



FOR SALE or LEASE

EXCELLENT OFFICE/RETAIL OPPORTUNITY



**3340-3350 NE Ralph Powell Road
Lees Summit, MO 64064**

SALE PRICE

\$3,050,000.00

LEASE RATE

\$20.00-\$22.50/SF plus NNN expenses of \$9.69/SF

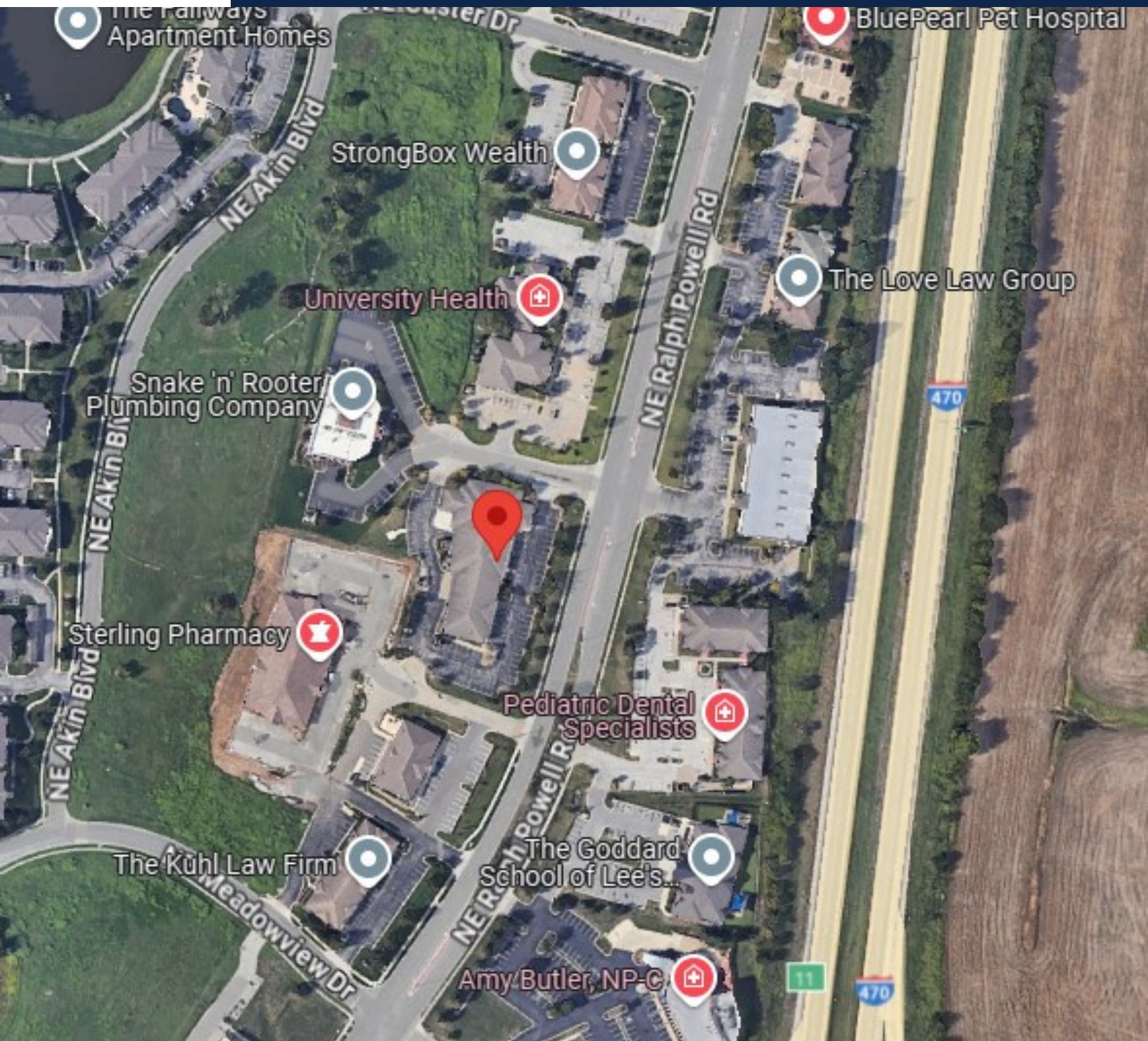
Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

**Nate Prather
Senior Vice President
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**OPES COMMERCIAL REAL ESTATE
1804 SWIFT STREET
NORTH KANSAS CITY, MO 64116
WWW.OPESCRE.COM**



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PROPERTY INFORMATION

FEATURES

- Excellent 18,000 +/- SF Office Building for Sale/Lease
- 12,574 +/- SF Available for Lease -OR- can be subdivided into a 7,020 +/- SF space and a 5,554 +/- SF space; TIA available
- Current Tenant occupies 5,464 +/- SF through 3/31/31
- Located in an area dense with Medical users
- Vacant space was formerly used as an incubator for small businesses
- Vacant space has dock and drive in
- Great frontage along Ralph Powell Road
- Excellent highway access to North and South I-470
- 84 +/- Parking Spaces
- Zoned CP-2
- Renovated in 2023

AREA DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
2025	12,710	104,350	399,750
2030 Projection	12,883	104,970	403,121
Annual Growth 2025-2030	0.3%	0.1%	0.2%
Households	2 Miles	5 Miles	10 Miles
2030 Household Projection	4,747	42,182	159,135
Annual Growth 2025-2030	0.3%	0.1%	0.2%
Median Household Income	\$113,312	\$88,330	\$75,951

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