

12,860 SF FOR LEASE

Country Meadows



17201 E US Highway 40 / Independence, MO

- 30% below market rent
- 3/4 of a mile from Eastland Retail Power Center (Anchored by Costco and Lowe's)
- Great exposure and easy access to I-70 and I-470
- Over 100,000 Average Daily Traffic count on I-70 and I-470
- Conveniently located on MO Highway 40 at a signalized intersection
- Great Tenant mix of Retail, Service, and Office users



7611 State Line Road
Kansas City, MO 64114
816.444.0900 | tutera realestate.com

For more information, contact:

Jeff Taylor - Senior VP Real Estate | 816.206.4496 | jefft@tutera.com

Derek Kincaid - Leasing Associate | 913.249.5892 | derekk@tutera.com

Site Location

- Close Proximity to the highly trafficked I-70 and I-470 interchange
- Conveniently located at signalized intersection on Highway 40
- Highly dense retail shopping area within 1 mile

Road	Traffic Count
• I-70	87,507
• Hwy 291	46,081
• Hwy 40	22,614



Building Vacancy

Available Retail Spaces

Suite 102 – 1,200 SF

Suite 103 – 1,200 SF

Suite 104 – 1,200 SF

Suite 105 – 1,200 SF

Suite 106 – 1,670 SF

Suite 111 – 1,246 SF

Suite 112 – 2,907 SF

Shelter Insurance
Suite 102 1,200 SF
Suite 103 1,200 SF
Suite 104 1,200 SF
Suite 105 1,200 SF
Suite 106 1,670 SF

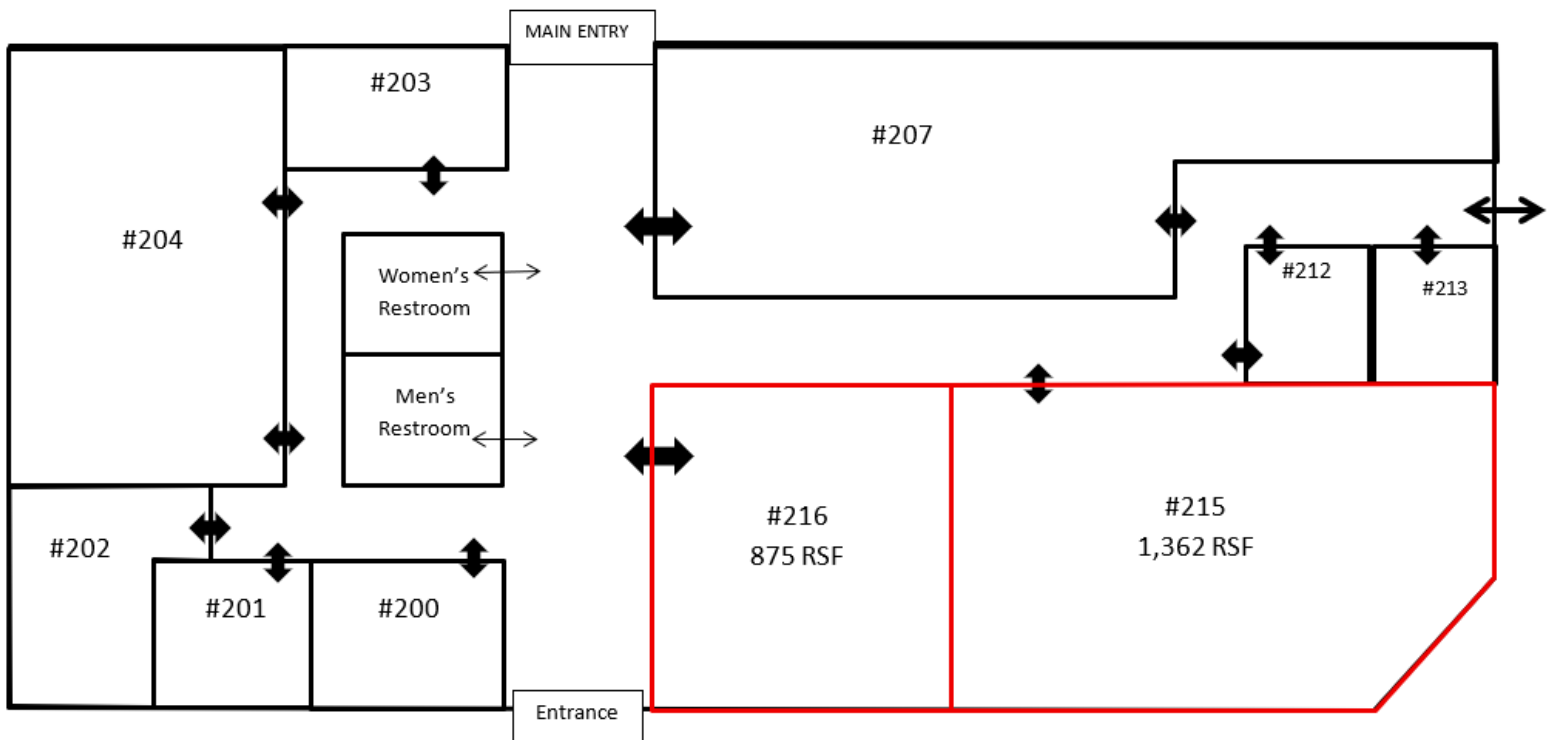
Tim's Pizza	The Clock Shop	Gomez Roofing	Suite 112 2,907 SF	Suite 111 1,246 SF	Boedeker Safety Shoes	Country Cleaner's	Inventive Hair	Republic Finance
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Building Vacancy

Available Office Spaces

Suite 215 – 1,362 RSF

Suite 216 – 875 RSF



Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	7,039	51,526	133,477
2022 Estimate	6,896	50,727	131,443
2010 Census	6,624	50,100	129,989
<i>Household Income</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Average	\$75,867	\$87,136	\$78,944
Median	\$63,089	\$67,306	\$60,955
<i>Households</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
2027 Projection	3,180	21,924	55,422
2022 Estimate	3,114	21,576	54,554
2010 Census	2,994	21,313	53,941
<i>Housing</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Median Home Value	\$177,626	\$181,686	\$164,272



Other Tutera Properties



Hidden Valley Exchange
3010 S 291 Hwy, Independence, MO



Summit Crest Plaza Shopping Center
3500 - 3568 SW Market Street, Lee's Summit, MO



Main Street Station
6101 - 6305 Main Street, Grandview, MO



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