



LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT



## A LAND INVESTMENT OPPORTUNITY

123rd & Blue Valley Parkway, Overland Park, KS

FOR SALE | SUBJECT TO OFFER



LS COMMERCIAL REAL ESTATE SERVICES, INC.

BROKERAGE ♦ MANAGEMENT



## BLUE VALLEY 23RD STREET

1528 EAST 23RD STREET. INDEPENDENCE, MISSOURI

6,560 SF



### PROPERTY OVERVIEW

1528 East 23rd Street in the heart of Independence. Near the Salvation Army Family Store, Starbucks, O'Reilly Auto Parts, Hy-Vee, Red Racks, Tractor Supply. Excellent Accessibility and Visibility. Prim Income and Population Market.

### PROPERTY HIGHLIGHTS

In The Heart of Independence

Walking Distance to Shops, Restaurants, etc

30,000+ cars per day

Within ONE MILE of Independence Medical Center

Adjacent to Walgreen's Drug Center

### PROPERTY SUMMARY

Lease Price: Upon Request

SF: 6,560 SF

Property Type: Retail

Building Class: C

Zoning: CP-2

## CONFIDENTIAL OFFERING MEMORANDUM

PRESENTED BY:

**JOHN SMITH**

Director Of Industrial Brokerage

913.681.5888

smith@lscr.com



## Executive Summary



### BLUE VALLEY 23RD STREET

1528 EAST 23RD STREET, INDEPENDENCE, MO  
6,560 SF



#### PROPERTY OVERVIEW

1528 East 23rd Street in the heart of Independence. Near the Salvat Army Family Store, Starbucks, O'Reilly Auto Parts, Hy-Vee, Red Rack Tractor Supply. Excellent Accessibility and Visibility. Prim Income ar Population Market.

#### PROPERTY HIGHLIGHTS

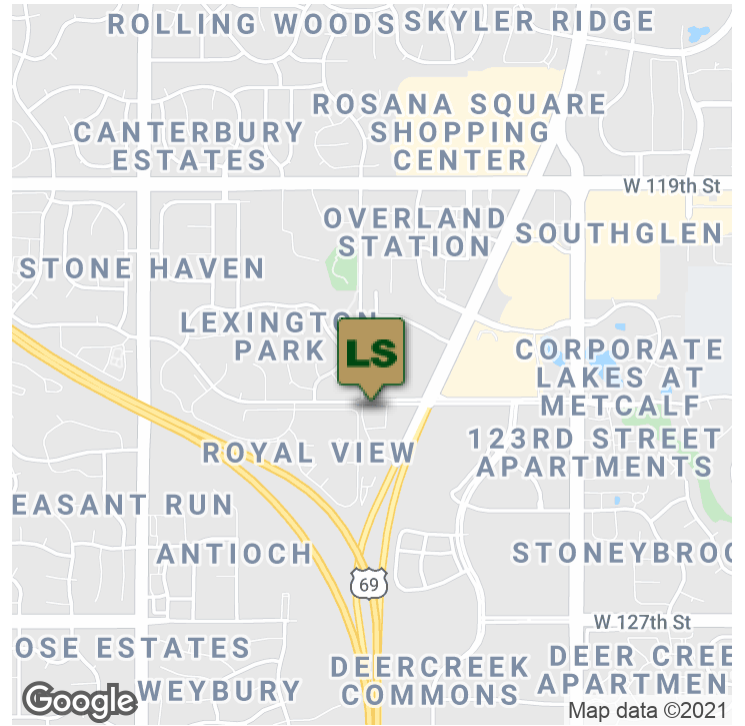
- In The Heart of Independence
- Walking Distance to Shops, Restaurants, etc
- 30,000+ cars per day
- Within ONE MILE of Independence Medical Center
- Adjacent to Walgreen's Drug Center

#### PROPERTY SUMMARY

Offer: Upon Request  
Size: 6,560 SF  
Type: Retail  
Class: C  
Zoning: CP-2

ITH  
888  
r.com

BRENT VANCE  
913.681.5888  
vance@lsr.com



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.88 Acres
Price / Acre:	-
Zoning:	CP-2
Traffic Count:	40,000

### PROPERTY OVERVIEW

Located in one of the most active regional retail districts in the KC metro area, Blue Valley Commons has a .884 and .92 acre lots.

