

# 610 NW YENNIE ST

GRAIN VALLEY, MO 64029

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**REAL ESTATE**  
DEVELOPMENT • SALES • LEASING

SINGLE TENANT RESTAURANT  
SPACE FOR LEASE



## PROPERTY DESCRIPTION

This 3,600 SF (+/-) single-tenant restaurant space offers a unique built-in customer base, situated directly within the Aspire Apartments multifamily facility. Located at the northeast corner of NW Yennie Avenue and EE Kirby Road, this property sits in a rapidly growing submarket of Jackson County, perfectly positioned to capture both local residents and regional traffic.

This space is ideal for an anchor restaurant tenant looking to establish a presence in a high-growth, high-income corridor with minimal competition in the immediate mixed-use landscape.

## PROPERTY HIGHLIGHTS

- Direct access to the residents of the Aspire Apartments and the surrounding Bristol Park subdivision
- Just minutes from the I-70 corridor
- Ground-floor commercial within Multifamily
- Corner visibility at NW Yennie Ave & EE Kirby Rd

## OFFERING SUMMARY

Available SF:	3,600 SF (+/-)
Lot Size:	5.91 AC (+/-)
Number of Residences:	117 Units

## Andrew Danner

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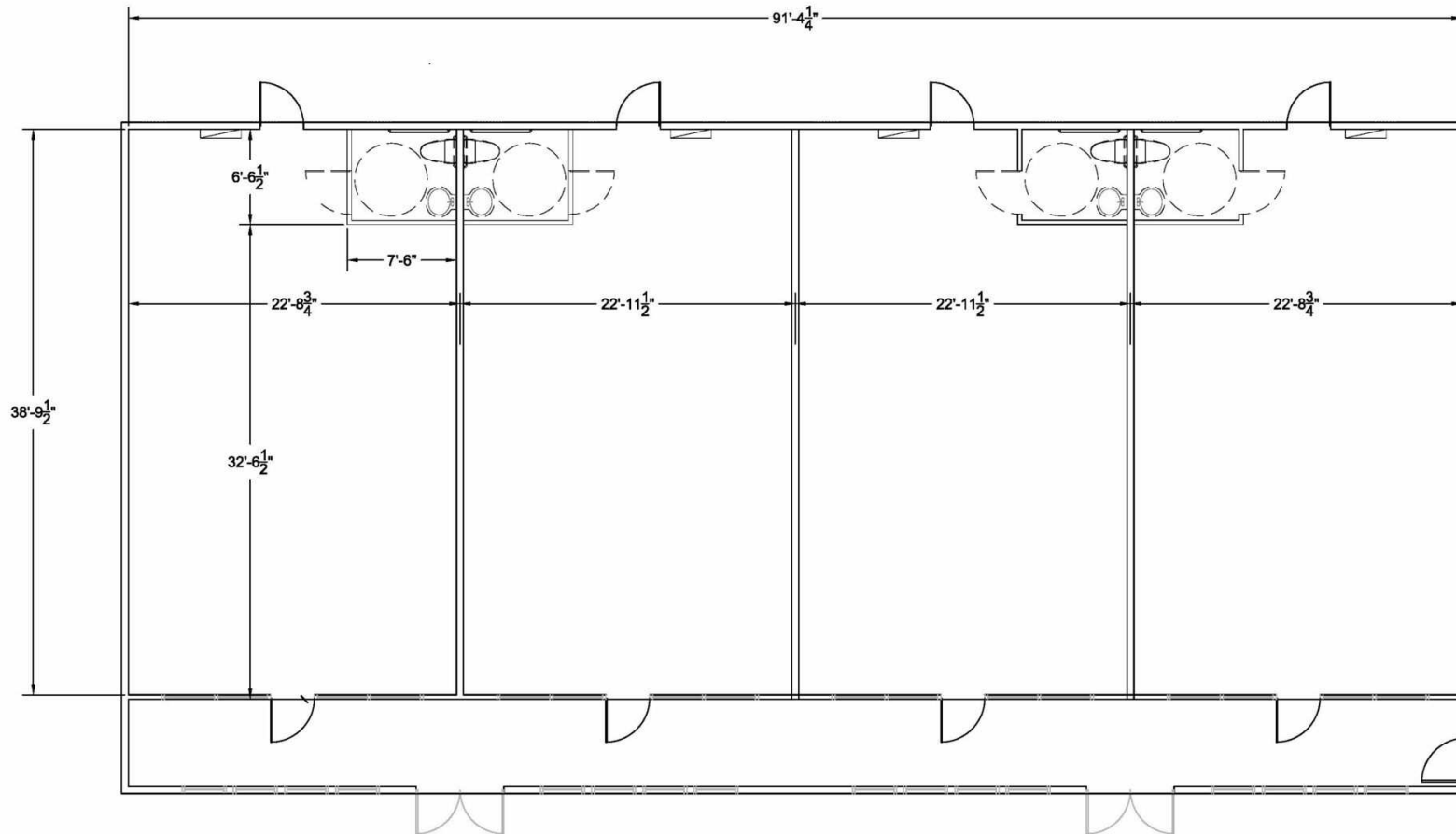
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**FLOOR PLAN**



