



For Lease



For more information please contact:

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Senior Broker

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For Lease



PROPERTY SUMMARY

Available SF:	2,800 - 60,000 SF
Lease Rate:	\$11.00 - 15.00 SF/yr (NNN)
Lot Size:	14.6 Acres
Building Size:	164,000 SF
Zoning:	Commercial
Market:	Kansas City
Sub Market:	Leawood
Cross Streets:	W 135th St

PROPERTY OVERVIEW

Great retail space for lease in KansasCity / Leawood area. NNN = \$3.50.

Owner/Agent

PROPERTY HIGHLIGHTS

- Great Visibility.
- High Traffic Area.
- Easy Access.
- Shadow anchored by Walmart, Target, Lowe's.
- 775 Parking Spaces.

State Line Point



13601 WASHINGTON ST, KANSAS CITY, MO 64145

AVAILABLE SPACES

For Lease

- LEASE TYPE** | NNN - \$3.50
- TOTAL SPACE** | 2,800 - 60,000 SF
- LEASE TERM** | 36 to 60 months
- LEASE RATE** | \$11.00 - \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
13617	Available	20,000 - 60,000 SF	NNN	\$11.00 SF/yr	
13601	Available	2,800 SF	NNN	\$15.00 SF/yr	
13605	Available	5,600 SF	NNN	\$15.00 SF/yr	

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SITE PLAN

For Lease



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





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ADDITIONAL PHOTOS

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TRAFFIC COUNT MAP



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SITE

Map data ©2021

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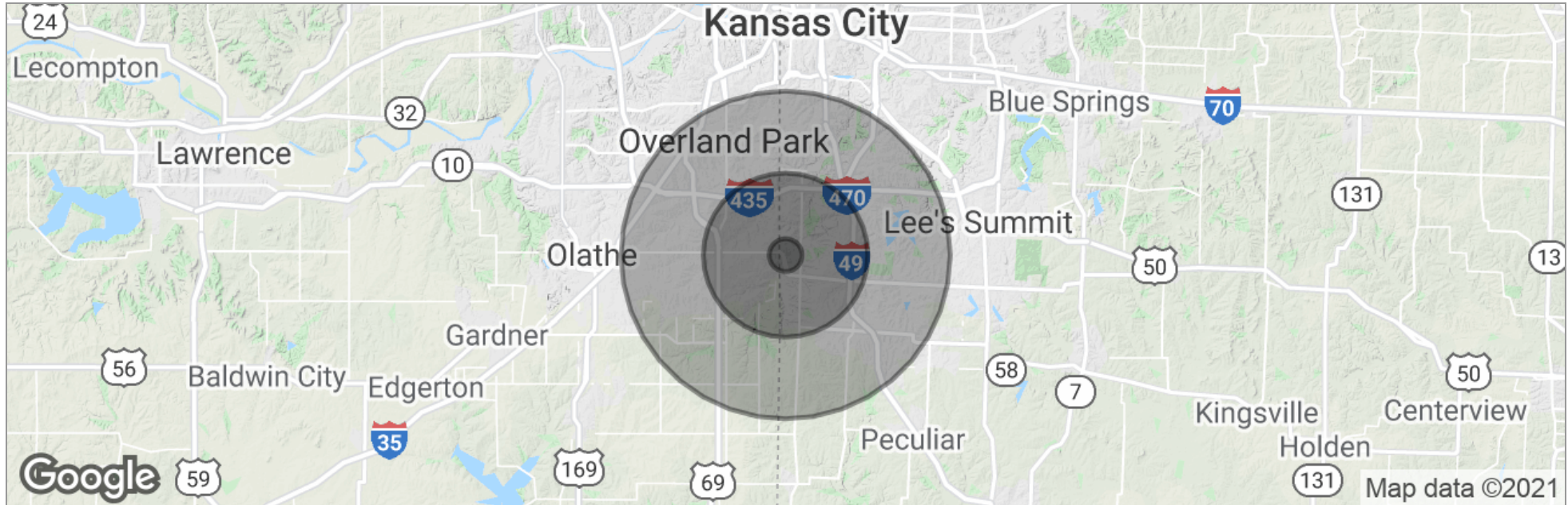
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,637	115,150	538,154
MEDIAN AGE	38.4	40.7	38.0
MEDIAN AGE (MALE)	36.4	38.8	36.6
MEDIAN AGE (FEMALE)	40.0	42.3	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	932	46,472	221,428
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$126,701	\$108,740	\$87,389
AVERAGE HOUSE VALUE	\$377,046	\$344,654	\$257,375

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	1 Mile	5 Miles	10 Miles
Total Population	2,637	115,150	538,154
Population Density	839	1,466	1,713
Median Age	38.4	40.7	38.0
Median Age (Male)	36.4	38.8	36.6
Median Age (Female)	40.0	42.3	39.2
Total Households	932	46,472	221,428
# of Persons Per HH	2.8	2.5	2.4
Average HH Income	\$126,701	\$108,740	\$87,389
Average House Value	\$377,046	\$344,654	\$257,375

* Demographic data derived from 2010 US Census



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DAVID HAVENS

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EDUCATION

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Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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ADVISOR BIO

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EDUCATION

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MEMBERSHIPS

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