

FOR SALE OR LEASE > RETAIL

4327 State Avenue

KANSAS CITY, KANSAS

Colliers
INTERNATIONAL



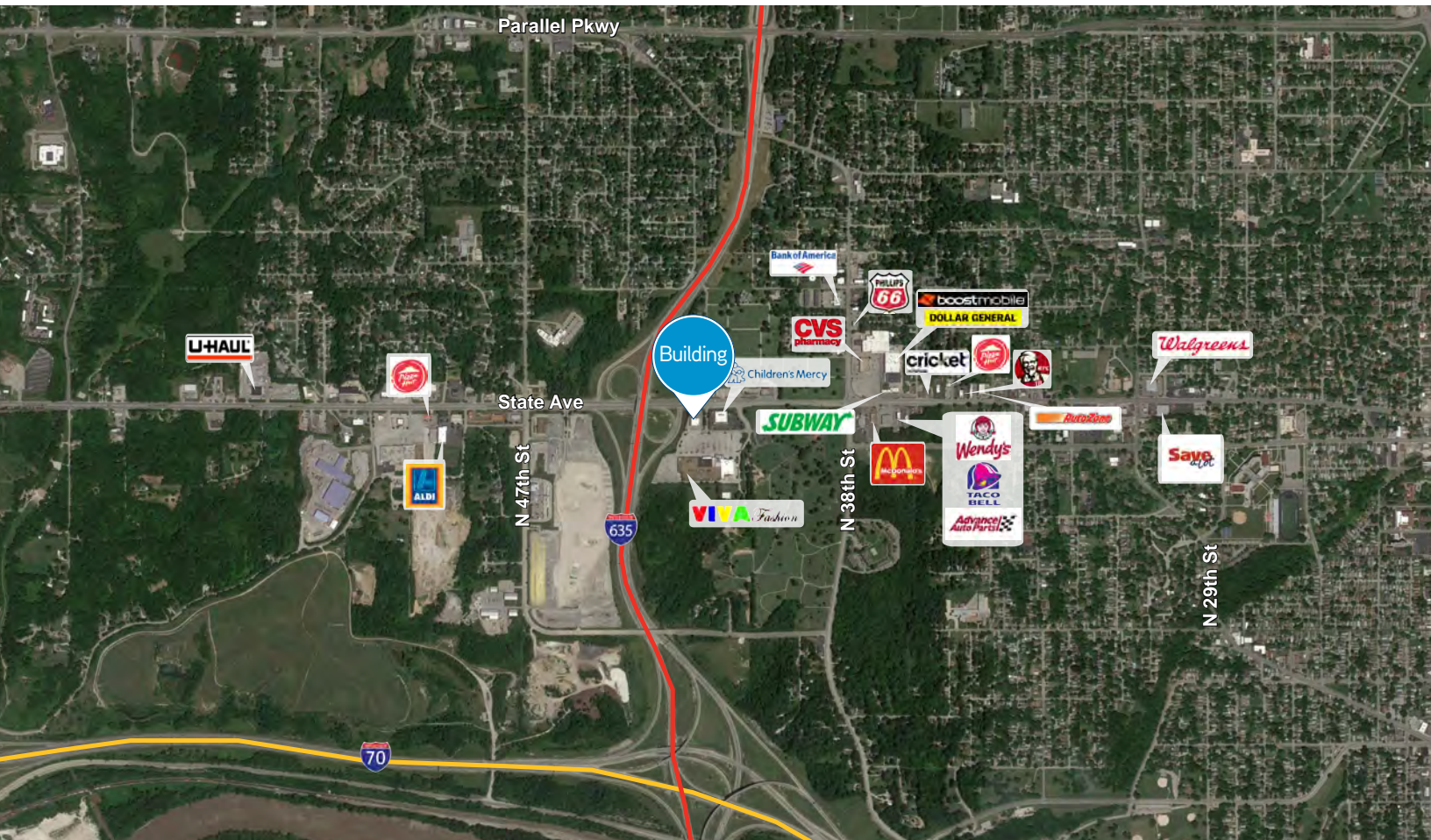
PROPERTY FEATURES

- > 8,000 SF building for sale
- > 70% occupied
- > 2,427 SF space available for lease
- > Great access from I-635 (69,144 CPD)
- > Anchored by Children's Mercy Clinic
- > Across from the new Indian Springs Mall redevelopment

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AERIAL



DEMOGRAPHICS

2017 Report

| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|--------------------------------------|---------------|---------------|---------------|
| Total Population | 8,097 | 67,805 | 126,492 |
| Projected Annual Growth 2017 to 2022 | 0.9% | 0.9% | 0.7% |
| Total Businesses | 218 | 1,737 | 4,512 |
| Total Employees | 1,949 | 27,099 | 69,939 |
| Per Capita Income | \$15,917 | \$15,067 | \$17,737 |
| Average Household Income | \$46,487 | \$42,297 | \$47,833 |

