

WEST STALEY CORNERS LOTS

8712 N INDIANA, KANSAS CITY, MO 64056



VIDEO

PROPERTY DESCRIPTION

Prime development in Kansas City Northland. Easy access to I-35, I-435, 169, & I-29. High-income area with heavy traffic and strong residential surroundings.

PROPERTY HIGHLIGHTS

- Easy highway access: I-35, I-435, 169, & I-29
- High Income Area
- Corner Lots See Heavy Traffic
- Strong Residential Surroundings

Andrew Danner

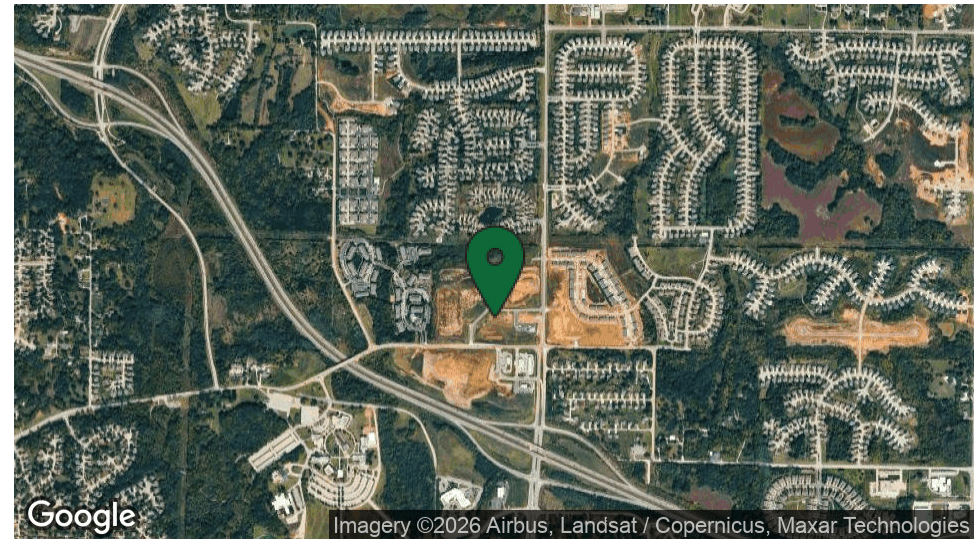
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OFFERING SUMMARY

LOT 1:	1.61 AC (+/-)
LOT 2:	0.81 AC (+/-)
LOT 3:	0.51 AC (+/-)
LOT 4:	0.55 AC (+/-)
LOT 3 1st Plat:	2.45 AC (+/-)

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	10,149	59,775	131,366
Total Population	26,915	152,275	327,302
Average HH Income	\$113,908	\$107,194	\$105,009

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RETAIL MAP



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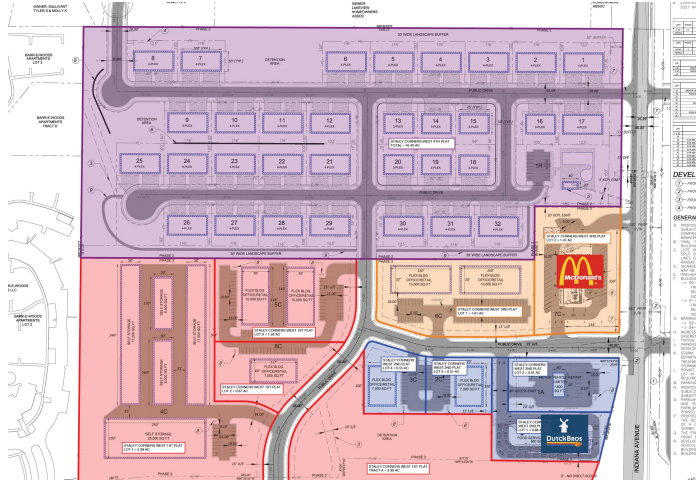
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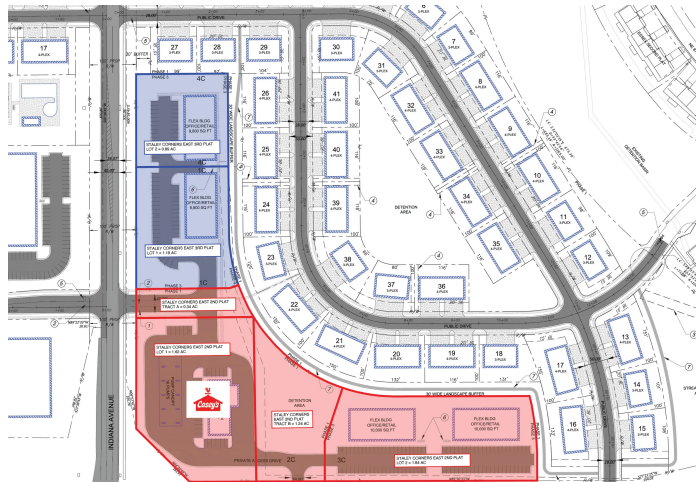
SITE PHOTOS & PLANS



