

FOR LEASE

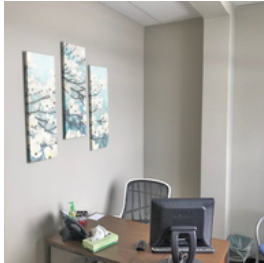
801-817 WESTCHESTER AVE, HARRISONVILLE, MO



REECE
COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

\$16 MG



**JIM
THOME**



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- OFFICE SPACE FOR LEASE
- CLOSE TO "COMING SOON" ALDI'S
- NEW INTERIOR FINISHES AVAILABLE
- ZONING C-2
- SPACES OF 1,338 SF **\$18MG**
- UP TO 4,843 CONTINUOUS SF AVAILABLE FOR LEASE
- PARKING RATIO: 4.56:1

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 POPULATION	2,681	11,025	15,731
2018 MED HOUSEHOLD INCOME	\$45,593	\$47,748	\$51,791

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. © 2020

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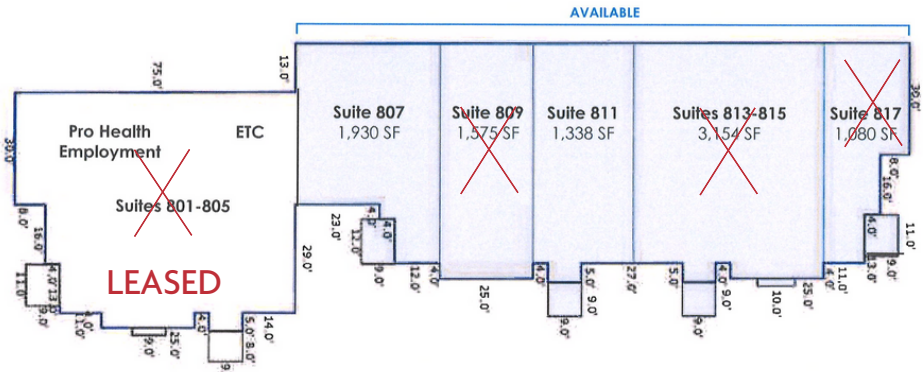
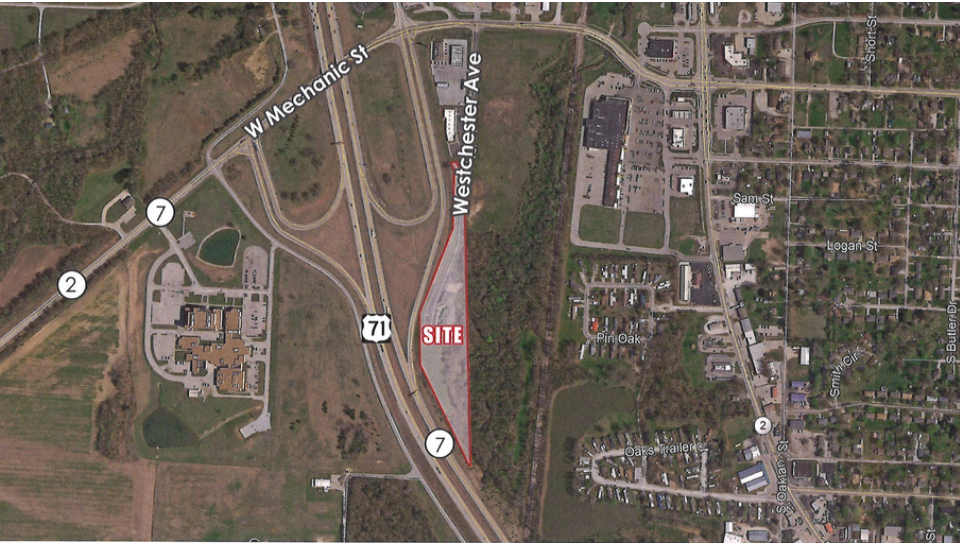
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Tax Parcel Map

Location

The subject is located on the east side of Interstate 49, approximately 0.25 mile south of Mechanic Street, at the terminus of Westchester Avenue in Harrisonville, Missouri. Harrisonville is located on the southern perimeter of the Kansas City metropolitan area and approximately 40 miles south of the Kansas City, Missouri central business district. Harrisonville is the county seat of Cass County. Due to the steady expansion of the Kansas City MSA to the south, the character of Harrisonville is slowly evolving from its historic agricultural focus to that of a bedroom community with most residents commuting outside of Harrisonville for employment.

The primary access route through the city is Interstate 49 (formerly U.S. 71 Highway), a four-lane highway which provides convenient access to the Kansas City metropolitan area. Secondary state highways that intersect the city include Missouri Highways 291, 7, and 2. The city is also served by the Lawrence Smith Memorial Airport (one mile south of the city limits) and the Missouri & Northern Arkansas Railroad. Commercial Street is the major arterial street running north/south while Wall Street (Mechanic Street) is a major east/west arterial street, which becomes Missouri Highway 2 outside of Harrisonville.



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