



# FLEX OFFICE FOR SALE OR LEASE 6200 MAIN ST • GRANDVIEW, MO

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## BUILDING DETAILS

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FLEX OFFICE BUILDING WITH ADDITIONAL FLEX OPPORTUNITY

SALE PRICE: \$2,150,000

LEASE RATE: \$18.00/SF, FULL SERVICE

TOTAL BUILDING SF: 16,030 SF

> OFFICE: 14,650 SF

> FLEX/GARAGE: 1,380 SF

TOTAL LAND ACREAGE: 2.88 ACRES

ASPHALTED LAND SIZE: 1.20 ACRES

SITUATED ON MAIN STREET WITH 8,200 CPD

ONE MINUTE DRIVE TO ACCESS 71 HWY

## AREA DEMOGRAPHICS

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### POPULATION

1-MILE: 10,735

3-MILE: 44,539

5-MILE: 102,420



### AVG HH INCOME

1-MILE: \$72,094

3-MILE: \$75,220

5-MILE: \$96,629



### DAYTIME POPULATION

1-MILE: 3,771

3-MILE: 17,856

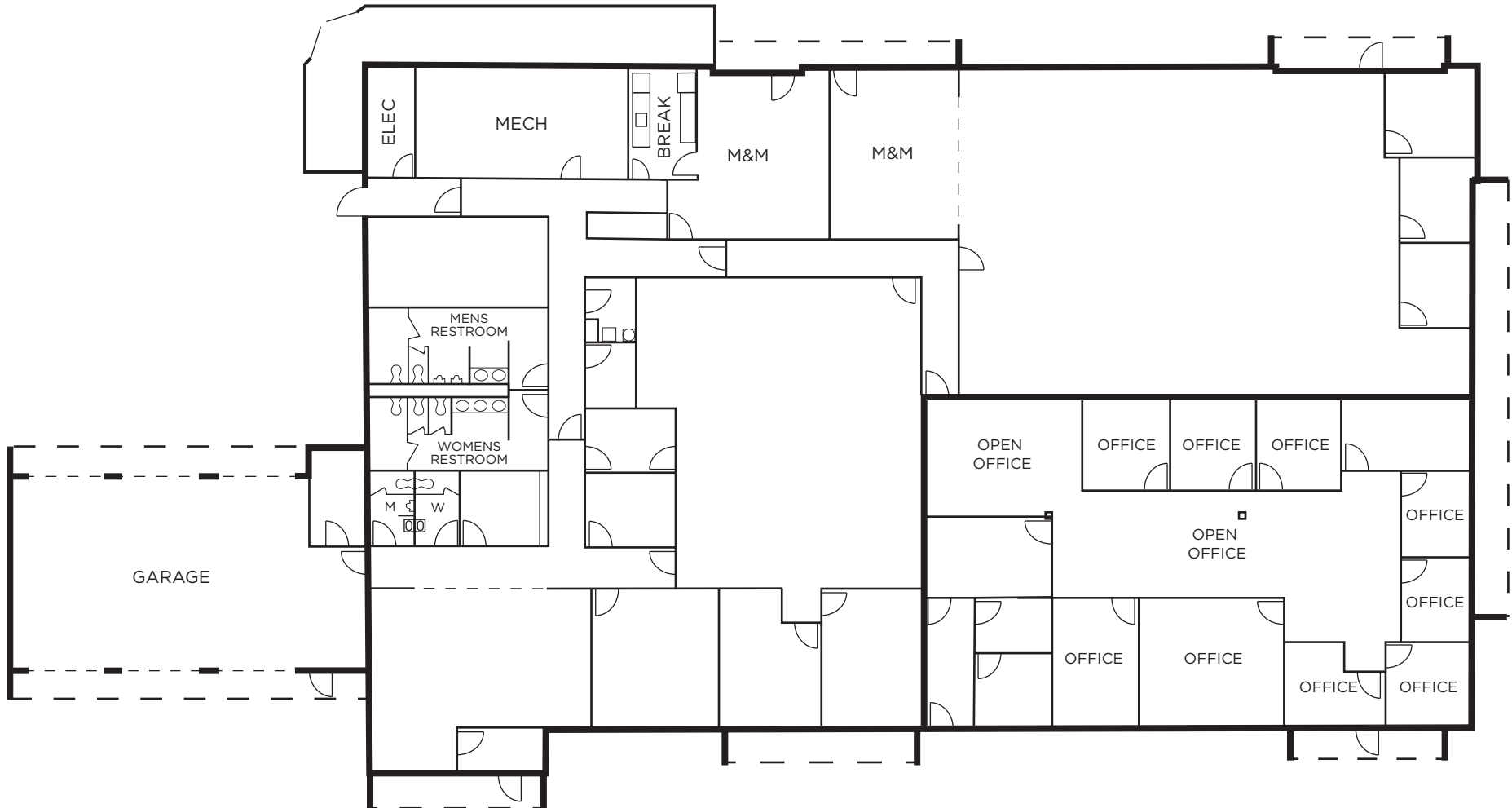
5-MILE: 37,772

# FLOOR PLAN

**TOTAL BUILDING SF: 16,030 SF**

OFFICE AREA: 14,650 SF

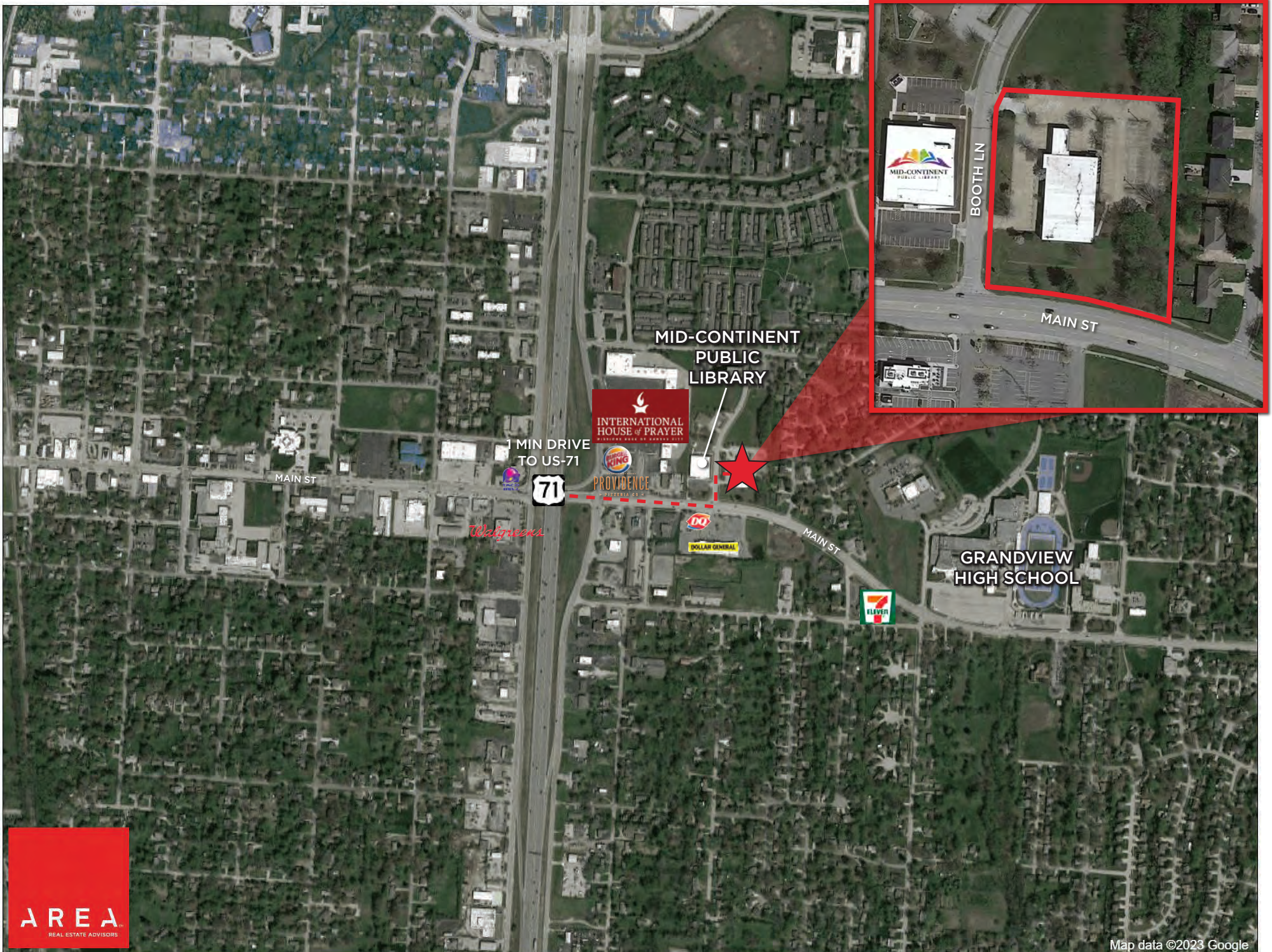
FLEX / GARAGE AREA: 1,380 SF



# PROPERTY

**AREA**  
REAL ESTATE ADVISORS™





TRUMAN'S MARKETPLACE

TJ-maxx petco SHOE CARNIVAL  
McALISTER'S DELI IHOP five BELOW  
ROSS PRICE HARRY'S  
DRESS FOR LESS CHOPPER WINE-BEER-LIQUOR  
KONA FARMERS Burlington Starbucks  
AutoZone

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GRANDVIEW  
HIGH SCHOOL

Grandview

