

GASOLINE ALLEY

13208-C E. US 40 HIGHWAY

INDEPENDENCE, MISSOURI 64055



KESSINGER HUNTER
commercial real estate

RETAIL FOR LEASE | 4,585± SF AVAILABLE



ZONING	Retail
SIZE	4,585± SF
LEASE RATE	\$8.50 PSF

BUILDING FEATURES

- Four overhead doors
- 4,585± SF end cap with 7 overhead doors & lifts
- Join Toys For Trucks
- 46,000 cars per day pass by this location
- 156,000+ shoppers live within a 5-mile radius
- \$85,000+ average family income within a 5-mile radius
- Freestanding Gasoline Alley sign with message board

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,049	65,778	156,716
Household Income	\$93,286	\$85,802	\$85,911

FOR MORE INFORMATION, PLEASE CONTACT:

JOHN EVANS
Retail Brokerage
816.350.3004
jevans@kessingerhunter.com

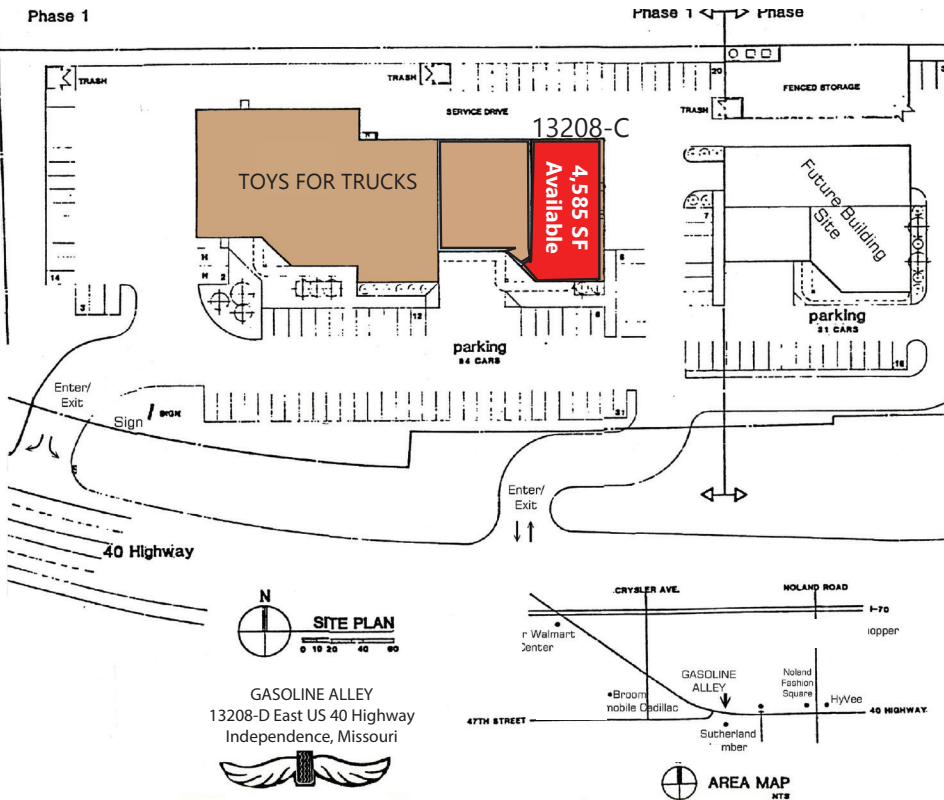
KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
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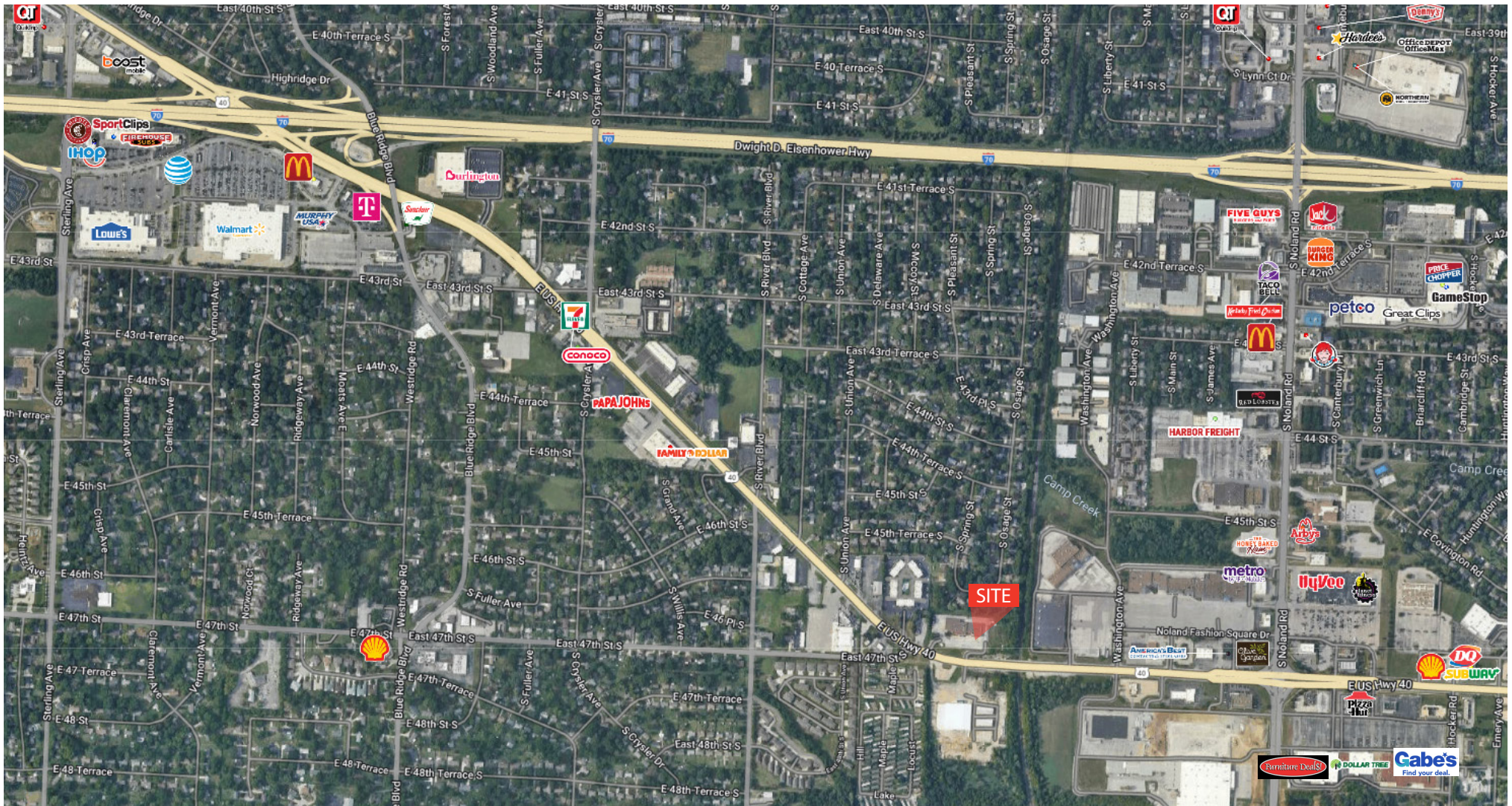
Westlake ACE Hardware

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