

RETAIL SPACE FOR LEASE - PAD SITE FOR SALE

1,253 to 3,217 Sq Ft Retail Space Available



Sherrydale Shopping Center SWC of Highway 152 & N. Oak Trafficway, Kansas City, Missouri



Estimated Population
114,166

Average Household Income
\$81,951

Five Mile Radius

- Potential end cap drive-thru
- Pad site ideal for fast food
- Proposed monument sign along exit ramp to N. Oak Trafficway
- Outstanding access and visibility to from Highway 152
- Intersection carries over 56,000 cars per day

BLOCK & COMPANY, INC., Realtors 816.753.6000
In the Skelly Building on the Country Club Plaza
605 West 47th Street, Suite 200, Kansas City, Missouri 64112

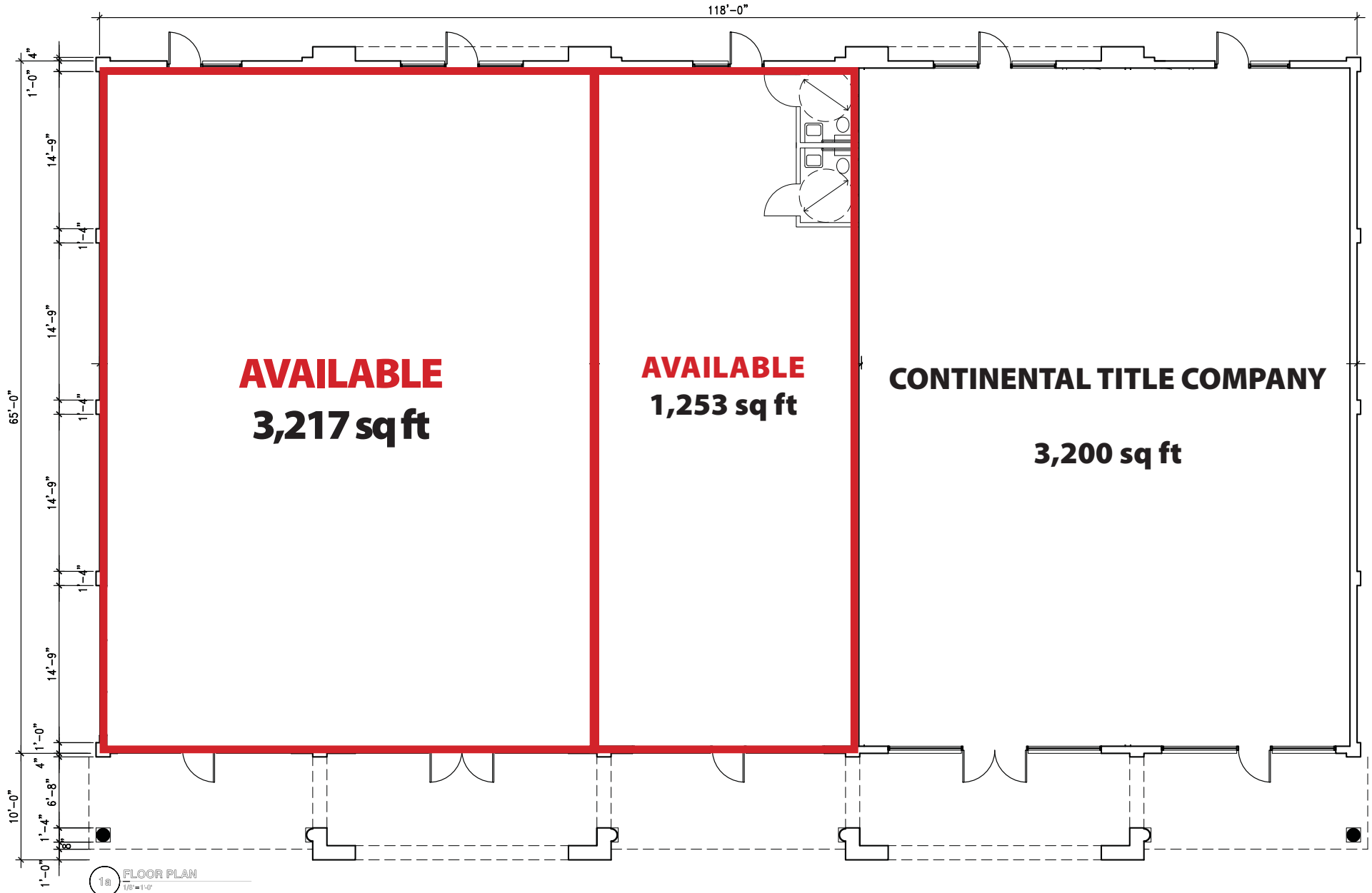
For Information Contact:

