

FORMER DOLLAR GENERAL - AVAILABLE FOR SALE OR LEASE

5000 E Linwood Blvd, Kansas City, MO 64128



AVAILABLE FOR LEASE ONLY:

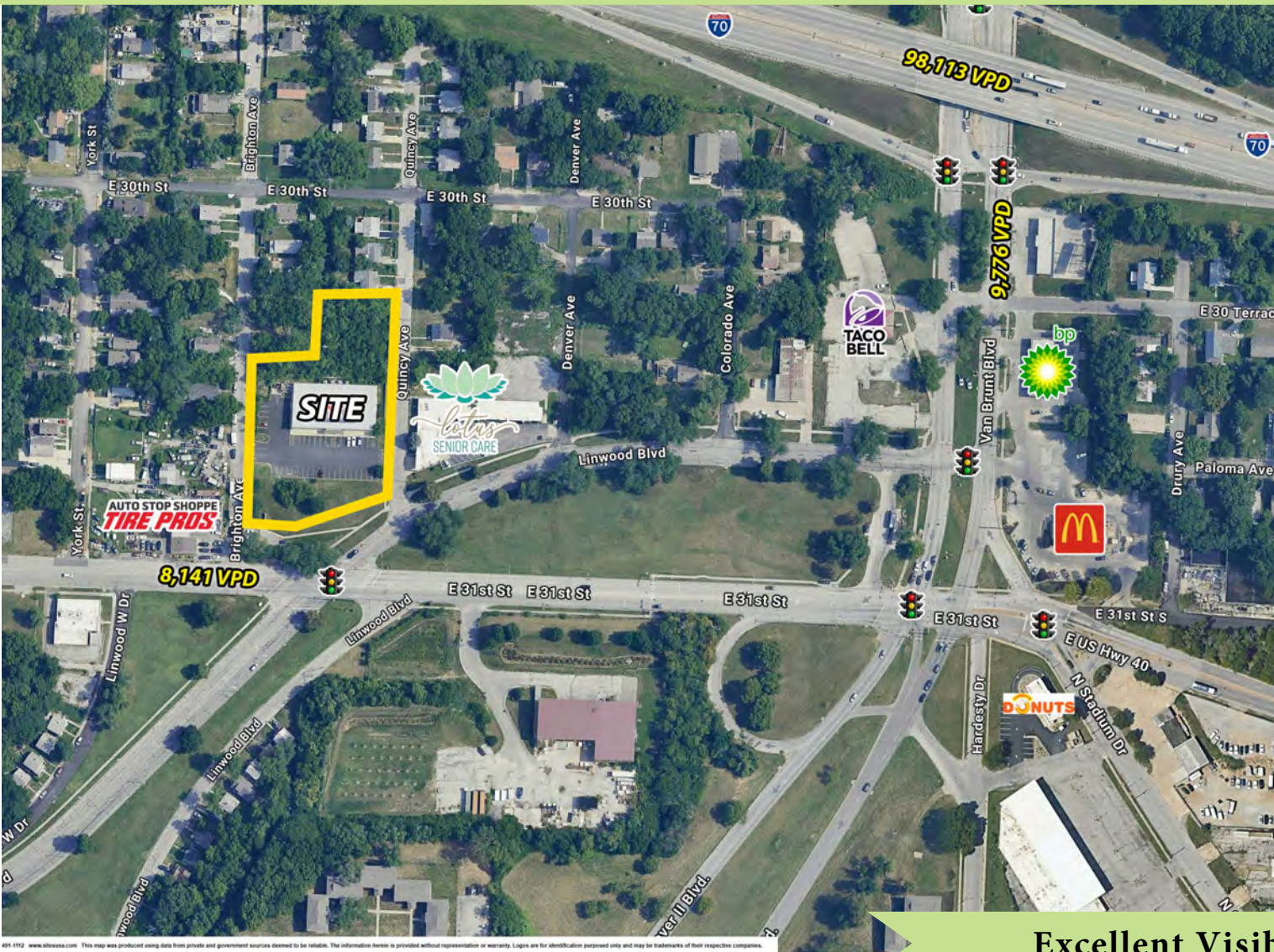
- 10,460 SF Building
- 1.58 Acres Lot

PRICING:

