

# FOR SALE

12700 - 12710 US 71 Highway, Grandview, MO

**PAD SITE IN GRANDVIEW – \$150,000.00**

**GREAT CORNER LOT • 17,372 ± sf**

**Excess Land Available 33,000 sf • \$5.00 psf**



Near newly redeveloped retail power center - Truman Marketplace

Excellent visibility • 88,000± Vehicles daily along 71 Hwy

Zoned C-2 General Commercial

Outer road recently converted to two-way



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2700 Kendallwood Pkwy., Gladstone, MO 64119

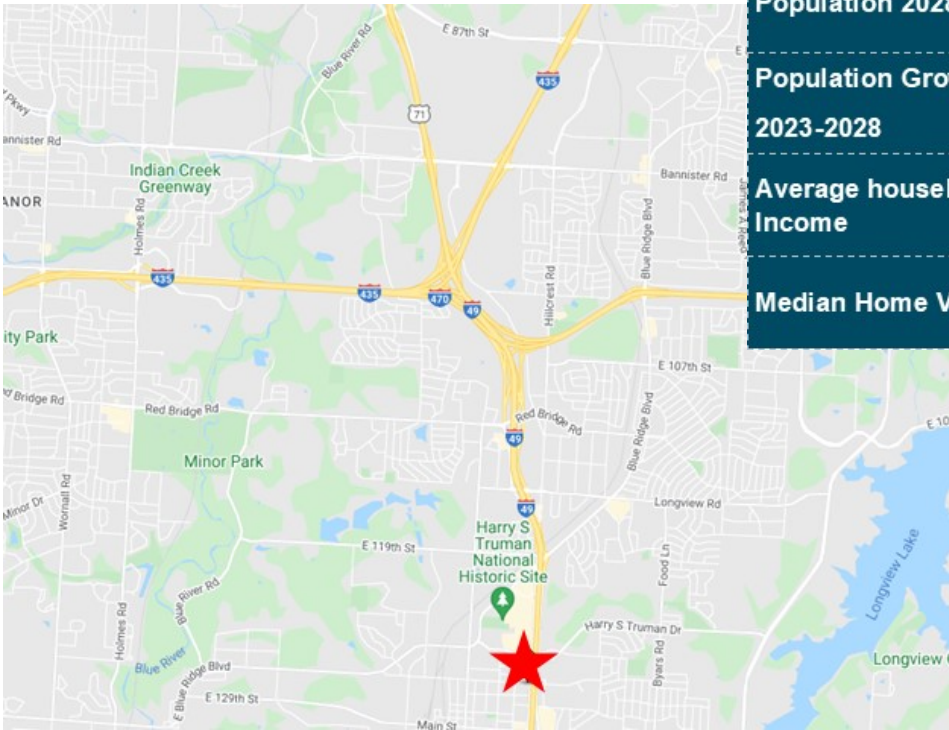
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# 12700 - 12710 US 71 Highway, Grandview, MO



Demographics	1Mile	3 Mile	5 Mile
Population 2023	8,338	46,434	99,131
Population 2028	8,420	43,728	99,922
Population Growth 2023-2028	0.2%	0.1%	0.2%
Average household Income	\$62,959	\$62,106	\$80,667
Median Home Value	\$114,672	\$125,752	\$161,892



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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