

QSR BUILDING FOR LEASE OR SALE

3,664 SF FREESTANDING WITH DRIVE THRU



FORMER FREDDY'S

13628 WASHINGTON ST, KANSAS CITY, MO 64145

 **CATALYST**
PROPERTY GROUP

CATALYSTPROPERTYGROUP.COM | 913-914-7010

PARTNER XTEAM
RETAIL ADVISORS




PROPERTY HIGHLIGHTS

WHY YOU SHOULD CONSIDER...

- 3,664 sf freestanding restaurant building with drive thru.
- Lot size: 1.14 acres
- Available for lease or sale (inquire for pricing)
- Located at hard corner of lighted intersection
- Over 32,000 VPD and 6,390 VPD traffic counts at Hwy 150 and 135th St, respectively
- Plethora of high traffic retails in the immediate area - Total Wine & More, Michael's, Target, TJ Maxx, etc.
- Incredible incomes at \$219,000 within 3 mile radius



DEMOGRAPHICS

TOTAL POPULATION	DAYTIME POPULATION	AVG HH INCOME
 1 Mile: 4,056 3 Mile: 41,797 5 Mile: 145,469	 1 Mile: 3,946 3 Mile: 15,877 5 Mile: 114,056	 1 Mile: \$ 161,759 3 Mile: \$ 219,178 5 Mile: \$ 156,113

NEARBY TENANTS



SITE AERIAL