## 1 RETAIL 1st. FLOOR

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**LOCATION MAP**



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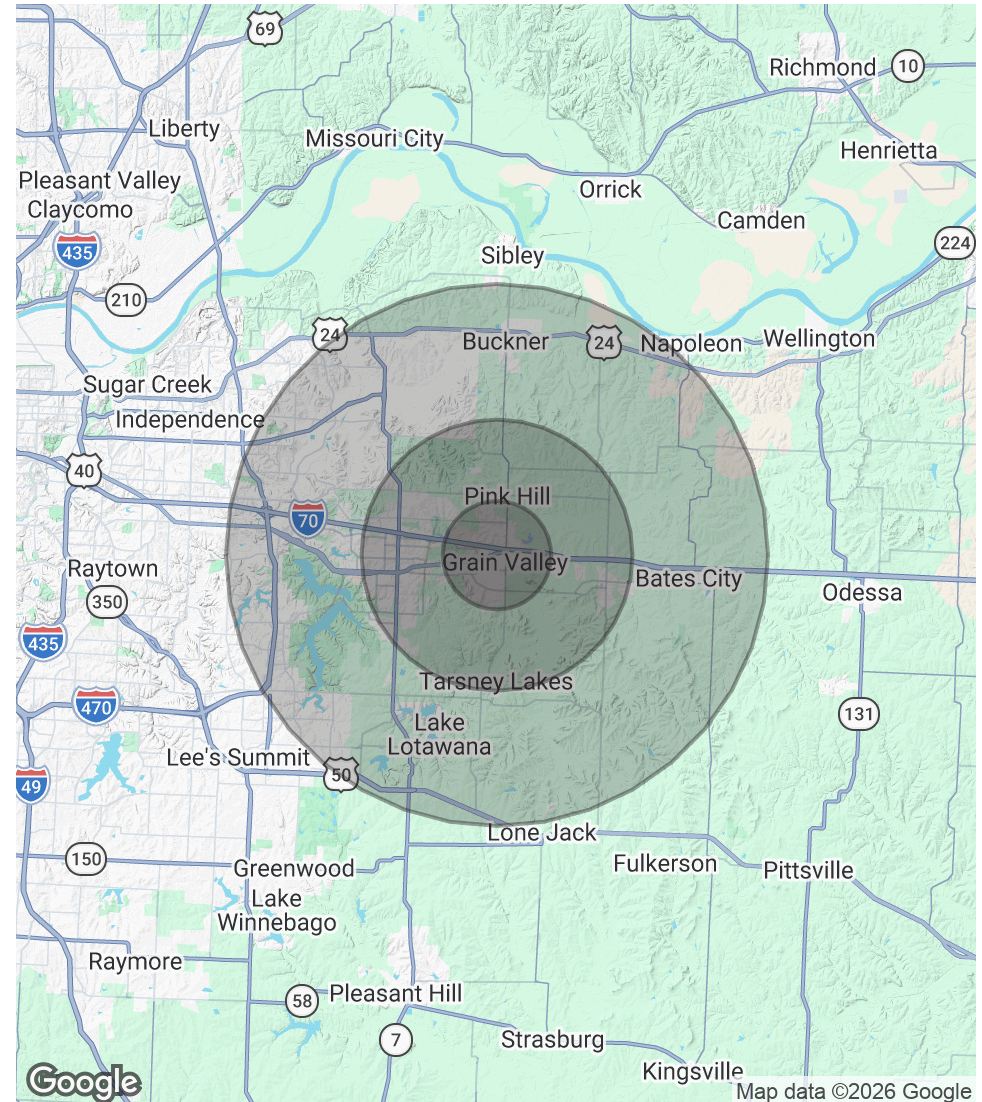
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	15,512	74,652	166,836
Average Age	37.8	38.6	40.8
Average Age (Male)	34.5	36.7	39.0
Average Age (Female)	37.4	39.1	42.0

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	5,832	28,086	63,703
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$99,495	\$104,645	\$111,837
Average House Value	\$281,308	\$271,519	\$299,697

2023 American Community Survey (ACS)



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