- Call for Pricing

DESCRIPTION:

- The property boasts a large 1.58 acre lot, providing ample space for parking, expansion, or complete site redevelopment
- High visibility - located along Linwood Blvd, a significant east-west corridor in Kansas City
- Low capital expenditures for future tenants or buyers by utilizing the existing commercial footprint
- The site benefits heavily from the City of Kansas City's extensive East Side revitalization initiatives
- Strong community demand for daily necessity shopping

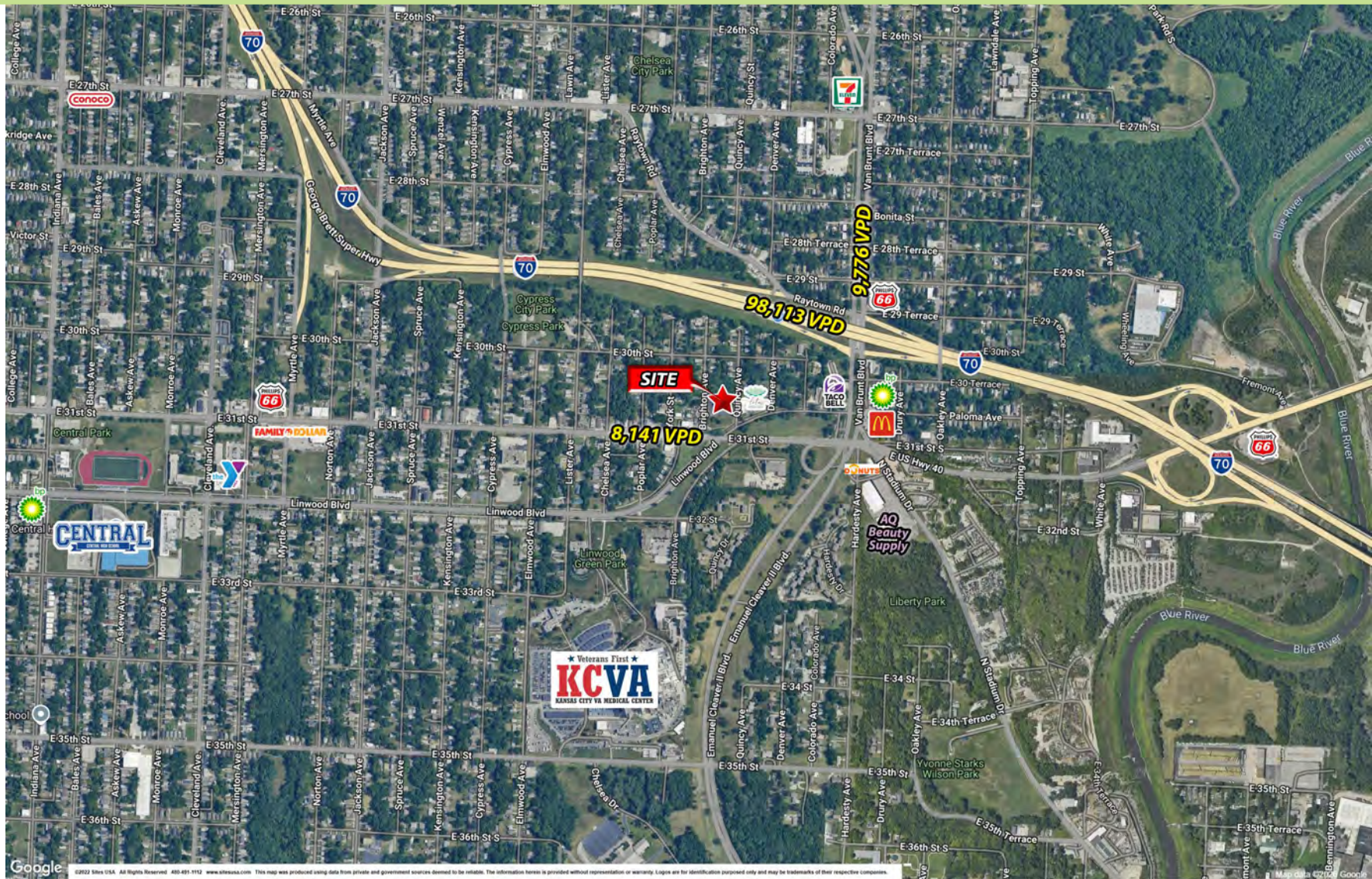


Excellent Visibility & Easy Access

Contact us today. Jordan Zenger | jzenger@fergprop.com | 913.558.5183

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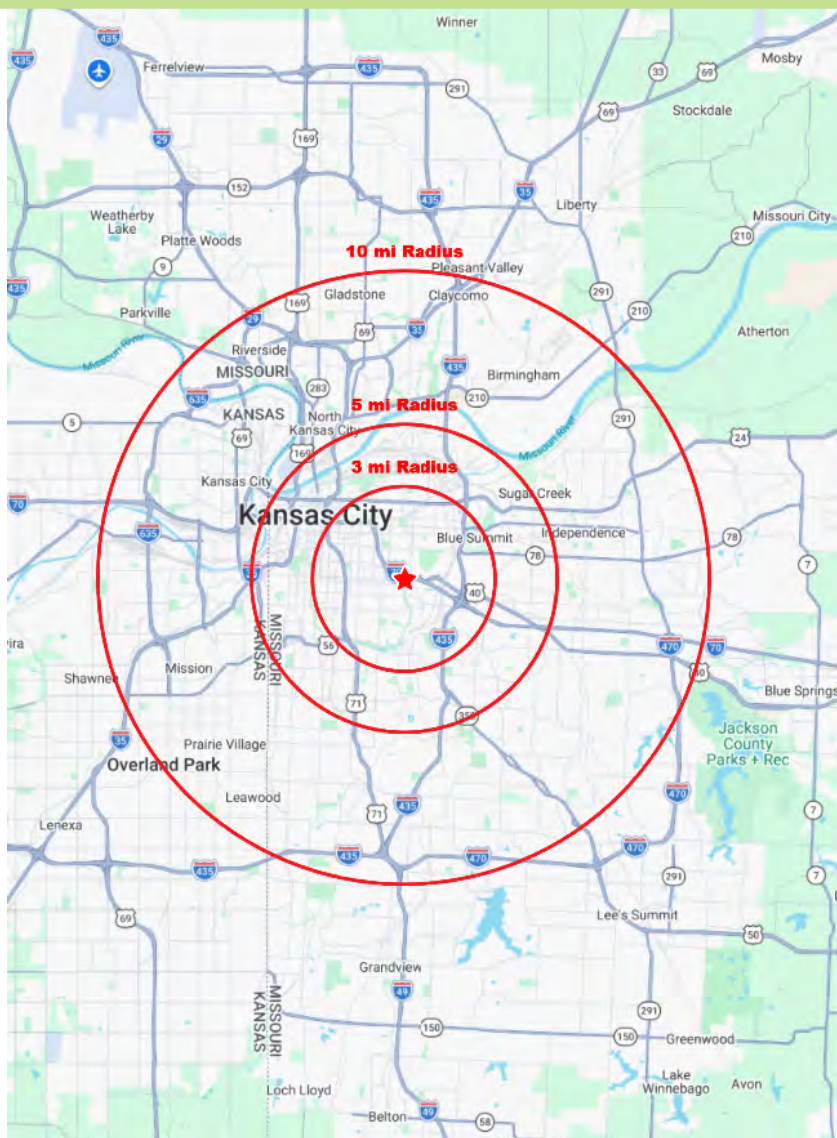
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DEMOGRAPHICS	1 mile	3 miles	5 miles	10 miles
2024 Population	9,444	88,981	236,115	704,793
Total Households	3,762	36,095	109,127	308,775
Average HH Income	\$62,788	\$67,105	\$85,828	\$99,845

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