The land sits next to a successful, and highly visited car wash, and Fairfield Inn. Adjacent to the land is a Target and Costco. Other retailers include; OfficeMax, Burlington Coat Factory, Price Chopper, Best Buy, Kohl's and also note St. Luke's South Medical Center. The site is located in a high income and densely populated area. The site has 100,000 cars passing per day on Blue Valley Parkway, and another 40,000 cars passing per day on 123rd Street.

### PROPERTY HIGHLIGHTS

- Ready for Vertical Construction
- All Utilities are in Place
- Land is Level
- Street Access is in Place
- High Income Area
- Located Minutes from 69 Highway



Additional Photos

123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213  
0.88 Acres



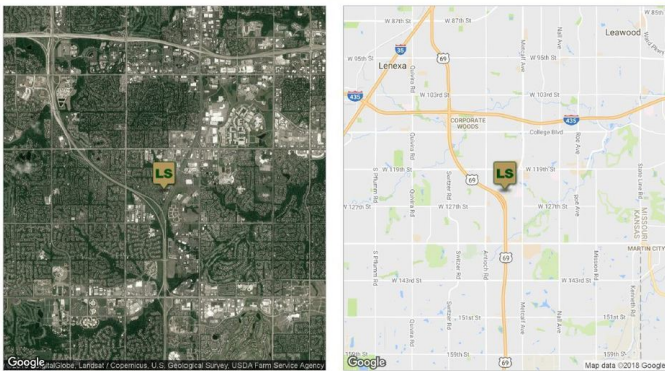
JOHN KEMITH

123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213  
0.88 Acres



JOHN KEMITH

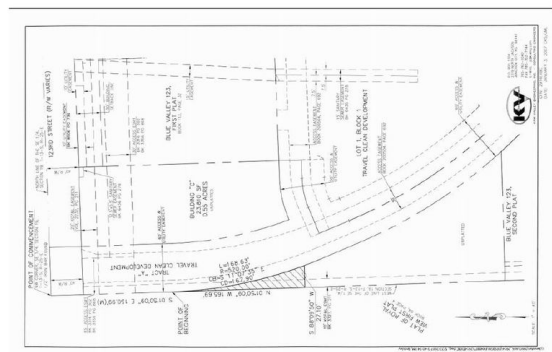
123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213  
0.88 Acres



Google Maps/ Landsat / CosmoBus, U.S. Geological Survey, USDA Farm Service Agency

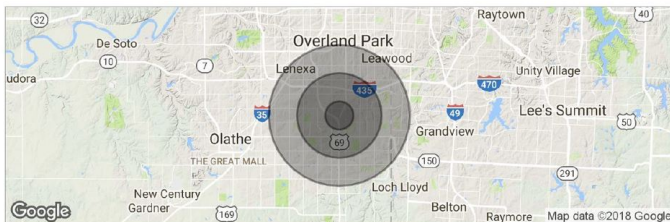
Google Maps data ©2018 Google

123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213  
0.88 Acres



JOHN KEMITH

123RD & BLUE VALLEY PARKWAY, OVERLAND PARK, KS 66213  
0.88 Acres



	1 Mile	3 Miles	5 Miles
Total Population	9,712	78,138	218,405
Population Density	3,091	2,764	2,781
Median Age	37.1	39.7	39.6
Median Age (Male)	37.9	39.0	38.5
Median Age (Female)	36.6	40.7	40.4
Total Households	4,384	33,062	88,748
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$90,976	\$107,188	\$107,868
Average House Value	\$301,264	\$294,019	\$280,554

\* Demographic data derived from 2010 US Census

1528 E. 23RD STREET , INDEPENDENCE, MO 64055  
6,560 SF

	1 MILE	3 MILES	5 MILES
Total households	5,462	28,844	50,313
Total persons per hh	2.5	2.4	2.4
Average hh income	\$49,489	\$52,278	\$54,503
Average house value	\$138,970	\$129,716	\$132,529

