



FOR LEASE

RETAIL SPACE



EXCELLENT SPACE FOR LEASE IN
KANSAS CITY, KANSAS

1274 Merriam Lane
Kansas City, Kansas 66103
7,368 SF AVAILABLE
\$7.25/SF + NNN's (\$3.08/SF)

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



PROPERTY FEATURES

- Façade Renovation Done in 2023
- Heavy Day Time Traffic
- Large Retail Center with Long Standing Tenants
- Great I-35 Highway Access

AREA DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2025 Population	37,315	261,272	734,001
2030 Projection	37,801	267,907	753,979
Annual Growth 2025-2030	.03%	0.5%	0.5%
HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2025 Total Households	16,868	117,371	315,033
Annual Growth 2025-2035	0.4%	0.6%	0.6%
Median Household Income	\$61,396	\$70,286	\$68,596
HOUSING	2 MILES	5 MILES	10 MILES
Median Home Value	\$232,429	\$282,772	\$263,277
Median Year Built	1958	1955	1964

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AERIAL PHOTO



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