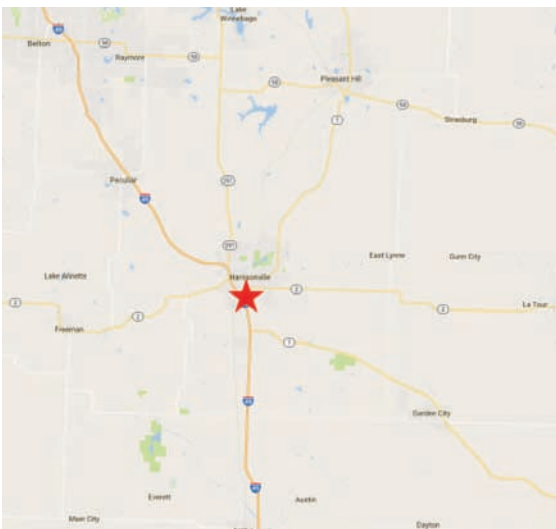


Restaurant/Retail Pad Sites for Sale

TWO LOTS AVAILABLE

Interstate 49 & Commercial Street :: Harrisonville, MO 64701



2200 S Commercial St Harrisonville, MO 64701

- ±1.16 usable acres each lot
- Join Sutherland's Home Improvement (105,000 SF store)
- Join Russell Stover's Candies
- High traffic counts
- Great highway visibility from I-49
- Average household income \$54,140

FOR MORE
INFORMATION
PLEASE
CONTACT

Ferd Niemann
913.649.4500
ferd@christiedev.com

CHRISTIE DEVELOPMENT
ASSOCIATES, LLC



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Surrounding Area Demographics

Estimated for 2016

	1 mile	3 miles	5 miles
Population	3,774	11,319	13,524
Average Household Income	\$56,438	\$64,321	\$67,692
Median Household Income	\$44,446	\$48,664	\$51,538

MAJOR AREA EMPLOYERS



Quick Facts

Located in the Southeast corner of the Kansas City Metropolitan Area, Harrisonville is the county seat of Cass County, Missouri and is 20 miles from the Kansas state line.

The moderate cost of living is well below the national average. Interstate 49 provides convenient access for those traveling north to Kansas City and increases traffic volume in Harrisonville. The recent addition of Love's Travel Stop has brought in more business for the city, especially from large trucking company employees stopping through.

The school district has a AAA rating, the highest classification given to Missouri school by the State Department of Elementary & Secondary Education.

This information has been secured from sources we believe to be reliable, but we make no representations of warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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