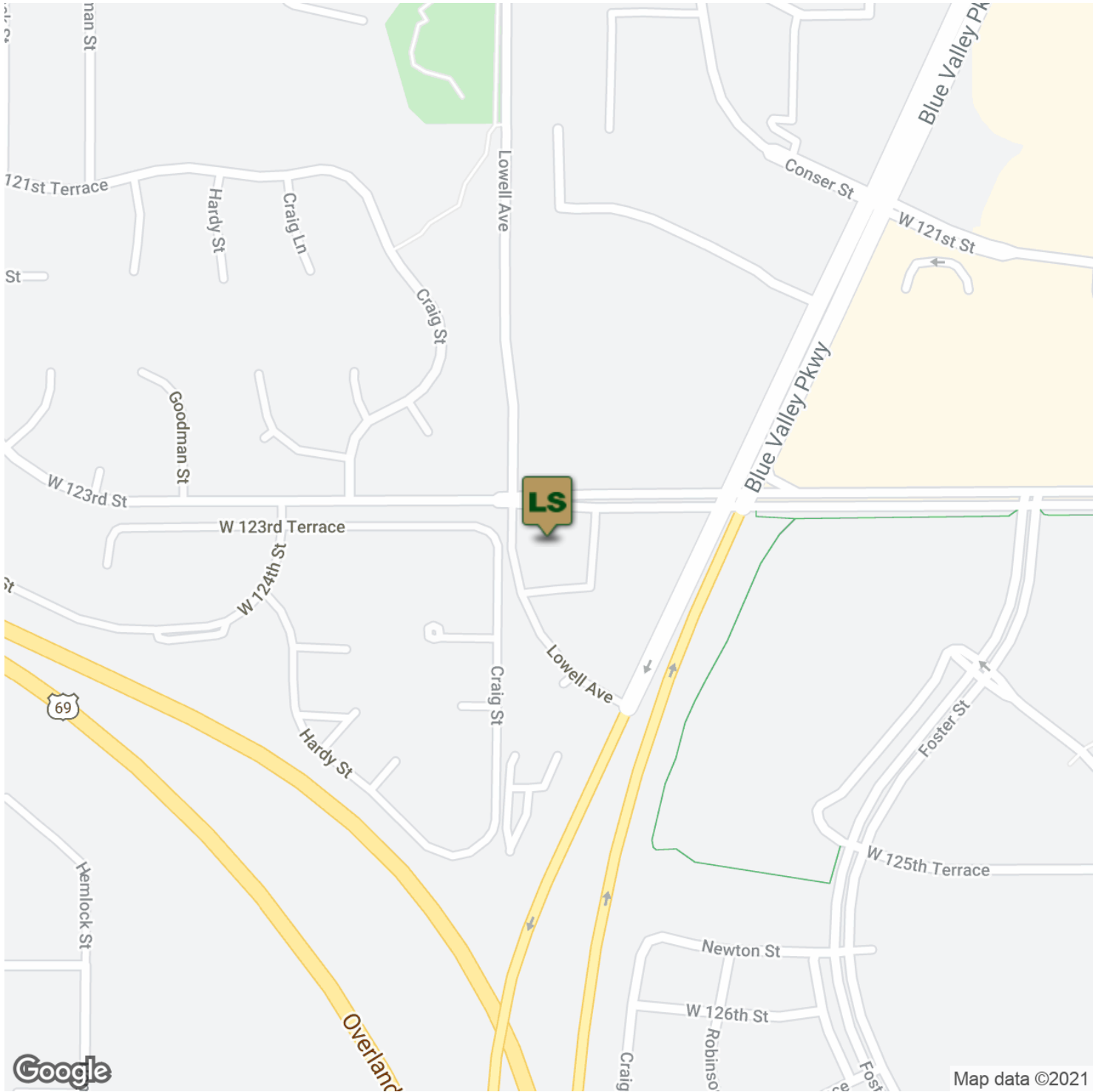
  

	1 MILE	3 MILES	5 MILES
Total population	8,533	70,206	143,996
Median age	37.5	39.3	39.1
Median age (male)	36.4	38.5	38.1
Median age (female)	39.0	39.9	39.9

