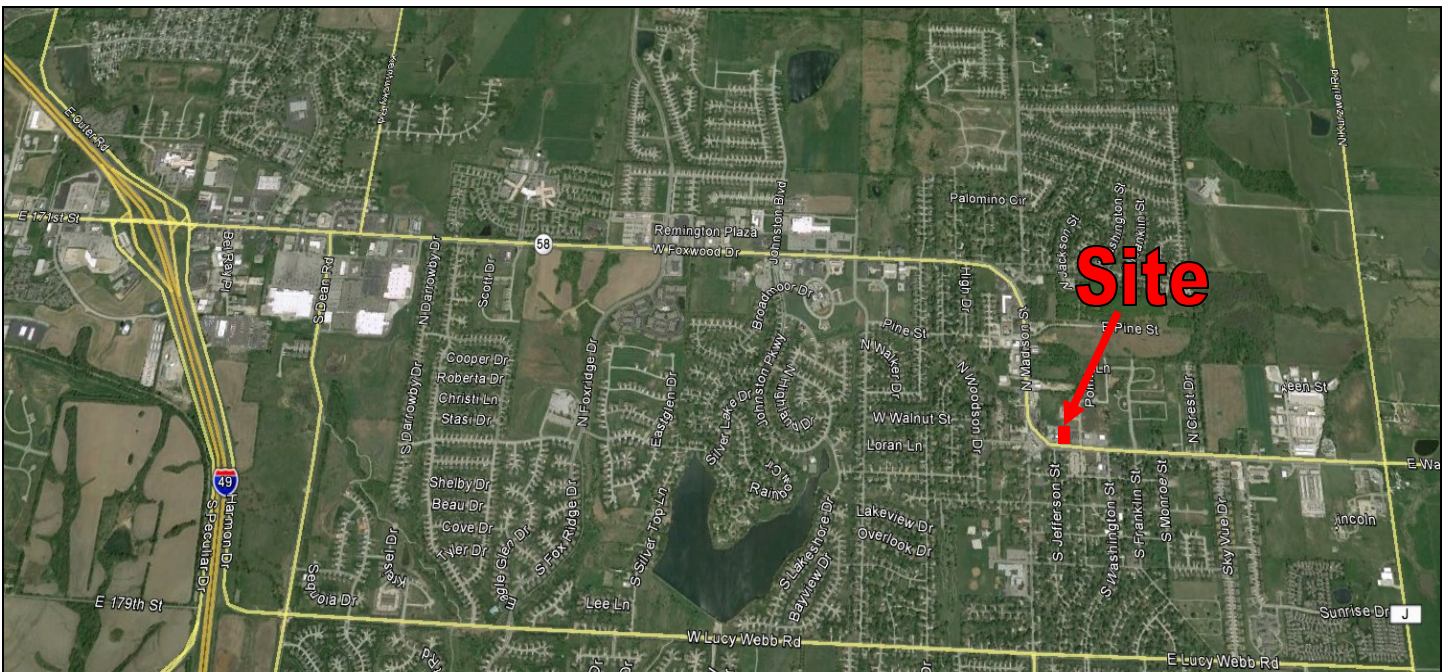
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