Staley West Site Plan



Staley West Aerial



Staley East Site Plan



Staley West Aerial

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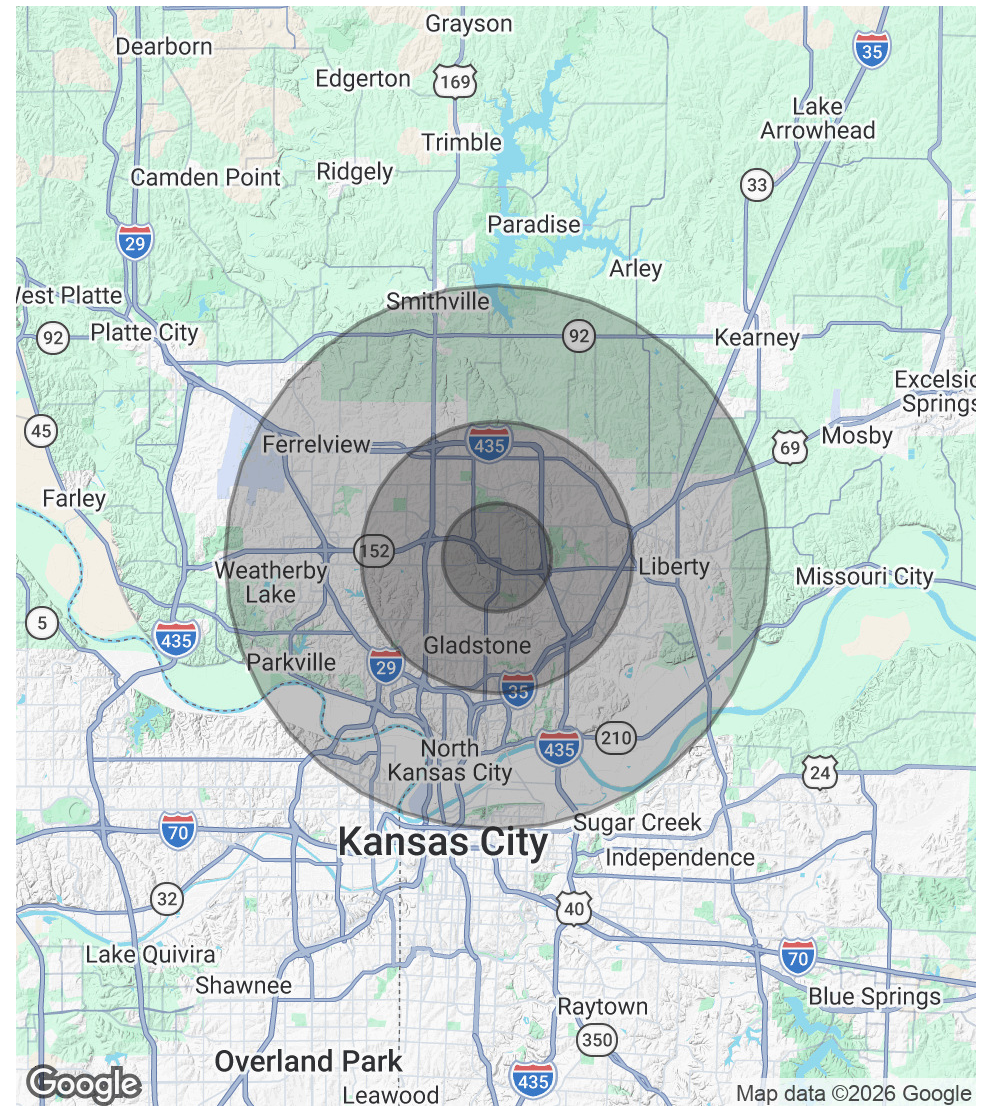
POPULATION	2 MILES	5 MILES	10 MILES
Total Population	26,915	152,275	327,302
Average Age	37.2	37.4	37.9
Average Age (Male)	35.3	37.0	37.2
Average Age (Female)	38.7	38.2	38.7

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	10,149	59,775	131,366
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$113,908	\$107,194	\$105,009
Average House Value	\$304,992	\$286,230	\$287,670

2023 American Community Survey (ACS)

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