



RETAIL SPACE FOR LEASE



**12521 E US 40 Highway
Independence, MO 64055**

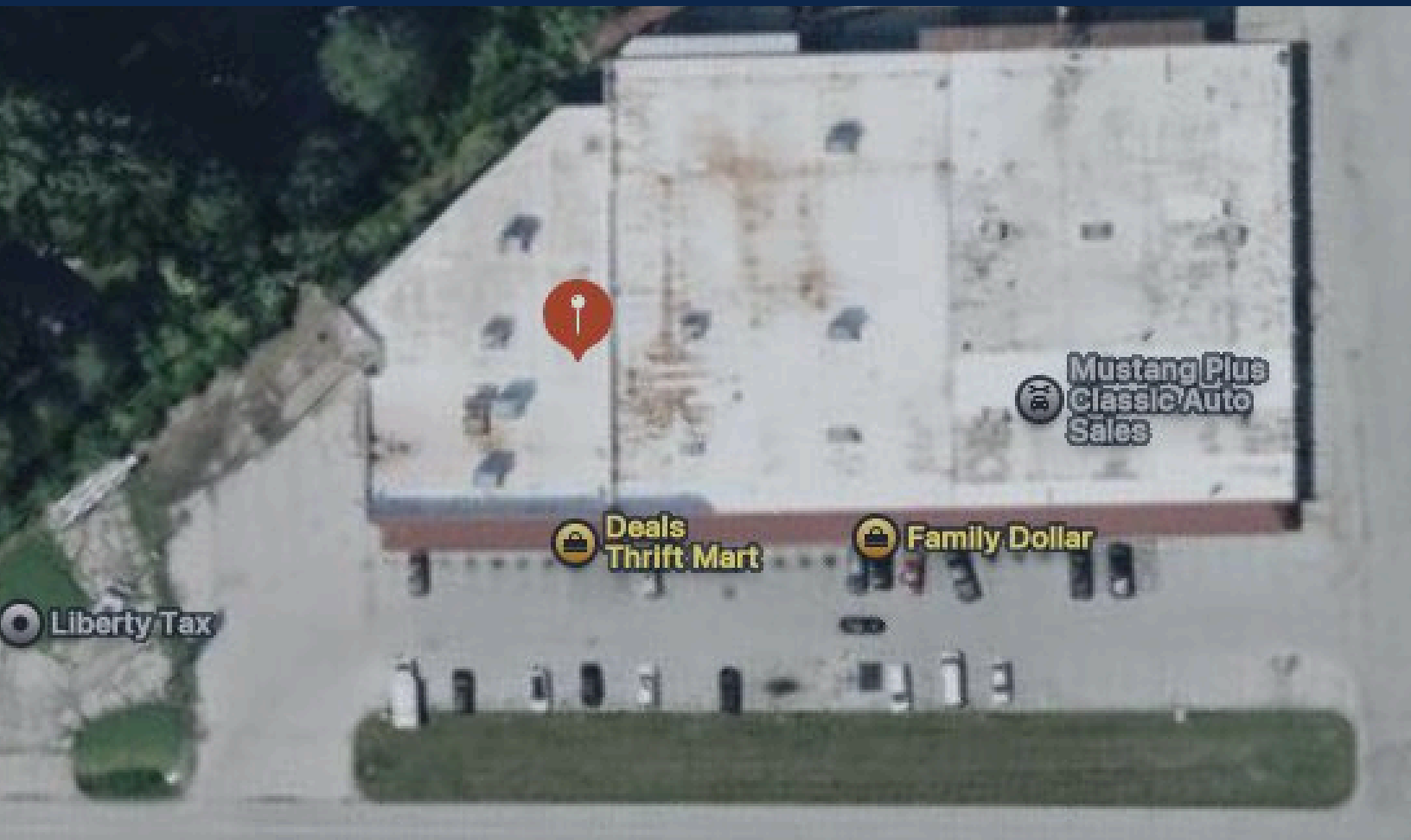
\$10.00/SF + NNN's (\$2.00/SF)

Suite A: 7,500 +/- SF

NATE PRATHER
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816-268-4483

Suite A Features:

- End Cap Space
- 7,500 +/- Total SF
- 6,000 +/- SF of open retail area with two restrooms
- 1,000 +/- SF of warehouse/storage space with 9' x 9' overhead door and dock access



