

7 8 3 6 STATE AVE

FORMER KMART BOX

KANSAS CITY, KS

SUBWAY

SITE

Bank
Midwest

N. 78th St

State Ave

O'Reilly
AUTO PARTS

TIRE PLUS
TOTAL CAR CARE

Bank of America

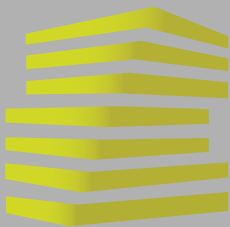
BURGER
KING

Marshalls
PET SMART
FIVE BELOW
DOLLAR TREE
PRICE
CHOPPER

Walgreens



LOCATION.
commercial real estate



7836 STATE AVE

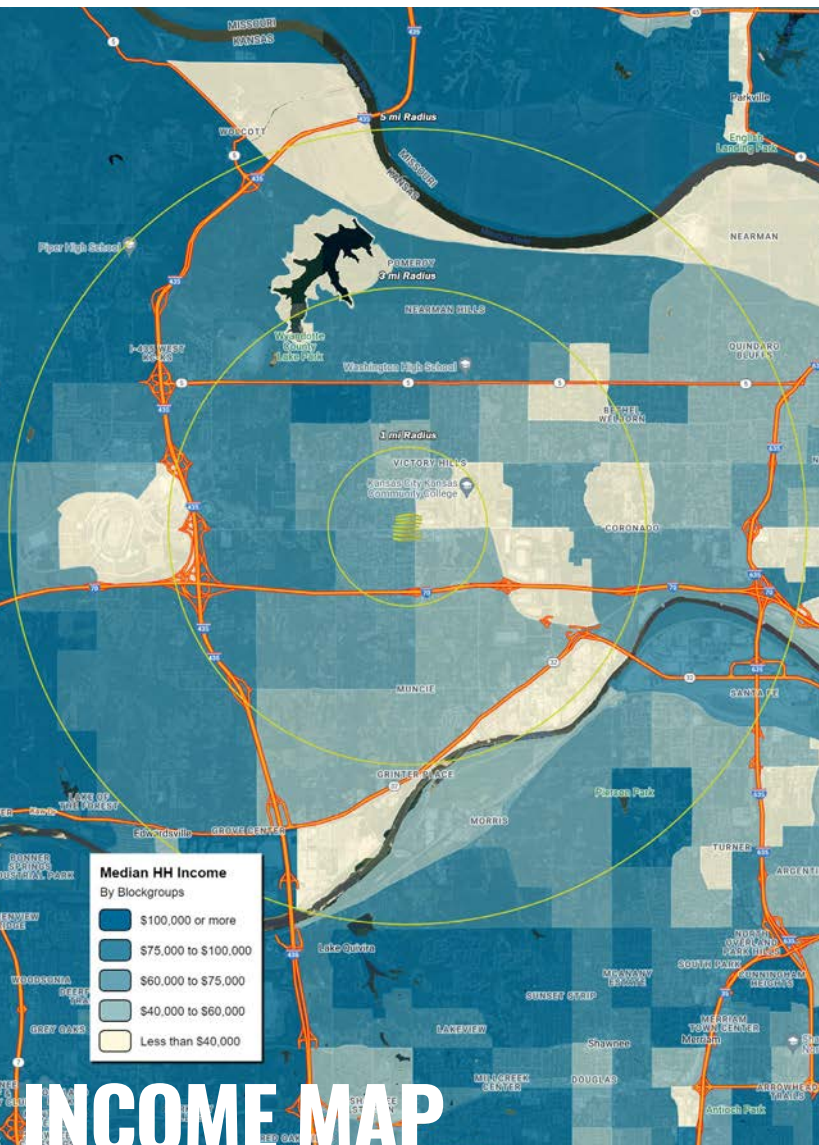
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



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

LOWE'S



PET SMART

five BELOW

DOLLAR TREE

Marshalls

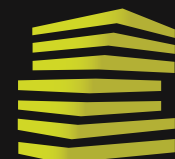
Walgreens

PRICE CHOPPER

BIG LOTS!

ACE
The helpful place.

