

*Owner/User Opportunity*

# Standalone Office Building

3,864 SF

10201 E 75TH ST | RAYTOWN, MO



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**LANE4**



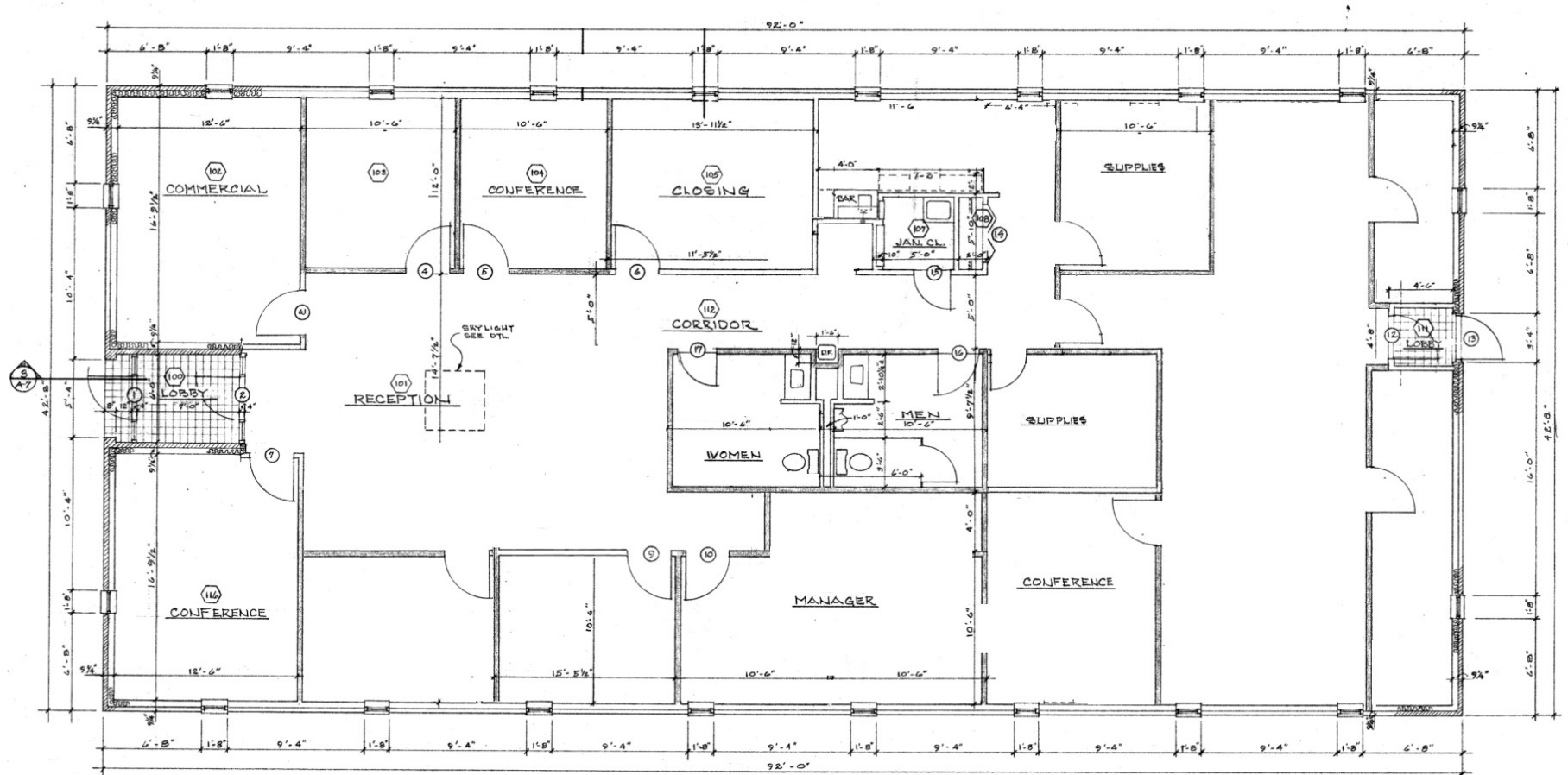
## Property Highlights

- 3,864 SF standalone office building
- 1.25 AC /52,450 SF land
- Owner/user opportunity with direct access and ~350 ft of frontage from 350 hwy
- Currently zoned Highway Commercial which allows for retail, wholesale, and service businesses
- Shadow anchored by Walmart
- Surrounding retailers include: Panda Express, Dutch Bros, Freddy's, Scooters, and more

| Demographics    | 1 MI.    | 3 MI.    | 5 MI.    |
|-----------------|----------|----------|----------|
| Population      | 8,865    | 51,342   | 118,866  |
| Avg. HH Income  | \$95,333 | \$89,397 | \$90,259 |
| # of Businesses | 235      | 1,219    | 2,874    |
| # of Employees  | 2,243    | 12,478   | 47,491   |



