

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

JAY HAWKINS

D 816.895.4808

E JHAWKINS@OPENAREA.COM



BUILDING DETAILS

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



POPULATION

1-MILE: 10,735

3-MILE: 44,539

5-MILE: 102,420

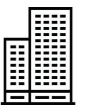


AVG HH INCOME

1-MILE: \$72,094

3-MILE: \$75,220

5-MILE: \$96,629



DAYTIME POPULATION

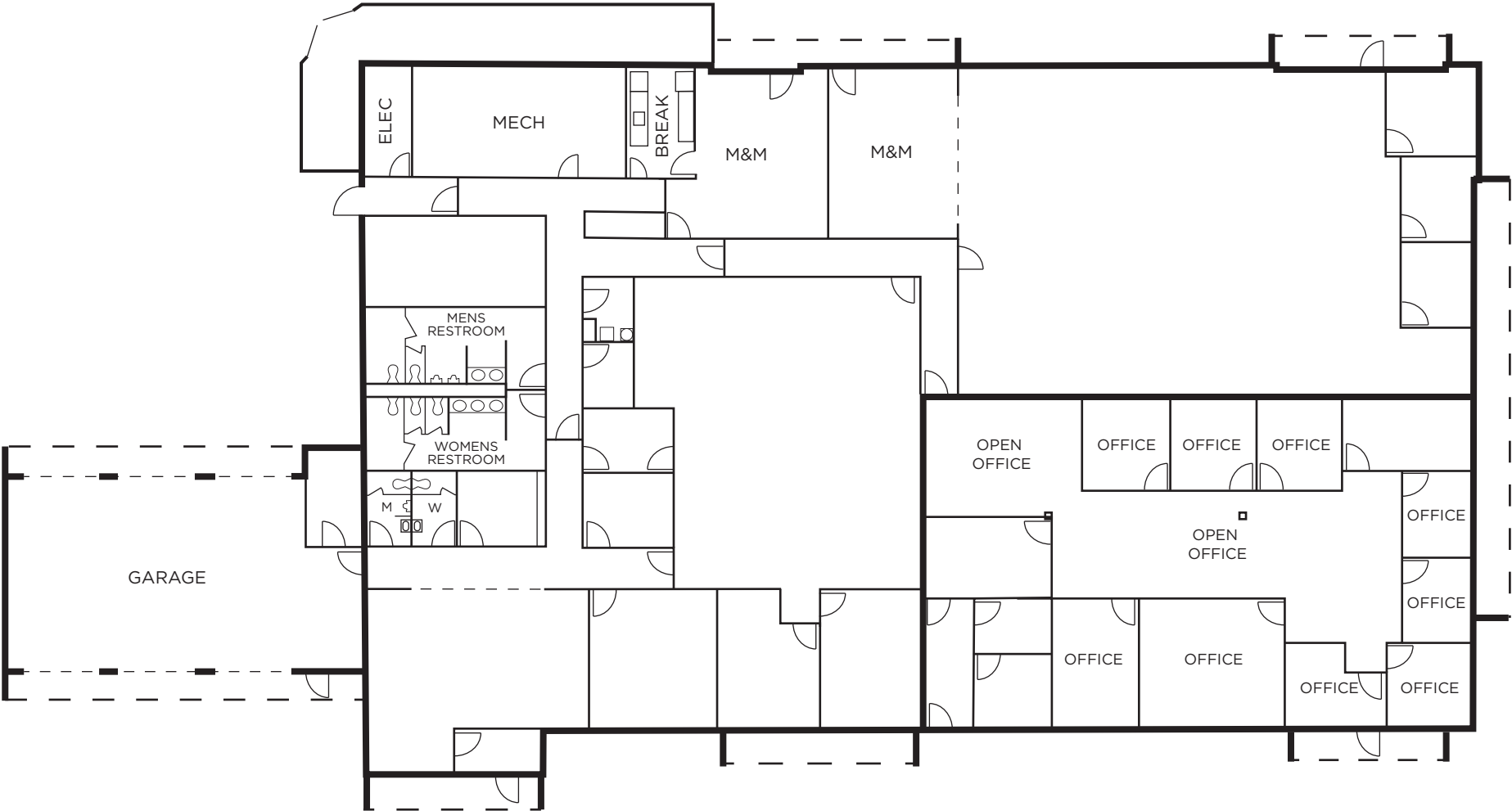
1-MILE: 3,771

3-MILE: 17,856

5-MILE: 37,772

FLOOR PLAN

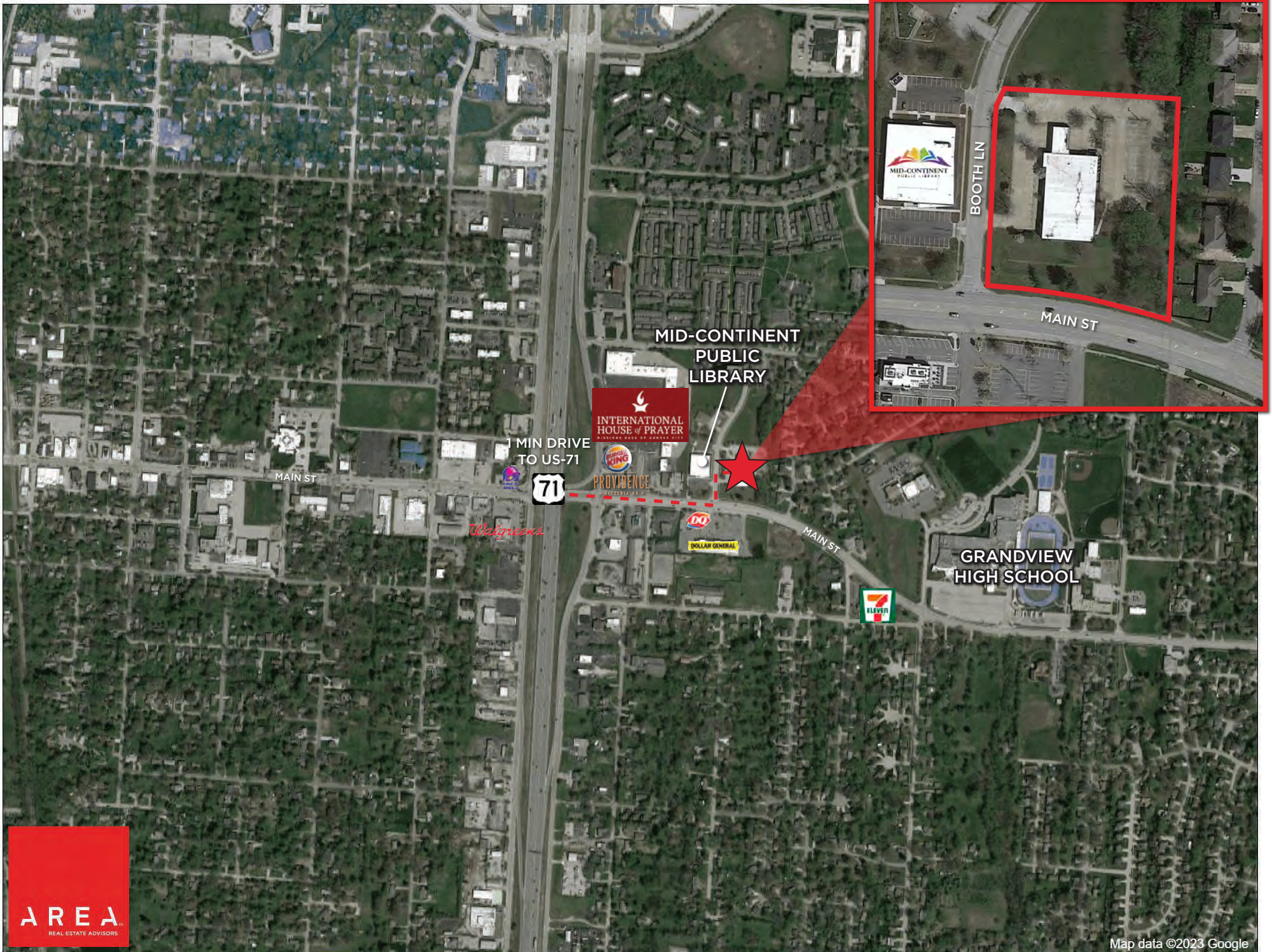
TOTAL BUILDING SF: 16,030 SF
OFFICE AREA: 14,650 SF
FLEX / GARAGE AREA: 1,380 SF



PROPERTY



AREA
REAL ESTATE ADVISORS





GRANDVIEW
HIGH SCHOOL

Grandview

