



FOR SALE or LEASE

EXCELLENT OFFICE/RETAIL OPPORTUNITY



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

SALE PRICE
\$3,295,000.00

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

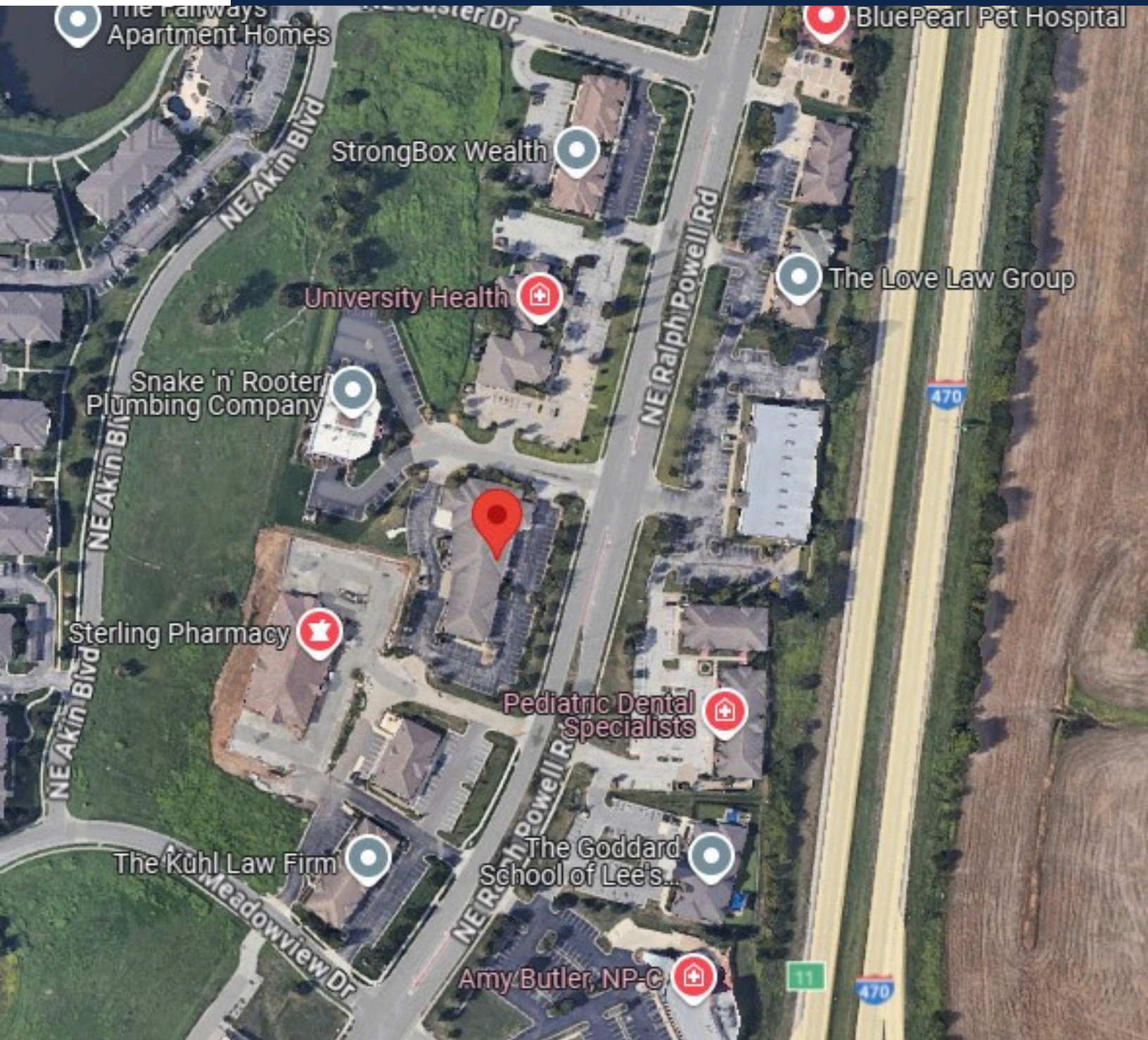
Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

For More Information Contact
Nate Prather
ntprather@opescre.com
816-268-4483

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 MILE	5 MILE	10 MILE
2024 Population	12,187	102,194	390,555
2029 Population Projection	12,136	101,414	388,505
Annual Growth 2024-2029	-0.1%	-0.2%	-0.1%
Households	2 MILE	5 MILE	10 MILE
2029 Household Projection	4,450	40,665	152,954
Annual Growth 2024-2029	-0.1%	-0.2%	-0.1%
Median Household Income	\$112,698	\$86,273	\$71,567
Housing	2 MILE	5 MILE	10 MILE
Median Home Value	\$370,183	\$252,944	\$210,502
Median Year Built	1992	1986	1977

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