CITITRENDS

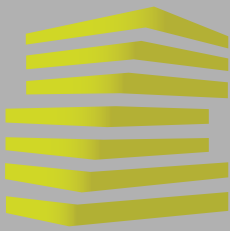


LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



7836 STATE AVE

FLOOR PLAN & DETAILS

ALEX APTER

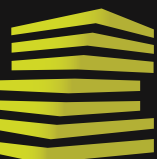
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



- **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**

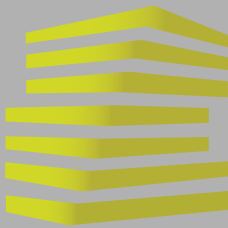


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



7836 STATE AVE

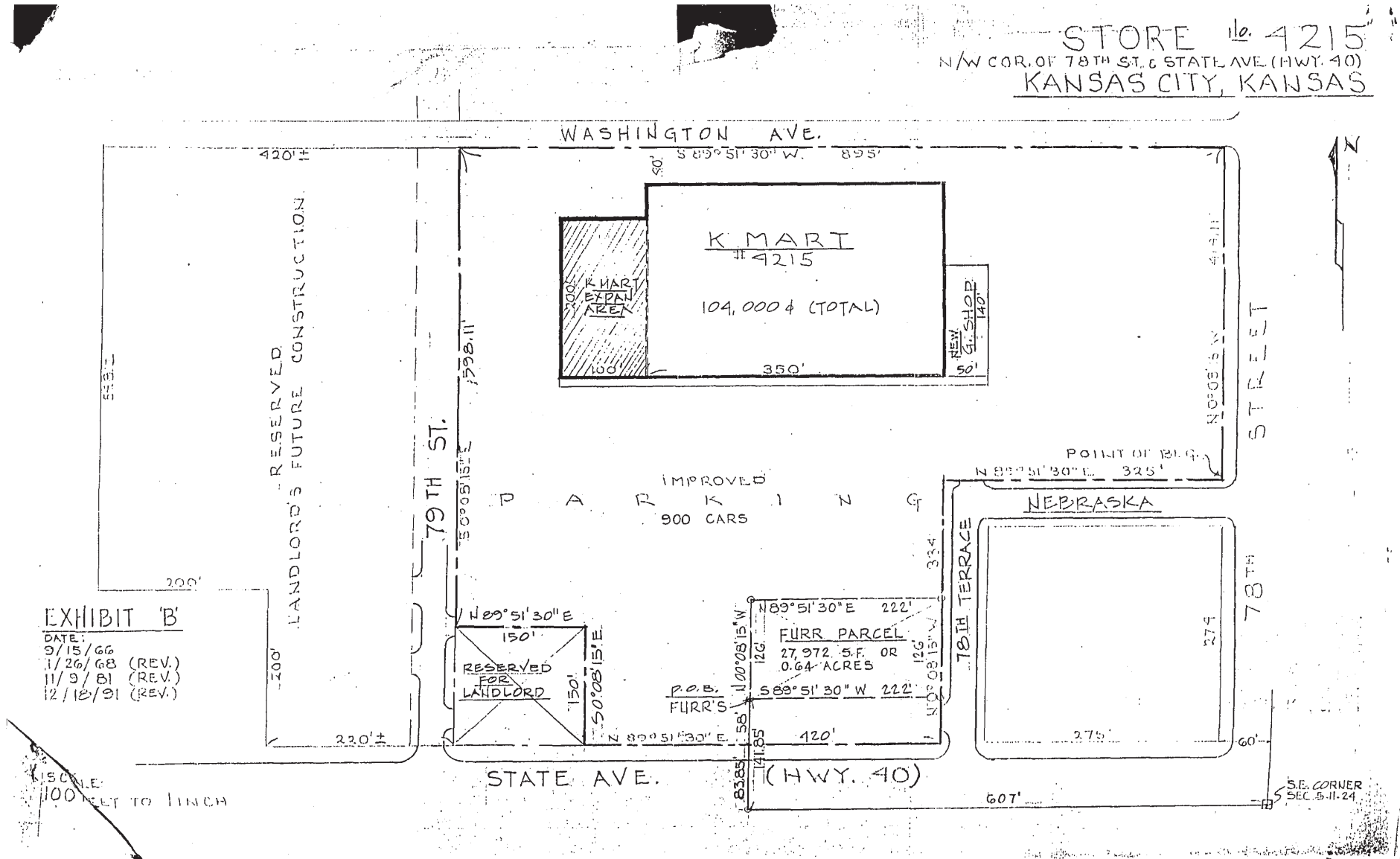
SITE PLAN

ALEX APTER

IAN SILBERMAN

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



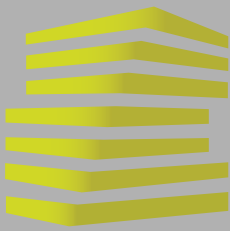
LOCATION.

commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



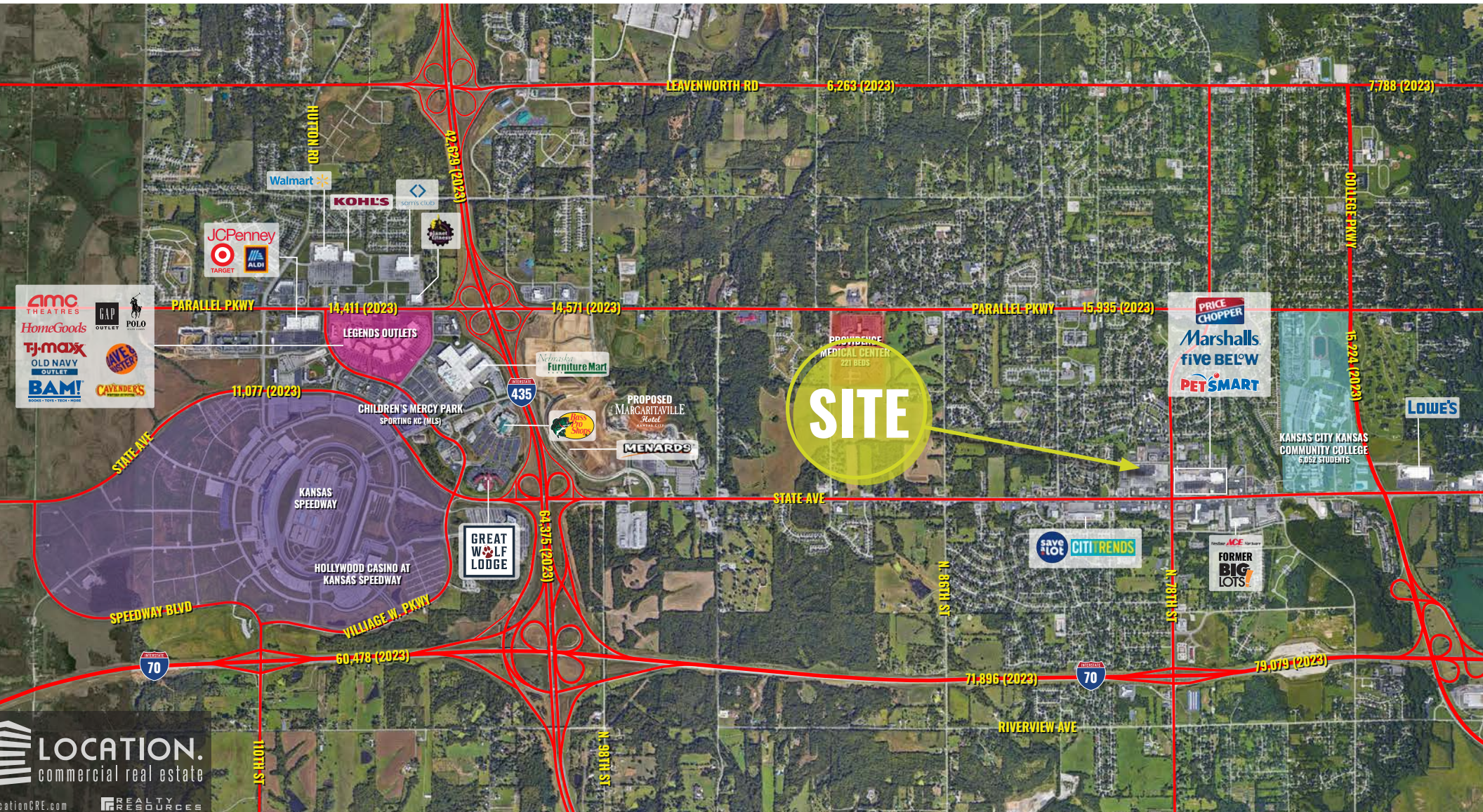
7836 STATE AVE
MARKET AERIAL

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



LOCATION.
commercial real estate
LocationCRE.com REALTY RESOURCES

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

LOCATION.
commercial real estate