

# FREESTANDING DRIVE THRU FOR LEASE

2368 SF FORMER POPEYES IN KANSAS CITY



3100 PROSPECT AVE

KANSAS CITY, MO 64128



CATALYSTPROPERTYGROUP.COM | 913-914-7010

PARTNER **XTEAM**  
RETAIL ADVISORS

# PROPERTY HIGHLIGHTS

## WHY YOU SHOULD CONSIDER...

- Located on outparcel of a Sunfresh Grocery store
- Excellent Demographics in a 5 mile radius
- Strong Traffic
- Dense Retail Corridor
- Drive Thru Availability
- Strong Synergy positioned near established businesses
- Great Access



## DEMOGRAPHICS

### TOTAL POPULATION

1 Mile: 14,908  
3 Mile: 130,021  
5 Mile: 238,503



### DAYTIME POPULATION

1 Mile: 3,738  
3 Mile: 123,889  
5 Mile: 198,983



### AVG HH INCOME

1 Mile: \$ 55,374  
3 Mile: \$ 80,961  
5 Mile: \$ 91,224



## NEIGHBORING TENANTS

**CITITRENDS**

**HIBBETT**  
SPORTS

**ARVEST**  
BANK

# SITE AERIAL