\* Demographic data derived from 2010 US Census

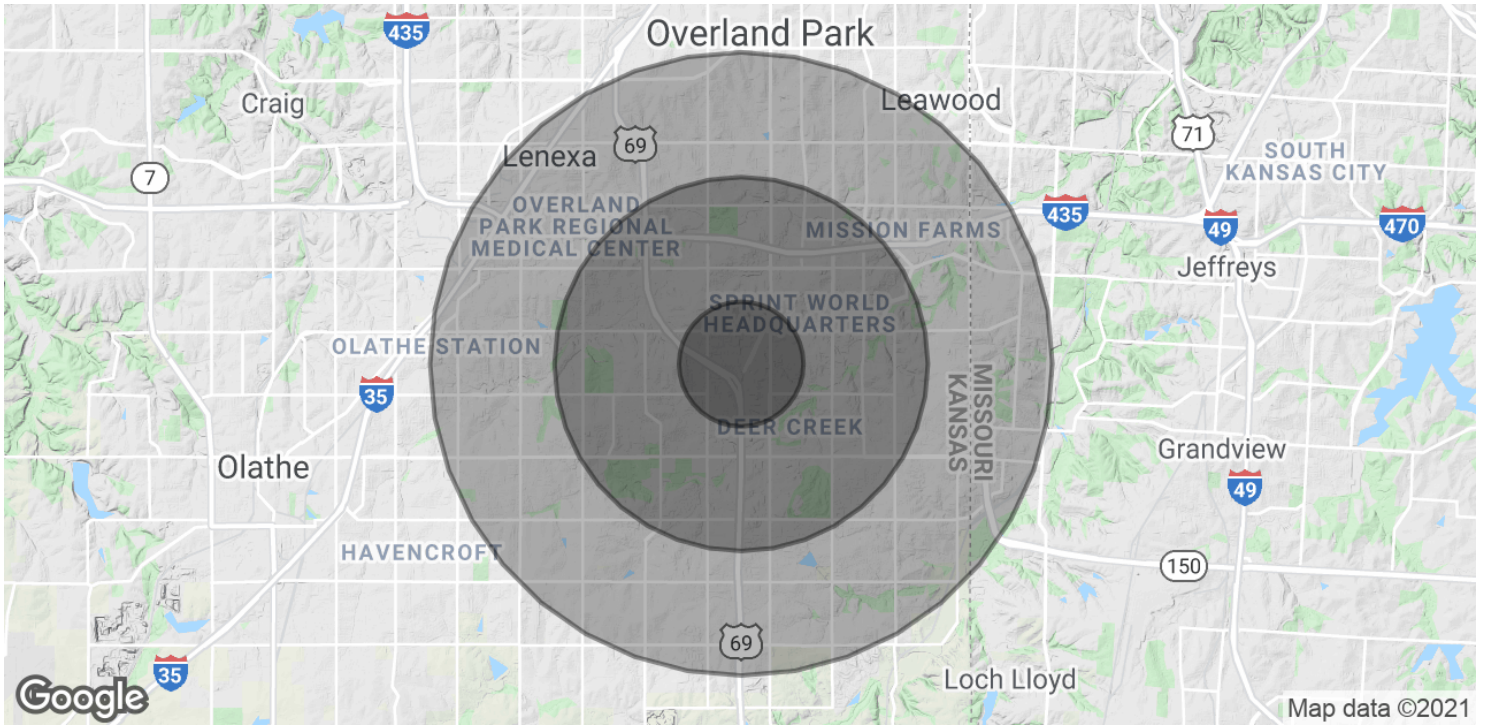


Location Map





## Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,712	78,138	218,405
Average age	37.1	39.7	39.6
Average age (Male)	37.9	39.0	38.5
Average age (Female)	36.6	40.7	40.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,384	33,082	88,748
# of persons per HH	2.2	2.4	2.5
Average HH income	\$90,976	\$107,188	\$107,868
Average house value	\$301,264	\$294,019	\$280,554

\* Demographic data derived from 2010 US Census

