

END CAP AVAILABLE - NEXT TO BELTON FAMILY DENTAL

NWQ I-49 & HWY Y | BELTON, MISSOURI



PROPERTY HIGHLIGHTS:

- End Cap Available to lease in front of Academy Sports + Outdoors in Belton, MO
- 2,400 SF End Cap with Drive-Thru Available
- Call for Pricing
- Visibility from I-49
- Located next to new Belton Family Dental Care
- Belton Gateway - Phase II coming 2018
- Traffic Counts:
 - 67,000 VPD on I-49
 - 12,257 VPD on Hwy Y

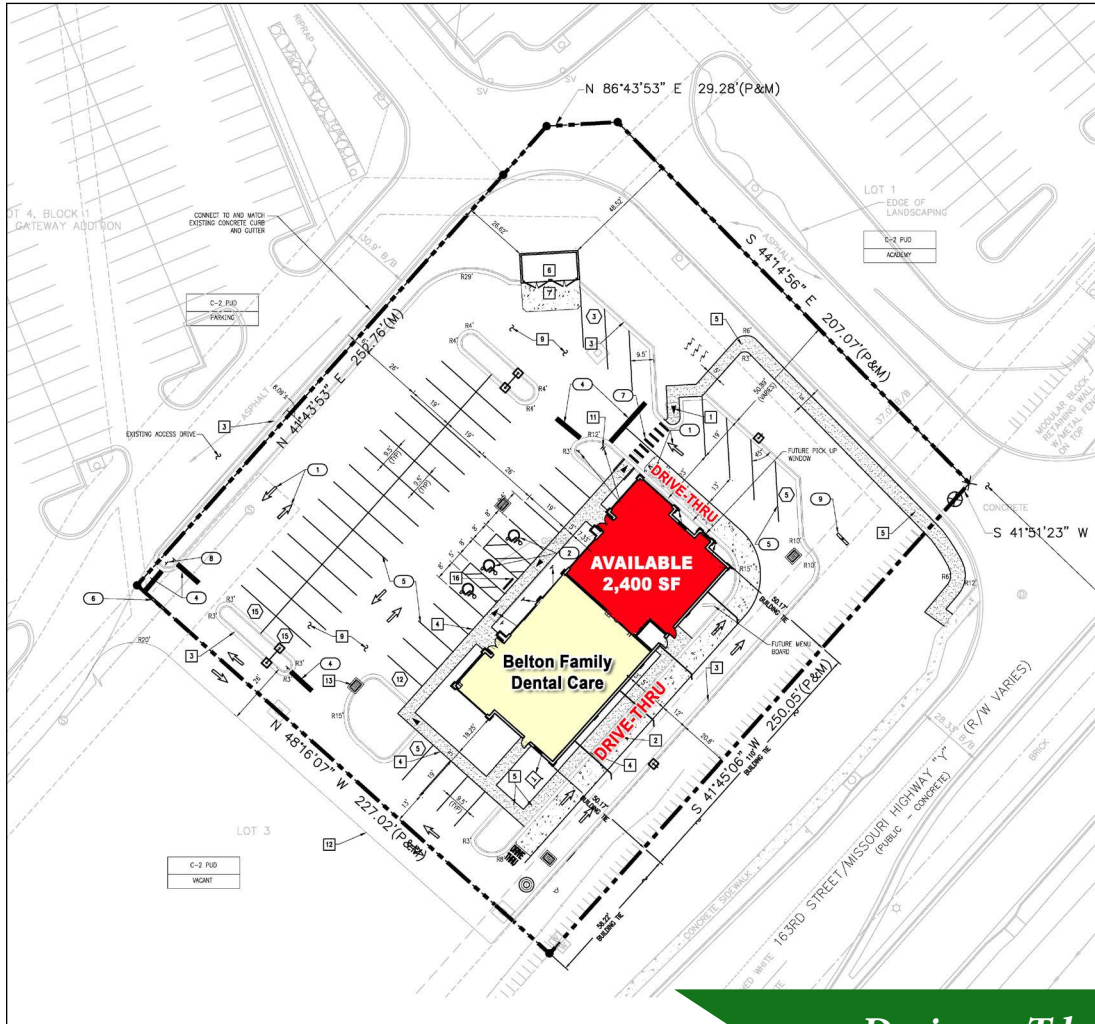


Contact us today.

