

7836 STATE AVE

FORMER K MART 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



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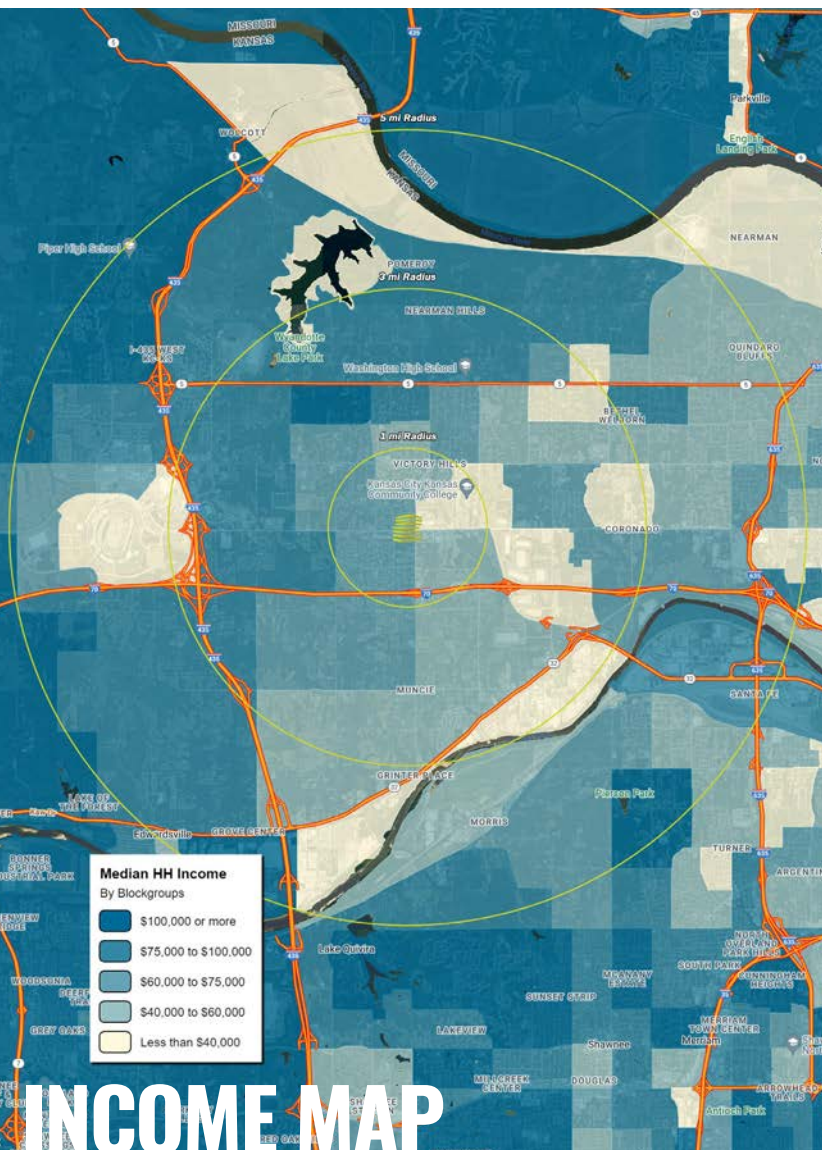
7836 STATE AVE
NEIGHBORHOOD VIBE

ALEX APTER

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INCOME MAP

TRADE AREA OVERVIEW

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.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	9,709	37,052	67,716
HOUSEHOLDS	4,205	15,039	25,968
EMPLOYEES	3,507	13,218	30,241
MED HH INCOME	\$50,525	\$55,498	\$62,653

