

12416 S US HWY 71 - TURNKEY RESTAURANT

GRANDVIEW, MO 64030



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12416 S US HWY 71, GRANDVIEW, MO

- Former Restaurant Available for Lease
- 4,330 SF Freestanding Building along Hwy 71 (84,918 cars/day)
- Fronting Truman's Marketplace featuring Price Chopper, TJ Maxx, Petco, Ross Dress for Less, Burlington, etc.
- Ample Parking: 80 Surface Spaces
- \$22.00/SF NNN



The information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation 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. 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. © 2019

AERIAL - 12416 S US HWY 71, GRANDVIEW, MO



TOTAL POPULATION |

1 Mile: 8,212 3 Miles: 47,622 5 Mile: 105,075



AVG HOUSEHOLD INCOME |

1 Mile: \$49,333 3 Mile: \$55,955 5 Mile: \$73,553



DAYTIME POPULATION |

1 Mile: 5,740 3 Mile: 20,781 5 Mile: 44,011

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