Jay Ferguson, Executive Vice President | jayferguson@fergprop.com
Matt Rau, Associate | mrau@fergprop.com

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SIZE & AVAILABILITY:

- 2,400 SF End Cap w/ Drive-Thru Available
- Call for Pricing

PROPERTY HIGHLIGHTS:

- New End Cap Available to lease in front of Academy Sports + Outdoors in Belton, MO
- Available Now!
- Visibility from I-49
- Located next to new Belton Family Dental Care - Now Open
- Traffic Counts:
 - 67,000 VPD on I-49
 - 12,257 VPD on Hwy Y

AREA RETAILERS:



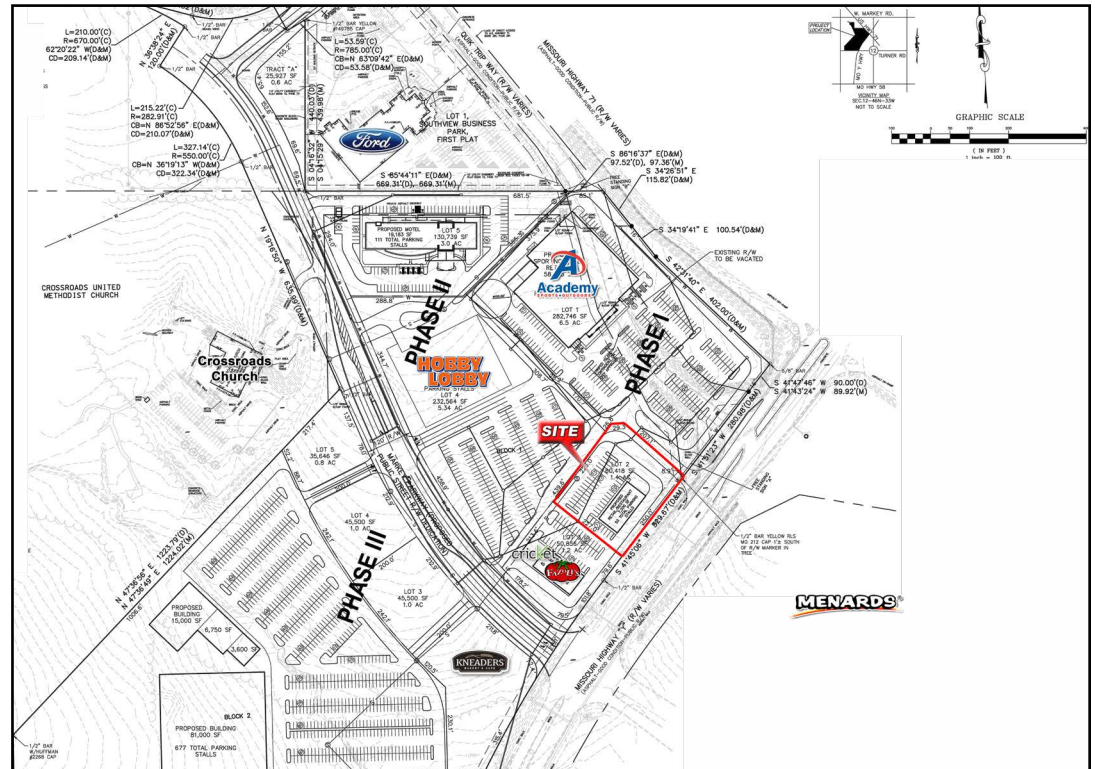
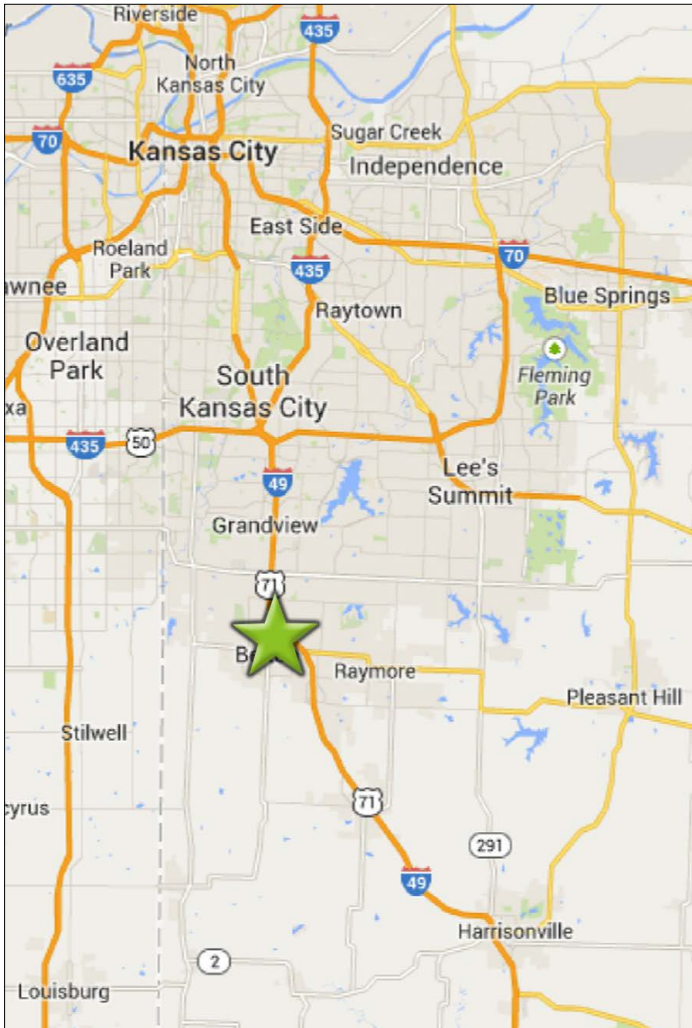
Drive-Thru End Cap Space Available!