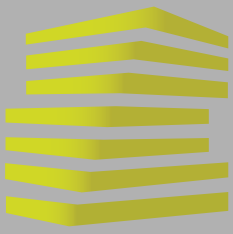
AREA RETAIL | RESTAURANTS

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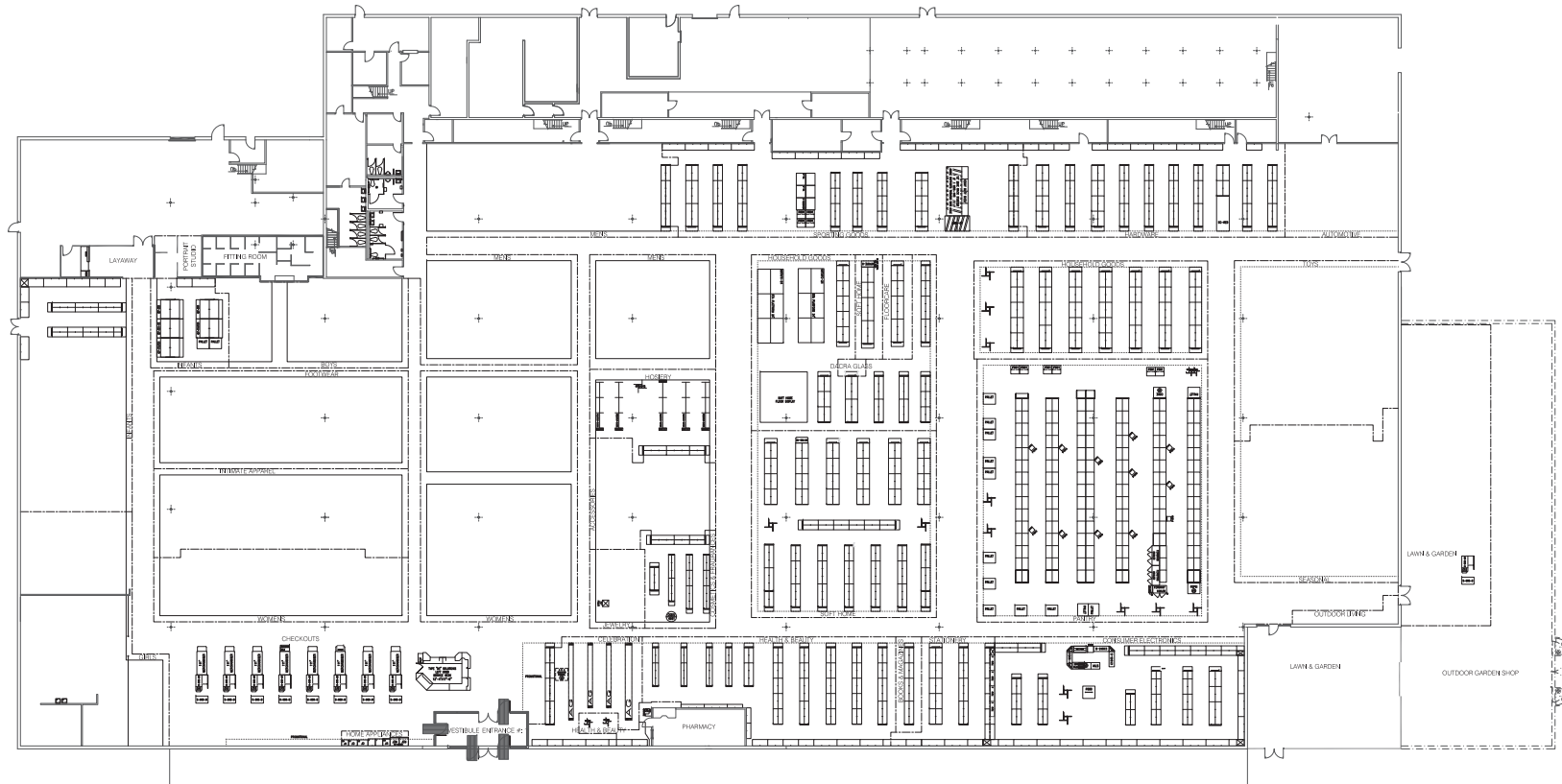
FLOOR PLAN & DETAILS

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- **FORMER K MART BOX IN KANSAS CITY, KS**
- **158,816 SF AVAILABLE**
- **AREA RETAILERS 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**