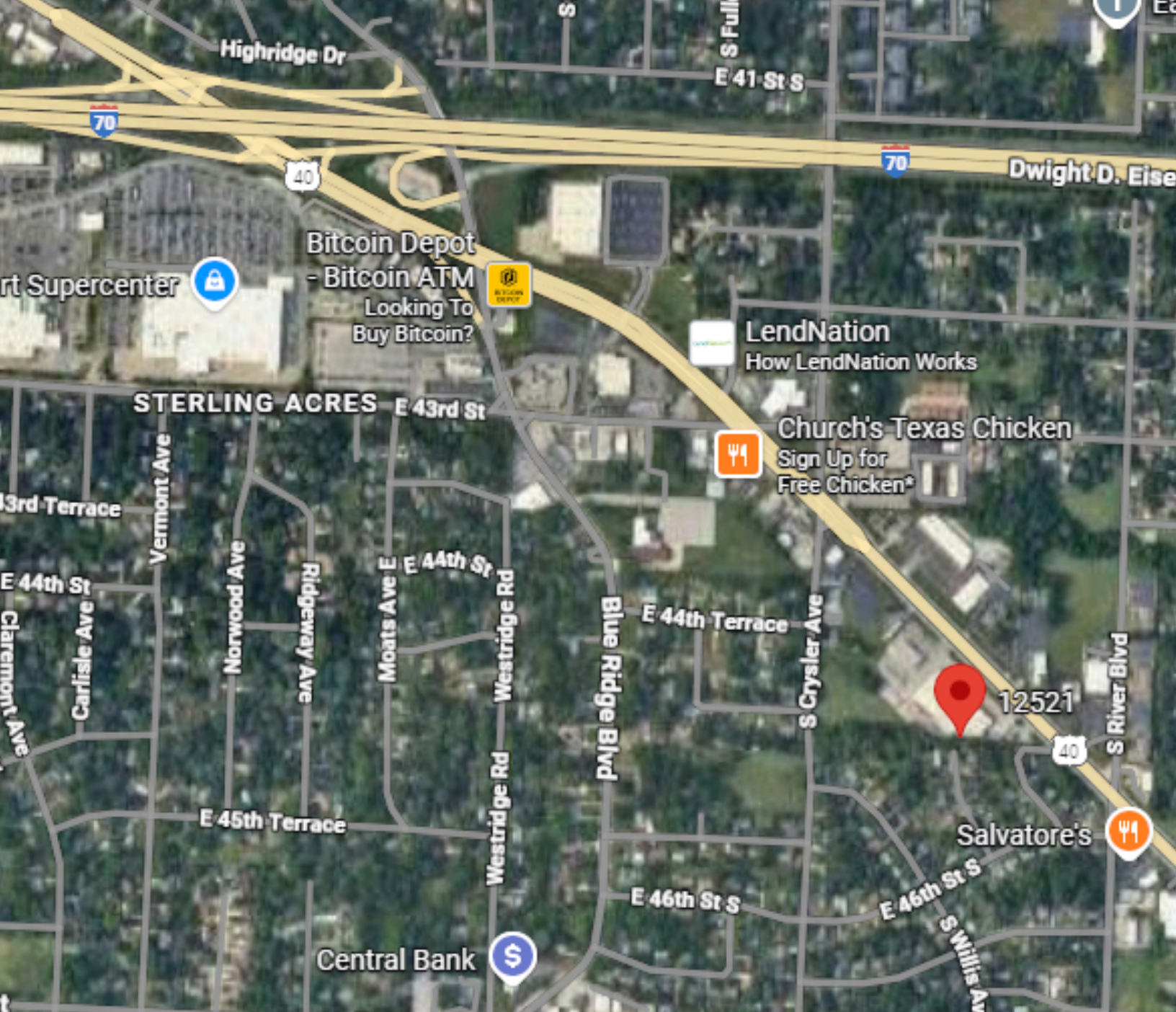
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PROPERTY FEATURES:

- Join anchor tenants Family Dollar and Mustang Plus auto parts
- 2025 improvements include a new roof and lighting replaced throughout the building
- 13.5' clear ceiling height
- Wet fire suppression system throughout
- Excellent frontage on 40 Highway with more than 14,000 vehicles per day



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