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DEMOGRAPHICS

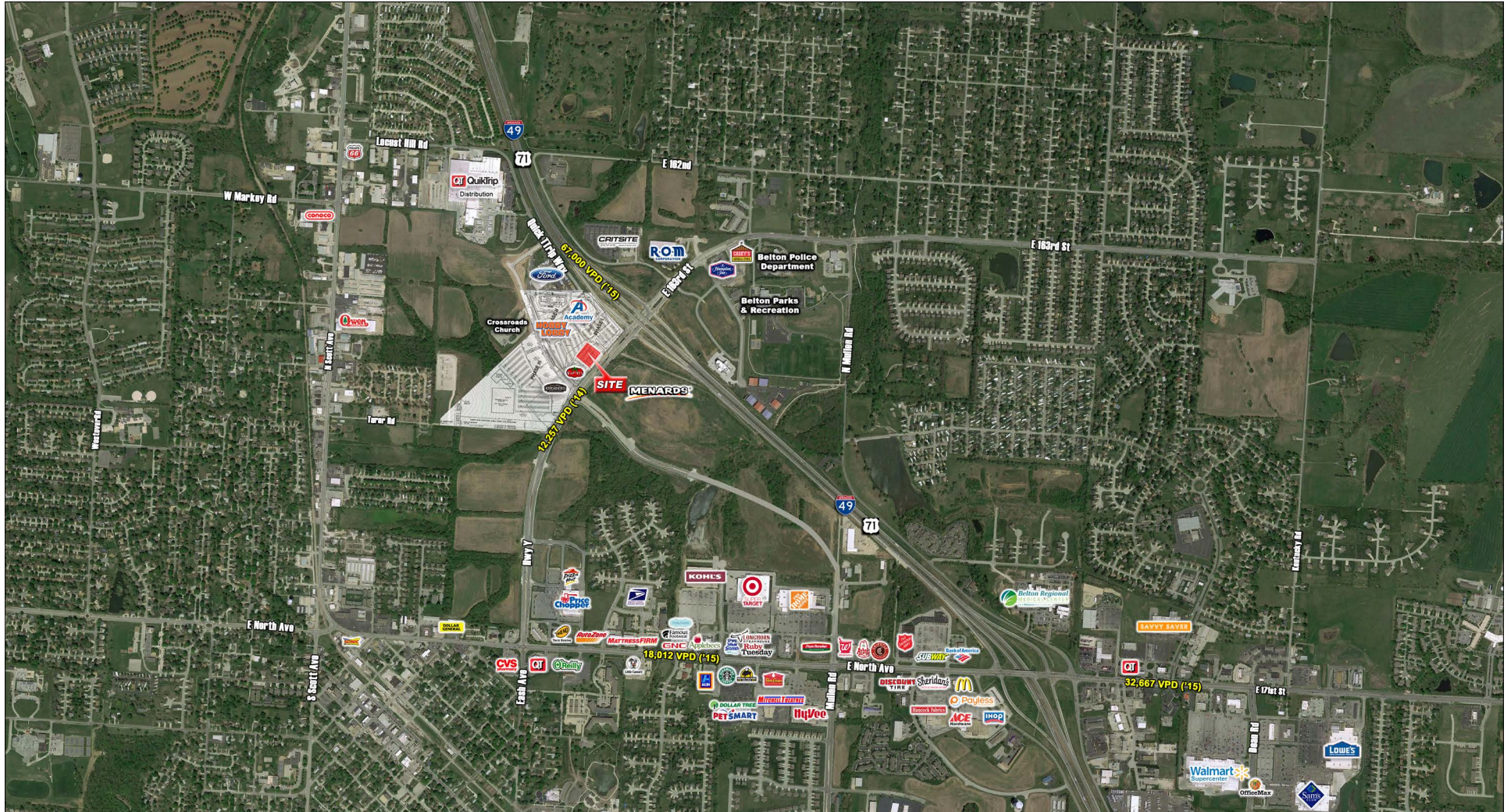
	1 mile	3 miles	5 miles	10 miles
2016 Population	6,455	36,805	68,812	285,749
Average HH Income	\$59,068	\$65,630	\$69,510	\$95,820
Daytime Population	8,284	35,303	66,303	315,497

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