

STATE 50 SHOPPING CENTER

4835-4953 STATE AVENUE
KANSAS CITY, KANSAS 66102



RETAIL FOR LEASE | 4,000-27,000± SF AVAILABLE



ZONING Retail
 SIZE 4,000-27,000± SF
 LEASE TYPE NNN

BUILDING FEATURES

- 20,000± SF former call center facility available with adjacent 7,000± SF expansion space
- 7,000± SF cold shell space with dock-high door
- Area businesses include Aldi, Pizza Hut, Family Dollar, True Value, and Best Western
- Convenient access to I-635 and I-70
- Excellent visibility and access from State Avenue
- Pylon signage available
- Traffic Counts:
 - 25,680 CPD along State Ave
 - 65,205 CPD along I-635

FOR MORE INFORMATION, PLEASE CONTACT:

Ted Claney
 Retail Specialist
 (816) 936-8512
tclaney@kessingerhunter.com

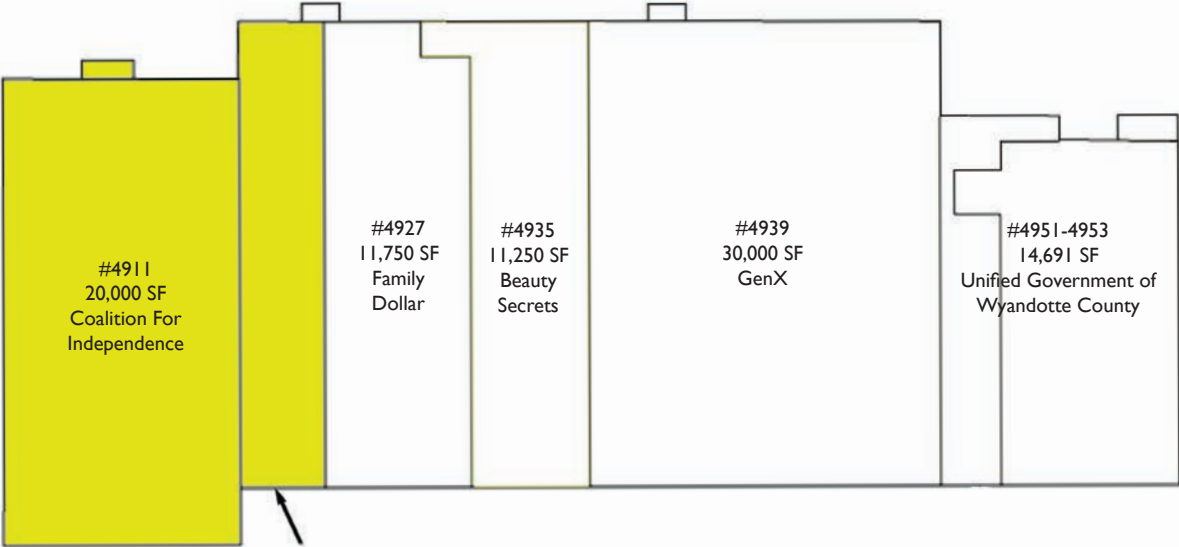
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,869	58,854	125,715
HH Income	\$43,791	\$43,782	\$45,423

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

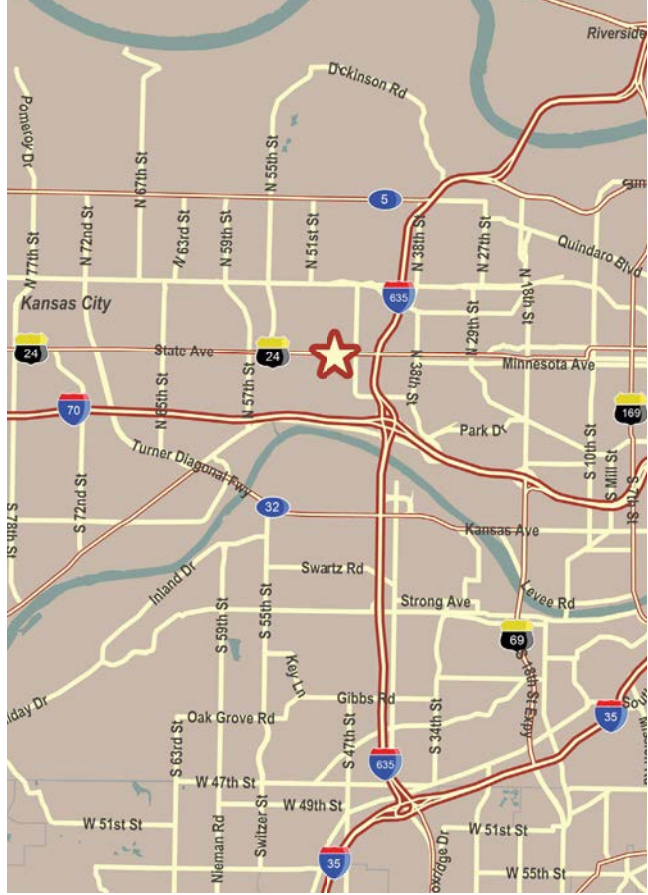
4853-4953 STATE AVENUE, KANSAS CITY, KANSAS 66102

Retail for Lease



#4843 5,900 SF Flooring Connection
#4835 4,000 SF AVAILABLE

	Available
	Leased



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Retail Brokerage
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