

7 8 3 6 STATE AVE

FORMER KMART BOX

KANSAS CITY, KS

SUBWAY

SITE

Bank
Midwest

N. 78th St

Marshalls
PET SMART
five BELOW
DOLLAR TREE
PRICE
CHOPPER

BURGER
KING

State Ave

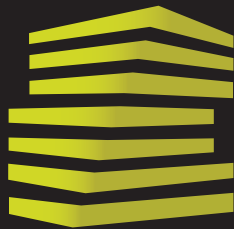
O'Reilly
AUTO PARTS

TIRE PLUS
TOTAL CAR CARE

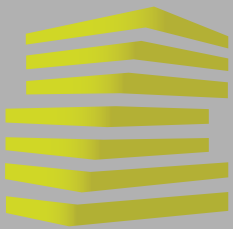
Bank of America



Walgreens



LOCATION.
commercial real estate



7836 STATE AVE

NEIGHBORHOOD VIBE

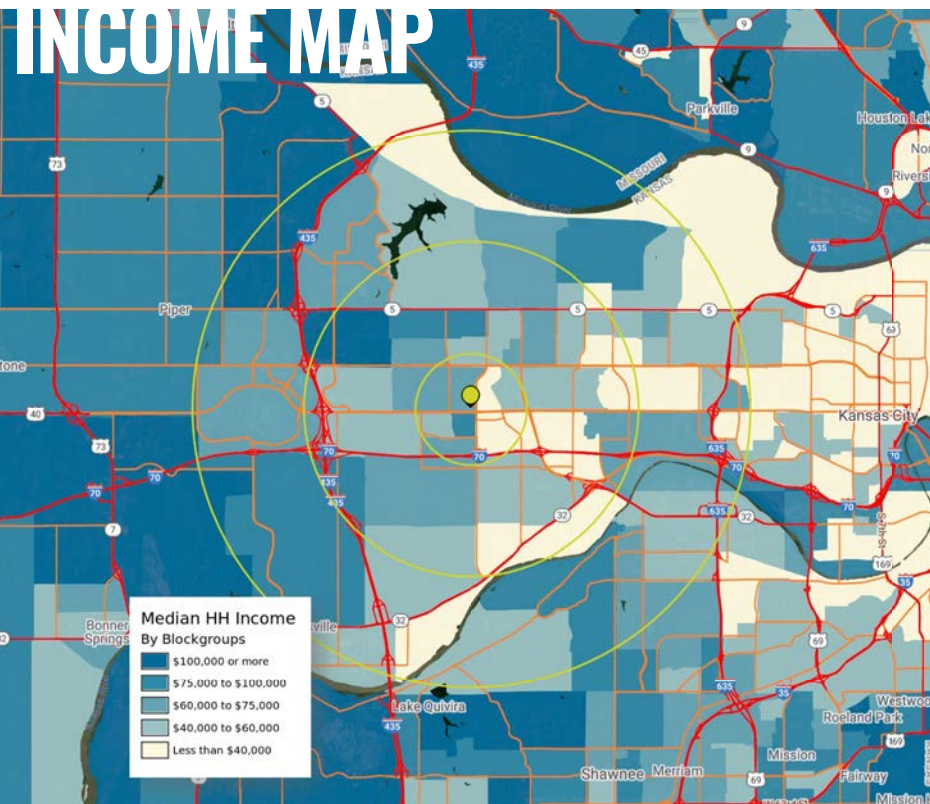
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INCOME MAP



Kansas City, Kansas is a city of neighborhoods comprised of five unofficial regions generally defined by specific and implied boundaries – West, Midtown, Northeast, Downtown, and South. The city derives its personality from many small communities and neighborhoods like these bringing a unique blend of local hospitality, diverse cultures, fun times and tons of things to do.

Head to Strawberry Hill for some of the coolest hangouts. Truly a gem in the KC metro, the neighborhood sits atop a hill south of the Kansas River and is known for its blufftop views, Croatian heritage and unique dive bars.

History buffs will love exploring the neighborhoods in Northeast. This area is rich with history and was home to the Quindaro Townsite, a Free State port-of-entry for abolitionist pioneers aiding escaped slaves by connecting them to the Underground Railroad.

The West side of Kansas City, Kan. is booming with world-class shopping, sports, dining, and entertainment. There's no slowing down on this side of town, and it all started with the building of the 1.5 mile tri-oval race track, Kansas Speedway, in 2001. From retail favorites at Legends Outlets Kansas City to wine tastings at Rowe Ridge Winery, this region offers a plethora of options you won't find anywhere else in the area.



