

SINGLE TENANT RETAIL BUILDING

632 S US-169 HWY, Smithville, Missouri 64089



ESTABLISHED
COMMERCIAL
AREA

EXCEPTIONALLY
WELL MAINTAINED

VERSATILE
LAYOUT



CROSSROADS
REAL ESTATE GROUP

OPPORTUNITY SUMMARY

HIGH PERFORMING SHOPPING CENTER INVESTMENT

632 S. US-169 Hwy | Smithville, MO 64089

632 S US 169 Highway is a high-visibility, free-standing, Class B commercial building located along US 169 in Smithville, Missouri, next to the thriving Smithville Marketplace shopping center. Smithville serves as a hub to Kansas City's central Northland area. The 11,600 SF property was constructed in 2005 and has been very well maintained. It is comprised of approximately 3,600 square feet of showroom space and about 8,000 square feet of warehouse space.

Strategically positioned adjacent to a top-performing grocery-anchored shopping center that is the most concentrated retail hub in Smithville, the Property benefits from strong co-tenancy and consistent consumer traffic.

OFFERING PRICE: \$1,495,000

Price Per SF	\$129
Net Rentable Area	11,600 SF
Year Built	2005
Interior Height	14'3"
Doors	3 Drive-in
Frontage	250 FT
Site Area	3.87 Acres
Parking	20 Spaces + outside storage
Security	Camera

SALE OFFERING

632 S US-169 Highway, Smithville, MO 64089

PROPERTY HIGHLIGHTS:

- **PROMINENT RETAIL BUILDING**
Adjacent to grocery-anchored center
- **EXCEPTIONALLY WELL-MAINTAINED**
Mitigated near term capital expenditure risk
- **OUTSTANDING LOCATION**
Visible to high traffic US-169
- **ESTABLISHED COMMERCIAL AREA**
Adjacent to grocery anchored center
- **VERSATILE LAYOUT**
Will suit single or multi-tenant uses
- **COMPELLING DEMOGRAPHICS**
95,000+ affluent residents within 15 min drive
- **ABUNDANT PARKING**
20 Striped spaces and outdoor storage area

SALE OFFERING

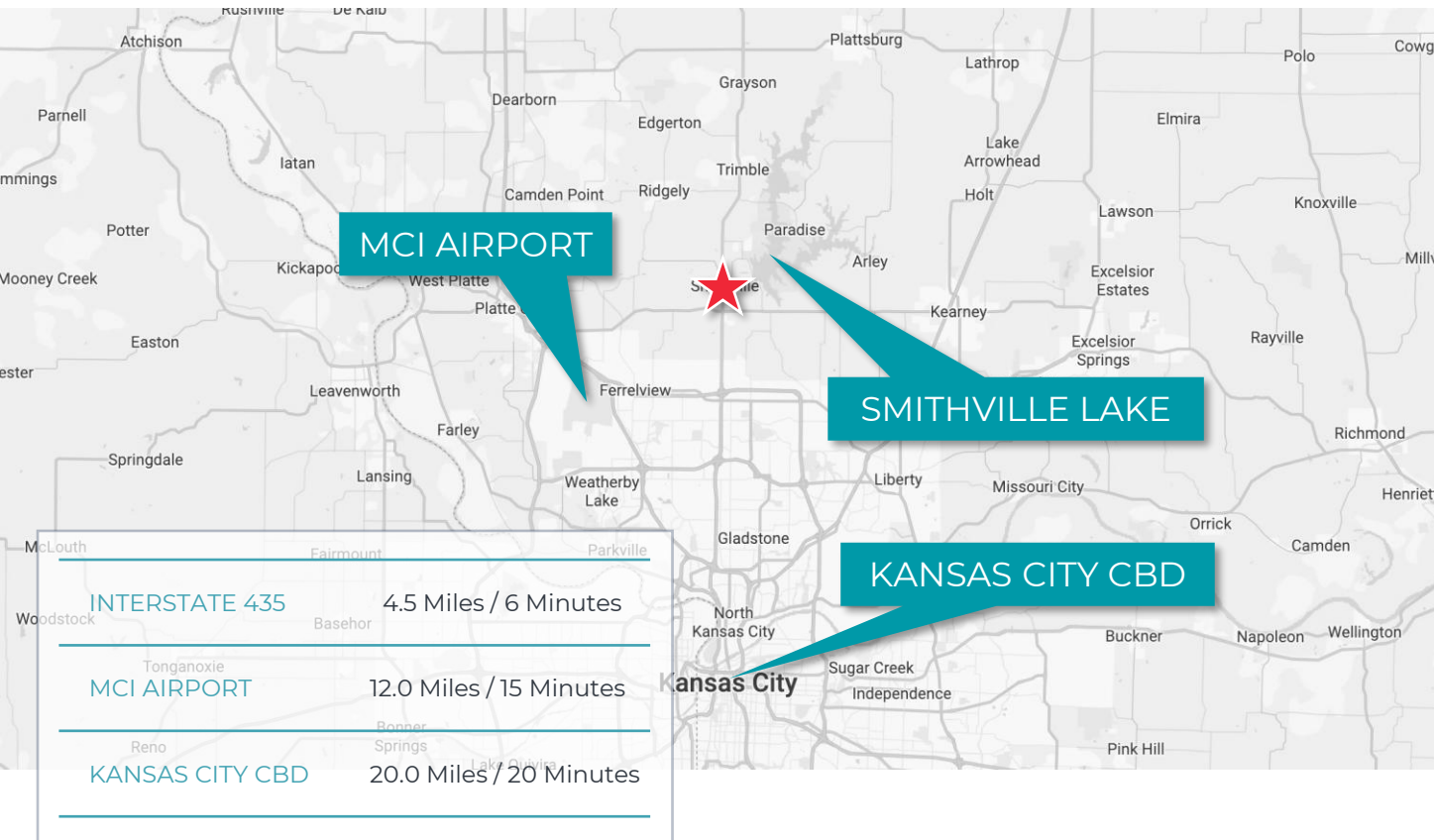
632 S US-169 Highway, Smithville, MO 64089

