

FOR LEASE > RETAIL



Hawthorne 40 Pad Available

14231 E 40 HIGHWAY, KANSAS CITY, MISSOURI



Property Features

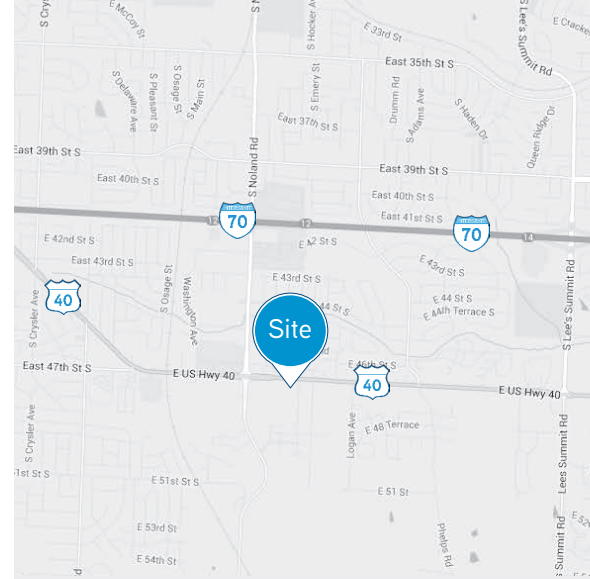
- > 2,400 SF free-standing outlet
- > Easy drive-thru adaptability
- > Great access and visibility to 40 Highway
- > Traffic counts of 25,000 on 40 Highway
- > Anchored by Old Time Pottery, Dollar Tree and Fashion Deal\$!
- > Excellent for automotive users or drive-thru restaurant

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The map displays the proposed retail site at the intersection of Noland Road and Highway 70. The site is marked with a blue circle and labeled "Site". Surrounding the site are various retail and commercial establishments, including Office DEPOT, BIG LOTS, PRICE CHOPPER, HyVee, Planet Fitness, BABIES R US, SUBWAY, Pizza Hut, Red Lobster, Gordmans, DOLLAR GENERAL, and Fashion Deals!. The map also shows surrounding residential areas and green spaces. Traffic volume data is provided for the intersection: 17,481 VPD (Vehicle Per Day) for Noland Road, 25,000 VPD for Highway 70, and 22,030 VPD for Highway 40.



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	1-mile	3-Miles	5-Miles
Total Population	6,651	62,290	151,970
HH Median Income	\$59,350	\$57,407	\$53,551

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