

SCAN ME



<https://bit.ly/3zE4c0D>

6906 N OAK

6906 N OAK TRFY | GLADSTONE, MO
»» 5,400 SF | \$12.00/SF/YR NNN

OFFERING SUMMARY

Lease Rate:	\$12.00 /SF/YR NNN
Year Built:	2000
Parking Spaces:	55 surface
Parking Ratio:	10.00/1,000 SF
Zoning:	CP2, General Business
CPD:	14,478 on N. Oak Tfwy
Population (miles):	(1) 10,472 (3) 77,452 (5) 185,564
Avg. Household Income: (miles)	(1) \$68,457 (3) \$79,306 (5) \$85,588

PARCEL OUTLINE



PROPERTY HIGHLIGHTS

- Office/Retail/Flex/Showroom- lots of options!
- **Freestanding building with ample parking**
- Reception area w/ large classrooms
- Prime signage opportunity to +14k CPD
- Directly across from new development including Summit Grill, Stone Canyon, 224 Luxury apartments, and class A offices.
- Local ownership
- Ample parking

INTERIOR PHOTO



SPACE HIGHLIGHTS

Originally an auto parts store and most recently used as a comedy academy, the space features a large reception/bar area, 2 huge classrooms with stages, changing rooms, and private restrooms.

The future uses are endless! The freestanding nature of the building would be a great fit for a loud user such as dance studio or veterinarian.

Drive-in doors could be put back onto the building to accommodate flex/showroom users such as tradespeople, flooring salespeople, or construction companies. The building can also easily be used as retail or converted into office.



LOCATION AERIAL



FLOOR PLAN

*NOT TO SCALE