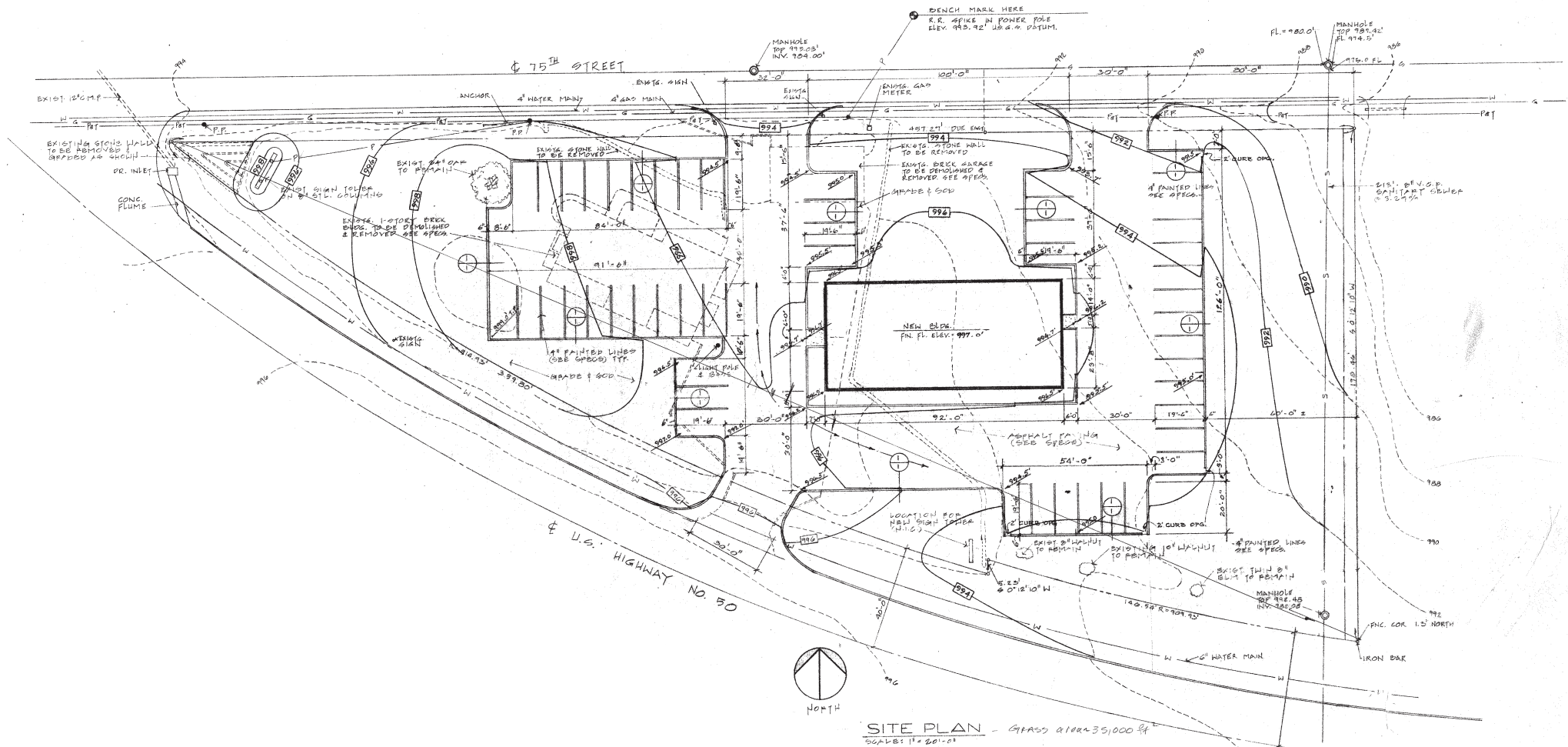
# Floor Plan



*Floor plan is not to scale and is provided for informational purposes only. All dimensions and layouts are approximate. Prospective parties must independently verify all information. Owner and Broker assume no liability for errors, omissions, or discrepancies.*



## Site Plan





# Neighborhood Aerial