ANNUAL DEMOGRAPHICS

POPULATION



1 MI	3 MI	5 MI
9,468	37,072	67,835

HOUSEHOLDS



1 MI	3 MI	5 MI
3,895	14,602	25,656

AVG HH INCOME

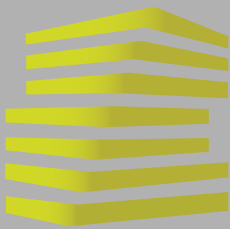


1 MI	3 MI	5 MI
\$61,387	\$64,006	\$67,357



REALTY
RESOURCES
MEMBER

www.LocationCRE.com



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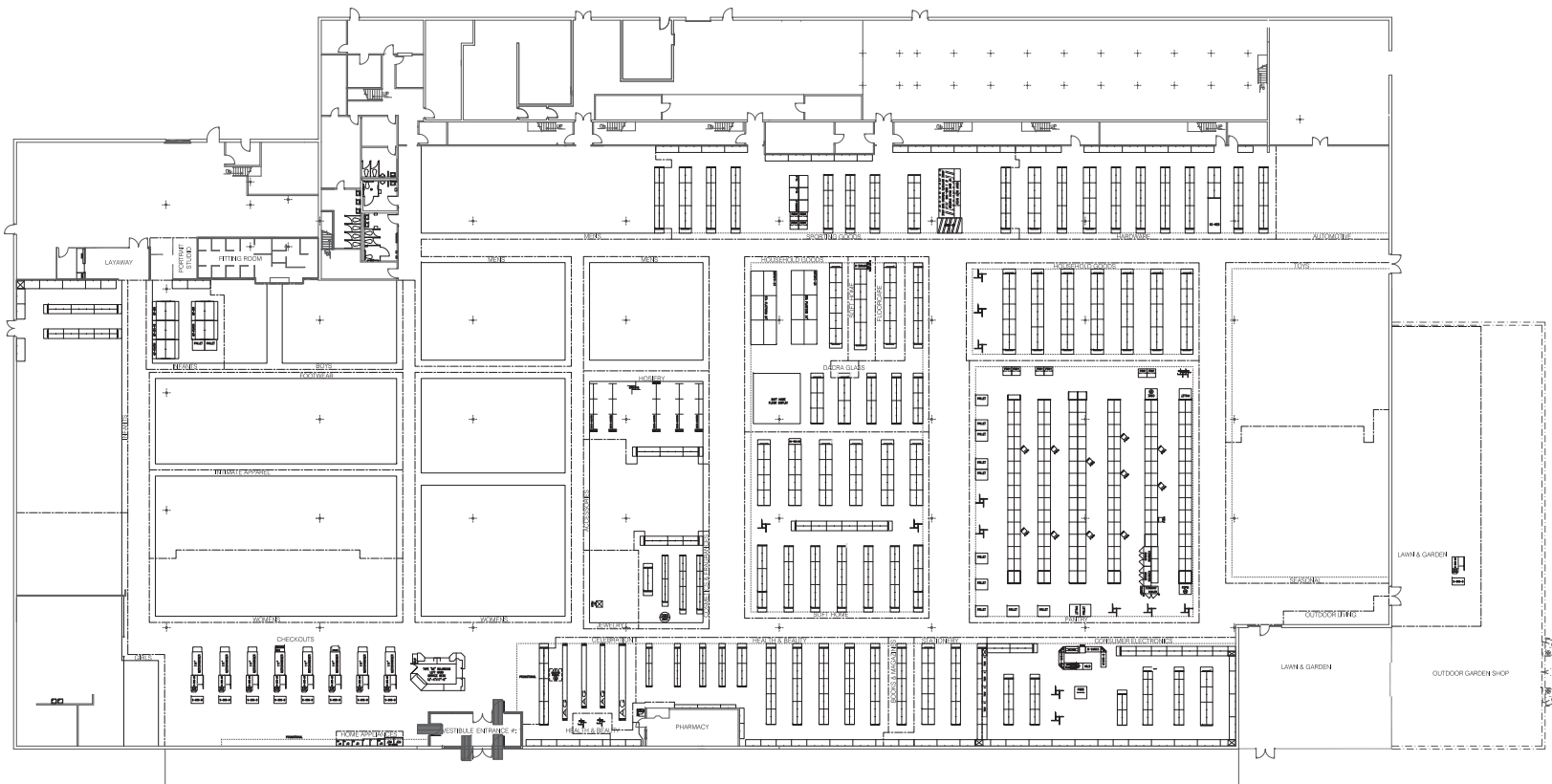
FLOOR PLAN & DETAILS

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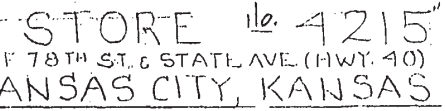
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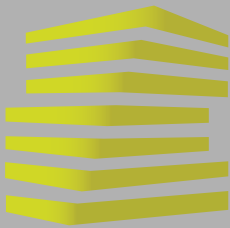
- **FORMER K MART BOX IN KANSAS CITY, KS**
- **158,816 SF AVAILABLE**
- **AREA COTENANTS INCLUDE: MARSHALLS, FIVE BELOW, PRICE CHOPPER, PETSMART, AND WALGREENS**
- **SUPERIOR VISIBILITY FROM STATE AVE**
- **GREAT OPPORTUNITY FOR CONVERSION TO MULTI TENANT BUILDING**
- **PYLON SIGNAGE AVAILABLE**
- **CALL BROKER FOR MORE DETAILS**



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MARKET AERIAL

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