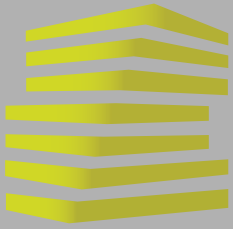


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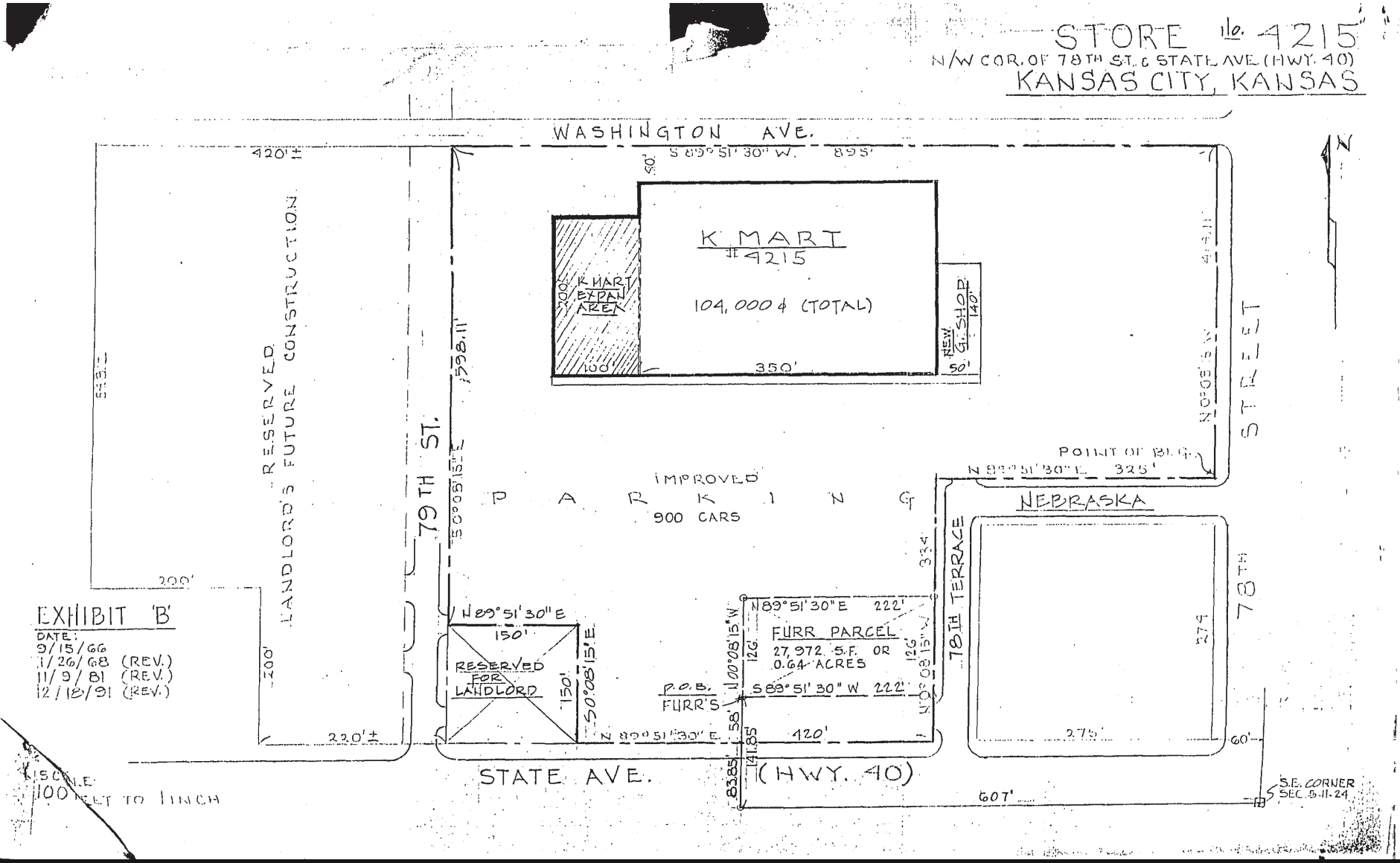
SITE PLAN

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7836 STATE AVE MARKET AERIAL

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