

FOR SALE



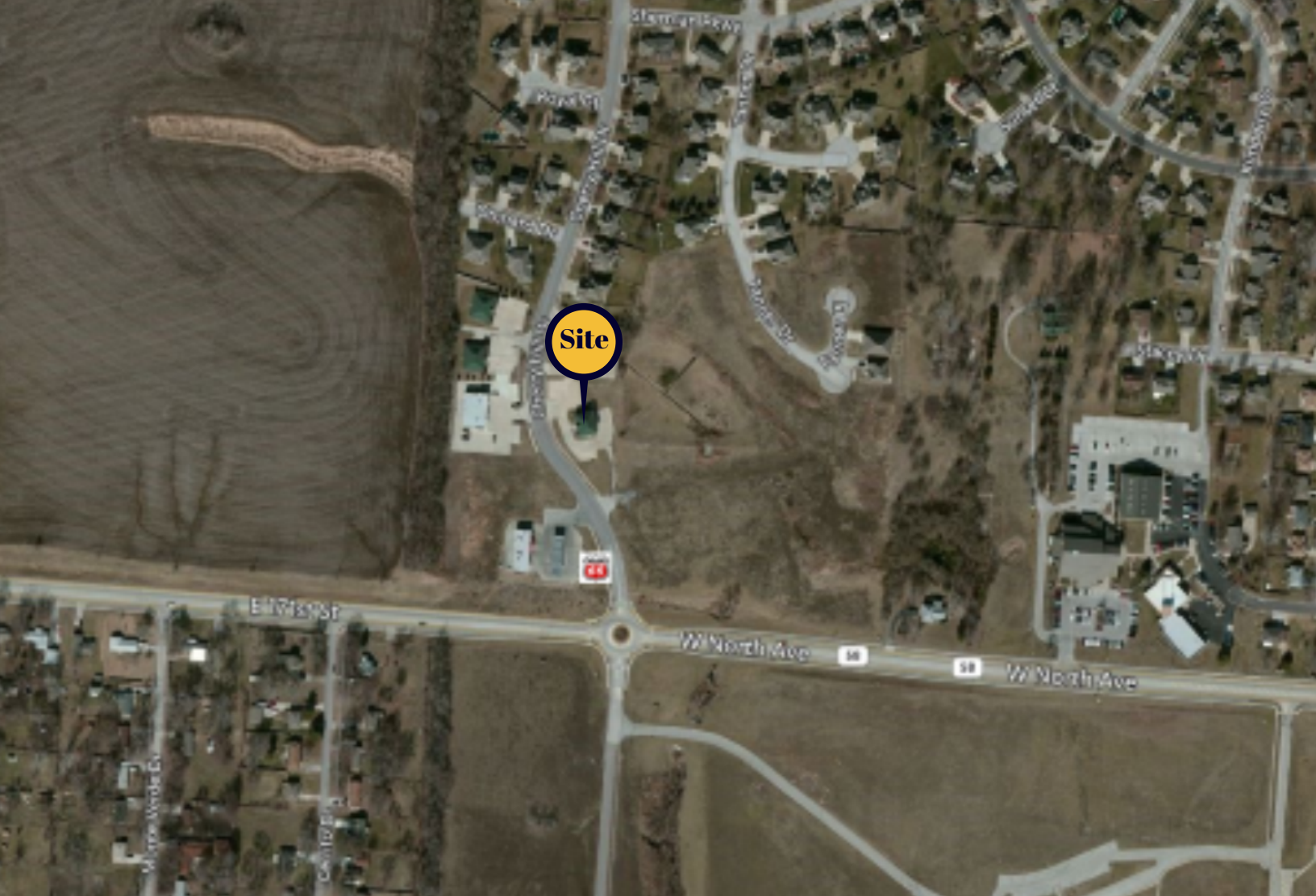
130-136 CHERRY HILL DRIVE

OFFICE/RETAIL

Belton, MO 64012







Area Demographics

Population		1 Mile	3 Mile	5 Mile
2016 Total Population:		4,957	24,237	58,227
2021 Population:		5,017	24,623	59,638
Pop Growth 2016-2021:		1.21%	1.59%	2.42%
Average Age:		38.60	37.30	37.10
Households				
2016 Total Households:		1,826	9,175	21,481
HH Growth 2016-2021:		1.20%	1.62%	2.36%
Median Household Inc:		\$60,864	\$53,383	\$62,265
Avg Household Size:		2.70	2.60	2.70
2016 Avg HH Vehicles:		2.00	2.00	2.00
Housing				
Median Home Value:		\$138,118	\$132,271	\$162,174
Median Year Built:		1972	1980	1987

Property Information

Asking Price

\$245,000

BUILDING SIZE: 4,000/SF

LOT SIZE: .71 ACRES

YEAR BUILT: 1998

20,000/CPD ON W. NORTH
AVENUE

BUILDING IS 100% LEASED WITH
GROSS ANNUAL INCOME OF
\$22,200

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

OPES COMMERCIAL REAL ESTATE
6051 N CHESTNUT AVENUE, STE. B
GLADSTONE, MO 64119
WWW.OPESCRE.COM

For More Information Contact

Nate Prather

ntprather@opescre.com

816-268-4483 Direct - 816-217-8023 Cell