

12400-12420 E. 40 HIGHWAY INDEPENDENCE, MISSOURI 64055

RETAIL/OFFICE/MEDICAL FOR LEASE
Up to 5,297± SF AVAILABLE



CRYSLER CENTER



ZONING	Retail/Office
SIZE	Up to 5,297± SF Retail/Office/Medical
LEASE TYPE	NNN

BUILDING FEATURES

- Nearly 40,000 cars per day at Chrysler Avenue and East 40 Highway
- 68,000+ shoppers live within a 3-mile radius
- \$56,380+ average household income within a 3-mile radius

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,634	68,448	158,026
Household Income	\$60,196	\$56,380	\$56,596

FOR MORE INFORMATION, PLEASE CONTACT:

John Evans
Retail Brokerage
816.350.3004
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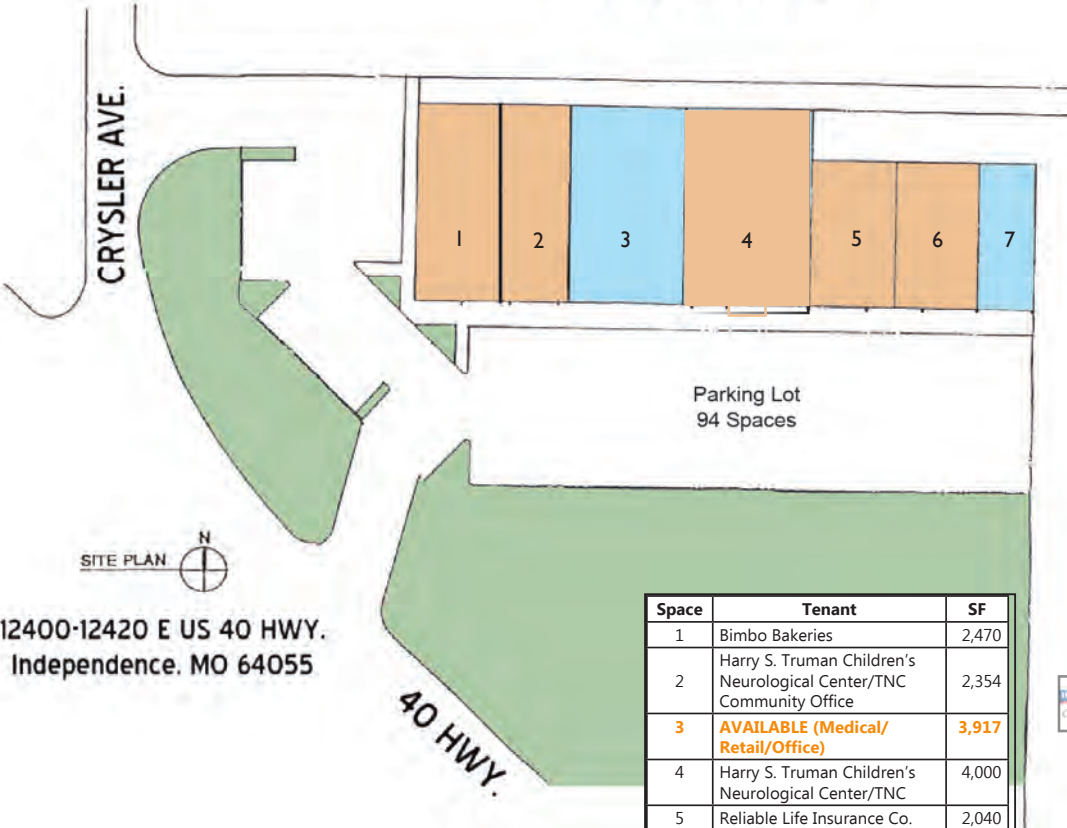
KESSINGER/HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
(816) 842-2690
kessingerhunter.com

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SOUTH ELEVATION



12400-12420 E US 40 HWY.
Independence. MO 64055

Space	Tenant	SF
1	Bimbo Bakeries	2,470
2	Harry S. Truman Children's Neurological Center/TNC Community Office	2,354
3	AVAILABLE (Medical/Retail/Office)	3,917
4	Harry S. Truman Children's Neurological Center/TNC	4,000
5	Reliable Life Insurance Co.	2,040
6	Merry Maids Office	2,040
7	AVAILABLE (Beauty Salon/Retail/Office)	1,380



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