AREA OVERVIEW

SMITHVILLE, MISSOURI

SMITHVILLE GROWTH & POPULARITY

Smithville, Missouri is a growing Northland community located approximately 20 miles north of downtown Kansas City with convenient access to US-169 and Kansas City International Airport. Known for its strong schools, quality of life, and proximity to Smithville Lake, the city continues to experience steady residential and commercial growth. Smithville's combination of a lake recreation, small town character, regional accessibility, and continued development make it an increasingly attractive community within the greater Kansas City metropolitan area.



TRADE AREA

(15 Minute Radius)



95,710 / 31,698

POPULATION
Total / Daytime



\$343,786

MEDIAN HOME VALUE



44.4%

BA DEGREE +



\$100,992

MEDIAN HH INCOME

SALE OFFERING

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RETAIL AERIAL

SMITHVILLE MARKETPLACE SHOPPING CENTER



**PRICE
CHOPPER**

**ACE
Hardware**

**TACO
BELL**

**BURGER
KING**

T-Mobile

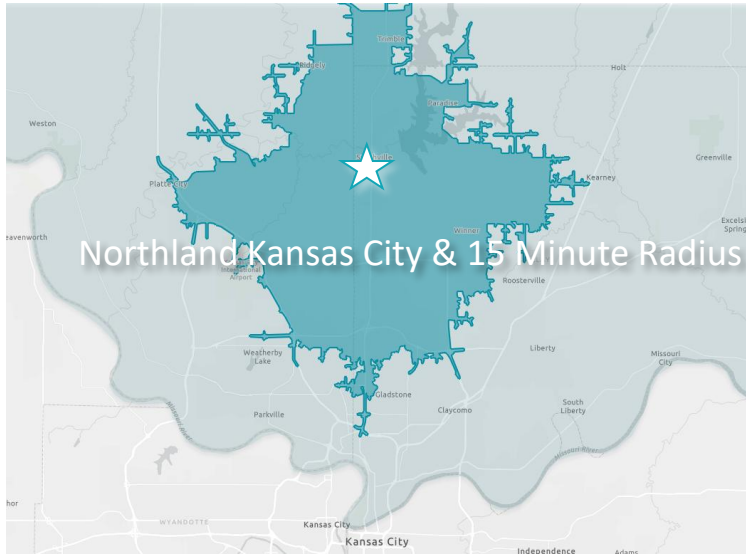
**SCOOTER'S
COFFEE**

SITE

**Coff
Trailer**

**Pizza
Hut**

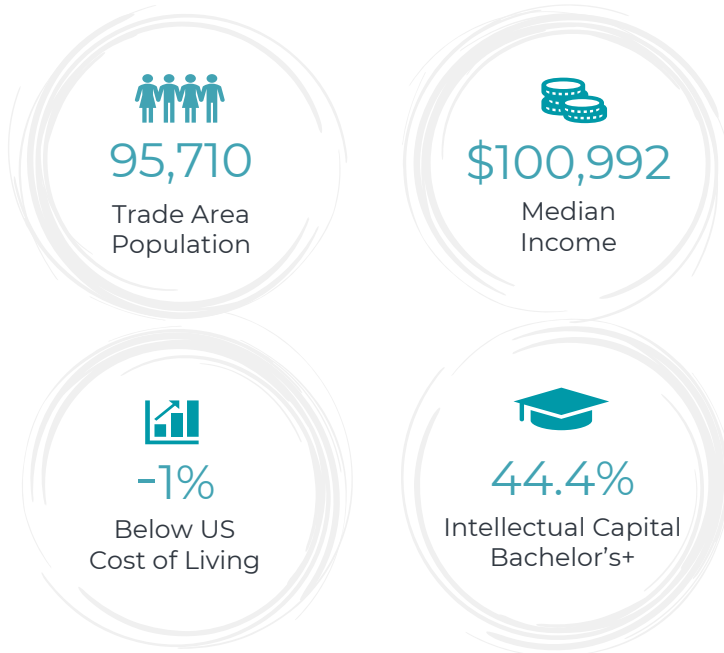
US-169 Hwy
18,000 150



UPWARD MOMENTUM TRENDS

The property benefits from a strong and growing trade area supported by above average household incomes, strong homeownership levels, and a well-educated workforce. Smithville and the surrounding Northland communities continue to experience steady residential growth driven by quality schools, accessibility, and overall quality of life.

The trade area's accessibility, expanding population base, and overall market appeal position the property well for long term investment, owner user occupancy, and future growth opportunities



KEY DEMOGRAPHICS	TRADE AREA (15 Minute Radius)	KANSAS CITY MSA
POPULATION	95,710	2,254,397
DAYTIME POPULATION	72,520	2,263,280
BACHELOR DEGREE+	44.4%	41.3%
MEDIAN HH INCOME	\$100,992	\$83,848
MEDIAN HOME VALUE	\$343,637	\$316,517

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PROPERTY PHOTOS



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PROPERTY PHOTOS





CROSSROADS
REAL ESTATE GROUP

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