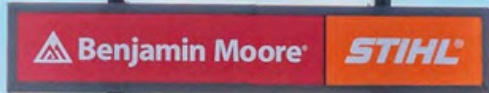


FOR LEASE - Junior Anchor Retail Space

156 Crown Hill Road, Excelsior Springs, MO



YOUR SIGN HERE



- 13,300 SF retail space with highly visible pole signage
- Positioned at main neighborhood retail intersection of Excelsior Springs
- Anchored by Westlake Ace Hardware and Dollar General. Across from Price Chopper & Walgreens
- Please do not disturb Tenant - Confidential

Kayla Hutchings
c: 913.850.9810 | o: 913.747.3325
e: kayla@fishmancommercial.com

Justin Kaufmann
c: 816.786.9131 | o: 913.747.3340
e: justin@fishmancommercial.com

Disclaimer
Information furnished regarding property is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale of lease or withdrawal without notice.

Demographics



Total Population

3-mile	12,506
5-mile	17,261
10-mile	44,605



Household Income (Avg.)

3-mile	\$97,178
5-mile	\$101,484
10-mile	\$115,285



Median Age

3-mile	40.4
5-mile	41.7
10-mile	42.0



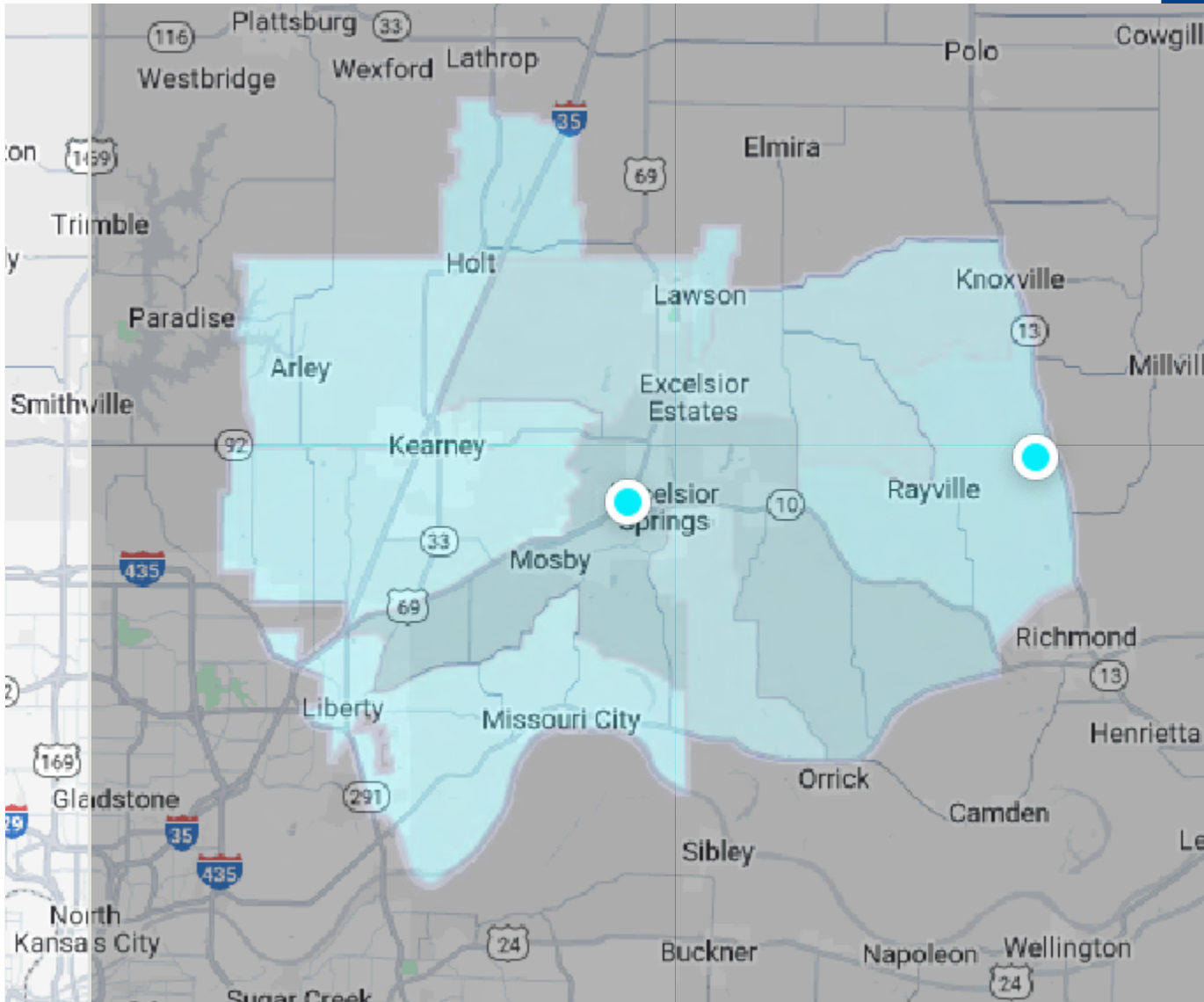
Daytime Population

3-mile	11,401
5-mile	14,419
10-mile	34,816

Neighborhood Aerial



Trade Area Demographics



Source: Advan



Total Population
75,702



Total Households
28,322



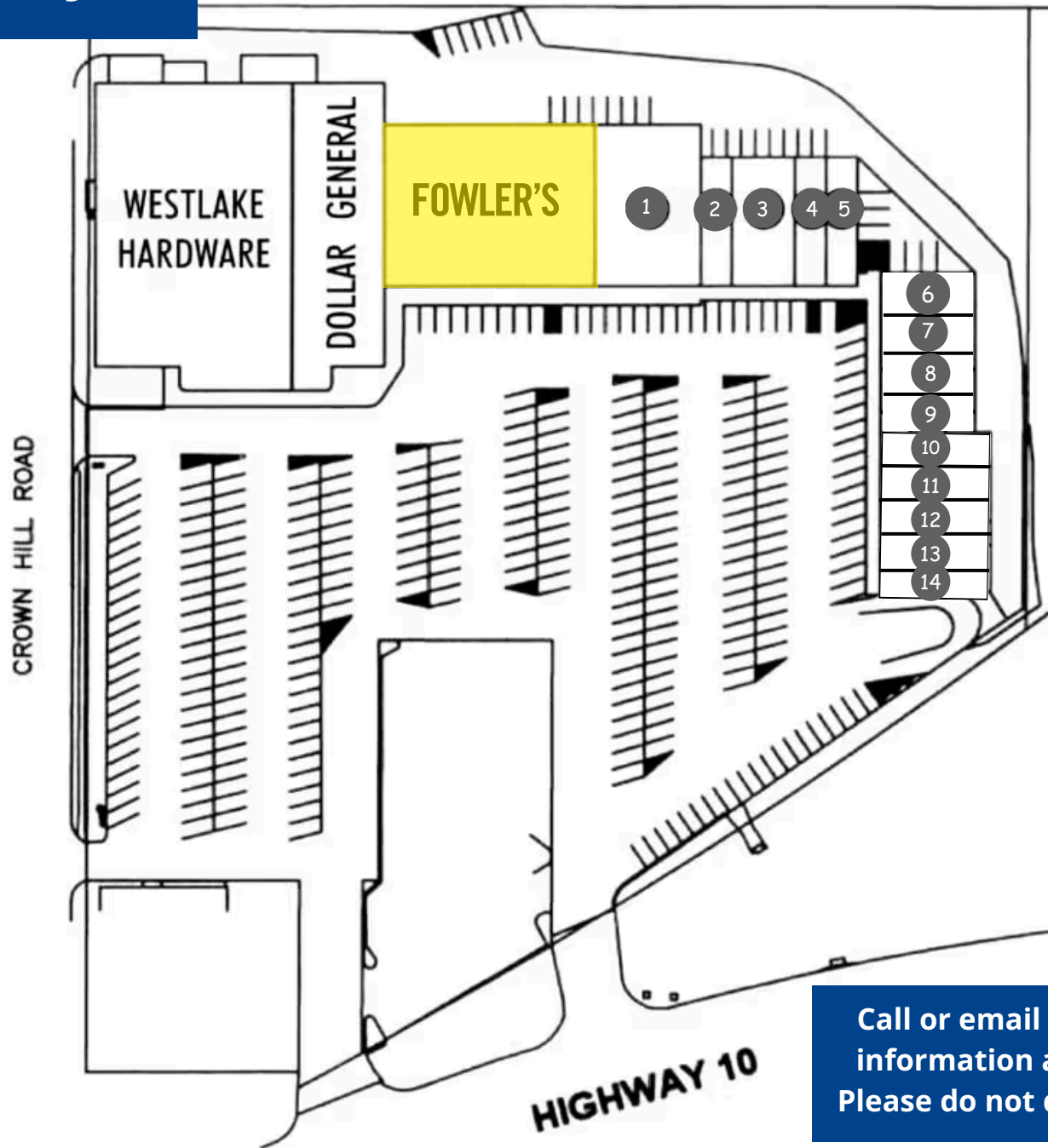
Bachelor's Degree
21.7%



Median Household
Income
\$86,298

Tenant Directory

1	Golden Leaf
2	Vacant - 1,600 SF
3	KC Cannabis
4	Vaporwyse
5	Excel Nutrition
6	Vacant - 1,800 SF
7	Inside Out
8	H&R Block
9	Edward Jones
10	Nail Spa
11	Vacant - 1,440 SF
12	Alice Scoopers
13	The ZenSalt Den
14	Subway



Call or email for additional information and showings. Please do not disturb Tenant.