



FOR LEASE

RETAIL SPACE



EXCELLENT SPACE FOR LEASE IN
KANSAS CITY, KANSAS

1274 Merriam Lane
Kansas City, Kansas 66103
7,368 SF AVAILABLE
\$7.25/SF + NNN's (\$3.08/SF)



VICTOR BRANCATO

LICENSED SALES AGENT

 vbrancato@opescre.com

 816-384-2900

 www.opescre.com

PROPERTY FEATURES



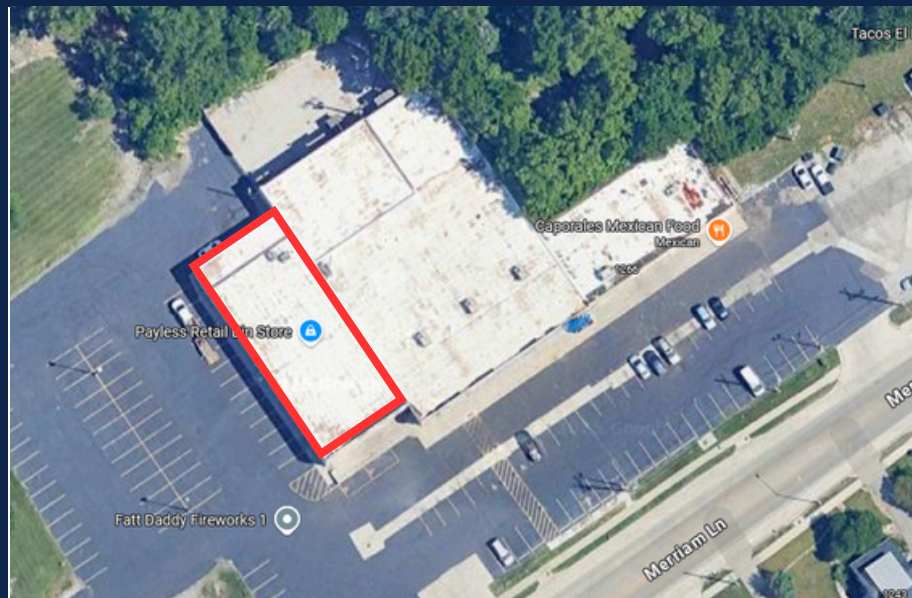
- Façade Renovation Done in 2023
- Heavy Day Time Traffic
- Large Retail Center with Long Standing Tenants
- Great I-35 Highway Access

AREA DEMOGRAPHICS



POPULATION	2 MILE	5 MILE	10 MILE
2022 Population	37,899	243,833	691,523
2027 Projection	38,347	248,967	710,340
Annual Growth 2022-2027	0.1%	0.3%	0.3%
HOUSEHOLDS			
2022 Total Households	16,841	107,663	293,180
Growth 2022-2027	0.3%	0.5%	0.6%
Median Household Income	\$53,843	\$51,048	\$54,509
HOUSING			
Median Home Value	\$157,192	\$199,311	\$184,177
Median Year Built	1957	1954	1962

AERIAL PHOTO






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