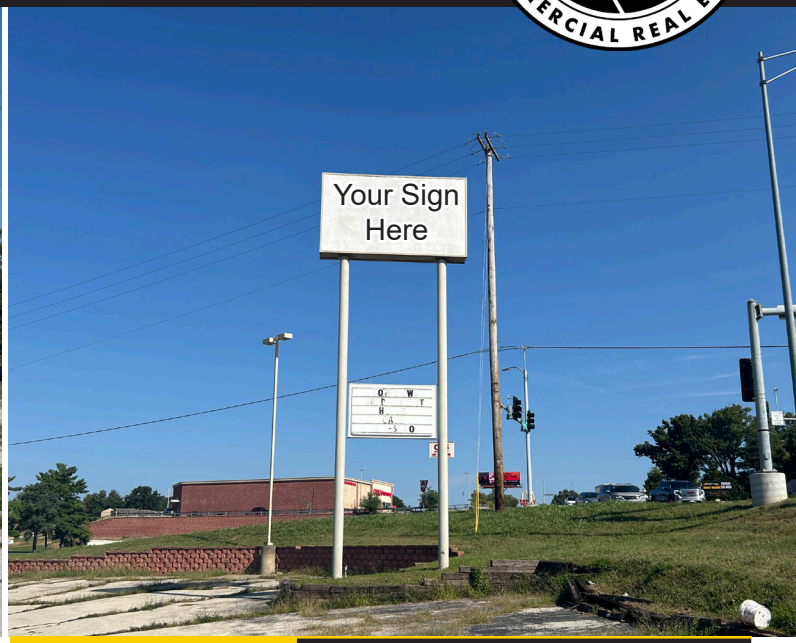
BELT HWY RETAIL FOR SALE

3224 N. BELT HWY, ST. JOSPEH, MO 64506

FOR SALE





SALE PRICE: $725,000

BUILDING SIZE:	2,554 SF
LOT SIZE:	1.05 A
PARKING:	Ample
2025 TAXES:	$13,506.95

PROPERTY HIGHLIGHTS

- Stand Alone building.
- High traffic area.
- Open plan for easy modification
- Built in changing rooms for a move in ready boutique or clothing store.
- Multiple site entrances for great traffic flow
- Extra land goes with the building.
- Excellent Belt Highway location for redevelopment to a car wash or Quick Service Restaurant.
- Modifiable floor plan and effective location for an Urgent Care.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,654	46,151	68,918
Avg. HH Income	$117,993	$95,663	$89,741
Median Age	37.9	38.4	37.6

TRAFFIC COUNTS

Karnes Rd. & Hwy 29	24,483 VPD

ReeceNichols SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

Offered Exclusively By:

Tim Kerr | 316.218.5150 | ryankerr@reecenichols.com
Ryan Kerr | 316.775.8900 | timkerr@reecenichols.com
Dawn Truman | 316.260.5900 | dawntruman@reecenichols.com

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