

FOR SALE OR LEASE > RETAIL

# 4327 State Avenue

KANSAS CITY, KANSAS

**Colliers**  
INTERNATIONAL

**NEW PRICE!**



## PROPERTY FEATURES

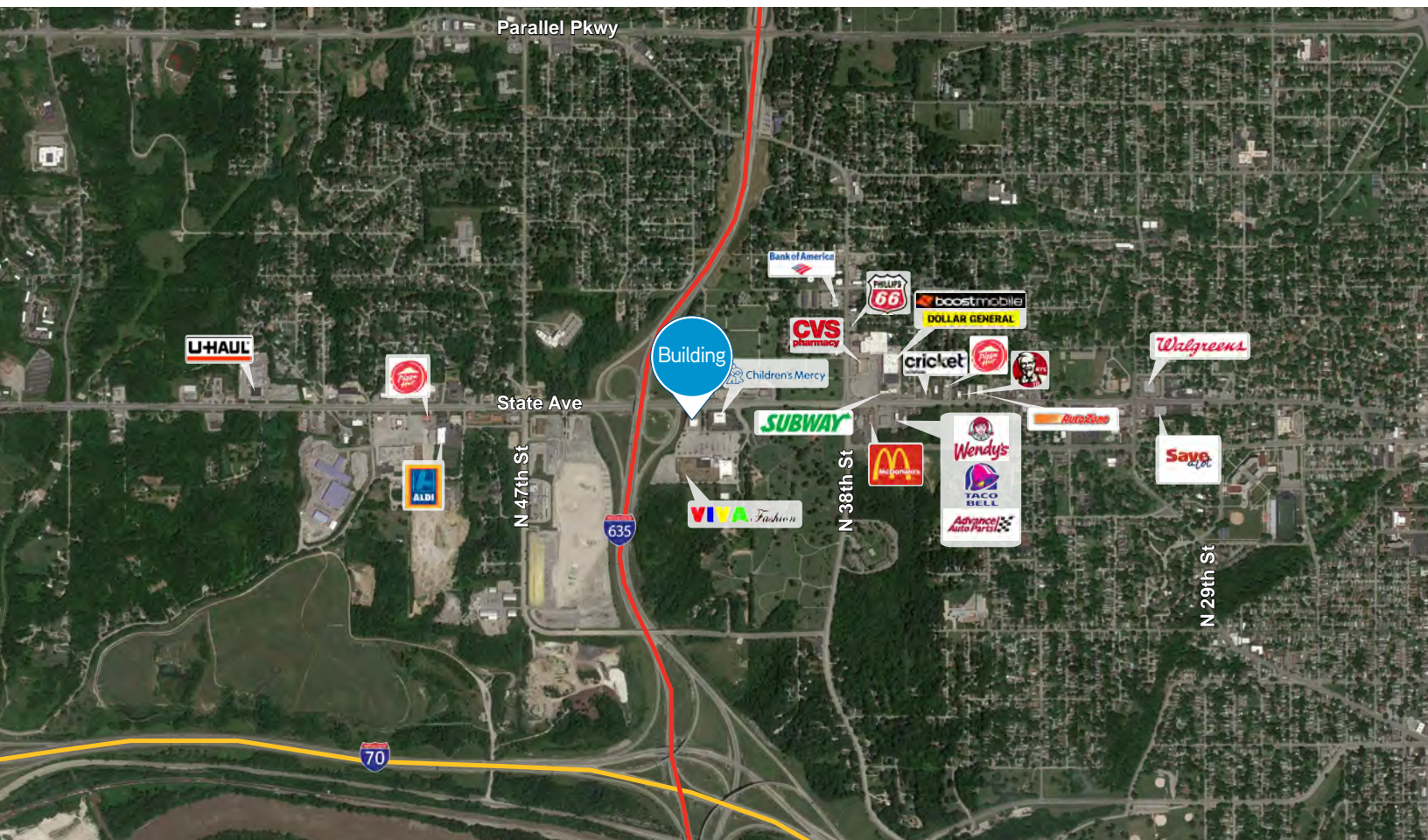
- > 8,000 SF building for sale
- > 70% occupied
- > 2,427 SF space available for lease
- > Great access from I-635 (69,144 CPD)
- > Anchored by Children's Mercy Clinic
- > Across from the new Indian Springs Mall redevelopment
- > Sale price: \$425,000



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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

