



13628 WASHINGTON STREET

KANSAS CITY, MO 64145

3,664 SF FREESTANDING RESTAURANT
BUILDING WITH DRIVE-THRU



13628 WASHINGTON STREET

DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

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- 3,664 SF FREESTANDING BUILDING ON A 1.14-ACRE SITE
- PRIME HARD-CORNER LOCATION AT A SIGNALIZED INTERSECTION
- SURROUNDED BY HIGH-PROFILE NATIONAL RETAILERS, INCLUDING TOTAL WINE & MORE, MICHAELS, TARGET AND TJ MAXX
- STRONG TRAFFIC COUNTS OF 27,200+ VPD ON HWY 150
- AVAILABLE FOR SALE – CONTACT BROKER FOR PRICING

POPULATION ANALYSIS

POPULATION	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	4,566	42,364	144,893
HOUSEHOLDS	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	2,056	16,538	60,115
AVG HH INCOME	 <u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
	\$156,139	\$204,445	\$147,472



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DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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MARKET AERIAL

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