



ALL OFFERS ARE
SUBJECT TO
APPROVAL BY
WALGREENS' REAL
ESTATE COMMITTEE

XTEAM
RETAIL ADVISORS

358 E US HIGHWAY 69

KANSAS CITY, MO 64119

14.820 SF FORMER WALGREEN'S AVAILABLE FOR SUBLEASE IN
THE CLAYCOMO AREA OF NORTHERN KANSAS CITY
SUBLEASE THROUGH 12/31/2033

358 E US HIGHWAY 69

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION




JOHN NOTTER

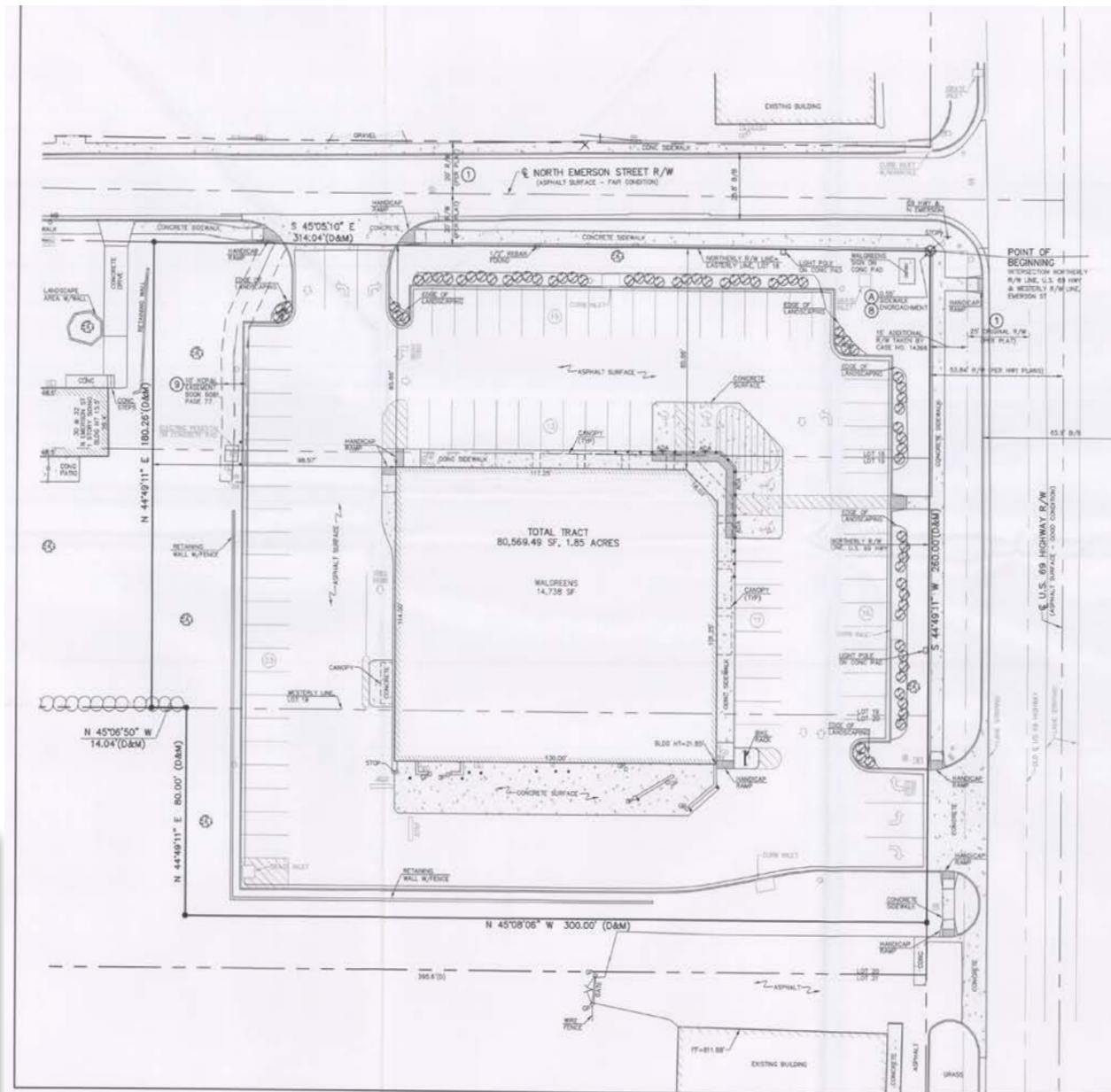
314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JOHN@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
4,951	1,979	\$73,755
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
51,776	20,888	\$80,623
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
127,250	52,203	\$83,665



VIEW & DOWNLOAD:

DEMO REPORT

- FIRM LEASE TERM THROUGH 12/31/2033
- SUBLEASE RATE IS \$10.00 PSF
- APPX 0.4 MI FROM THE MAJOR INTERSECTIONS OF I-435 AND I-35 AND I-435 AND HIGHWAY 69

358 E US HIGHWAY 69

PHOTOS

PLEASE CONTACT:

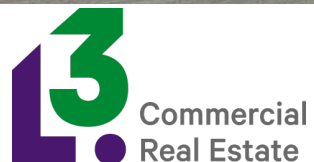
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ZOOM AERIAL

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AERIAL

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