Jody Minder
816.916.4039
jminder@blockandco.com

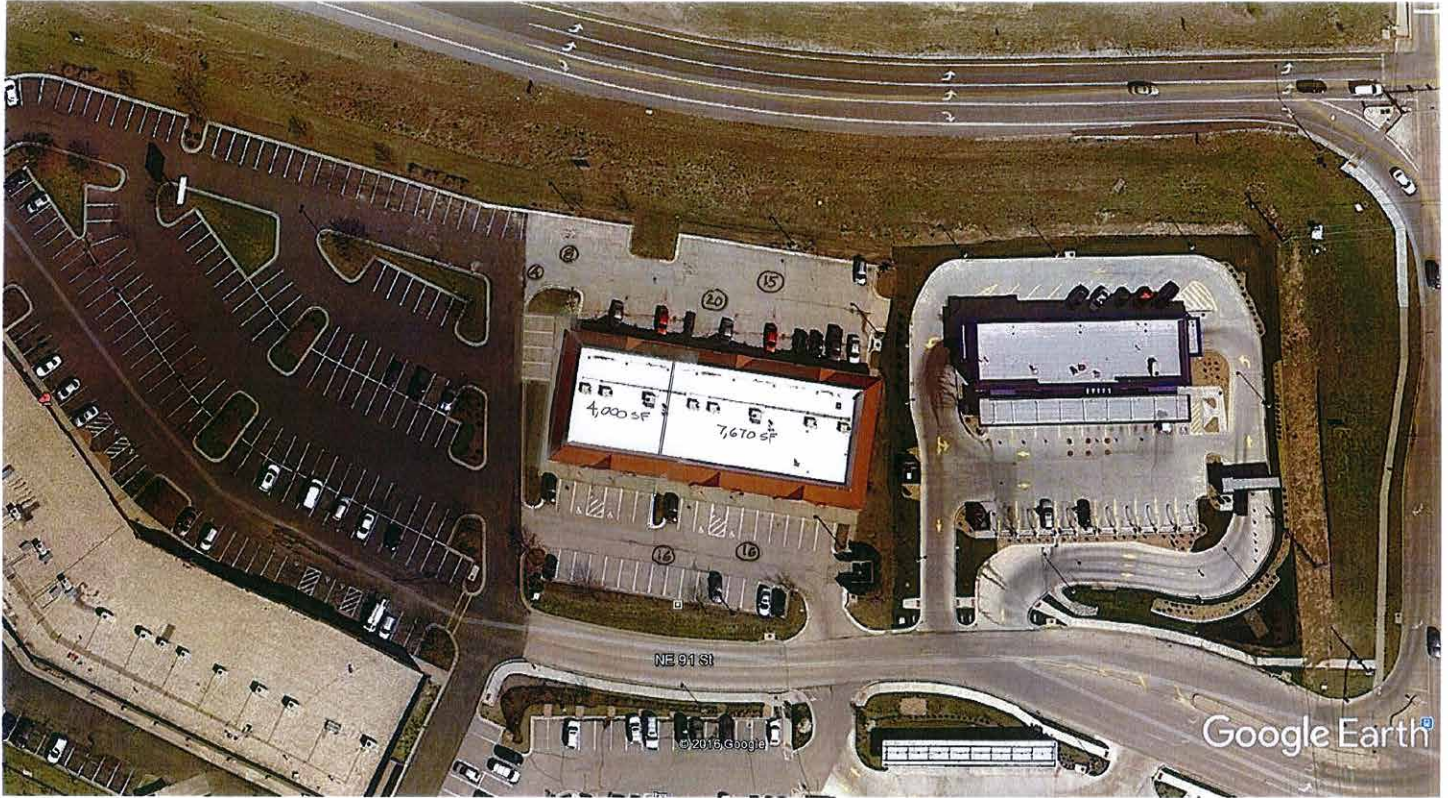
Highway 152 & N. Oak Trafficway, Kansas City, Missouri



Highway 152 & N. Oak Trafficway, Kansas City, Missouri



Proposed Expansion Plan Highway 152 & N. Oak Trafficway, Kansas City, Missouri



Google Earth

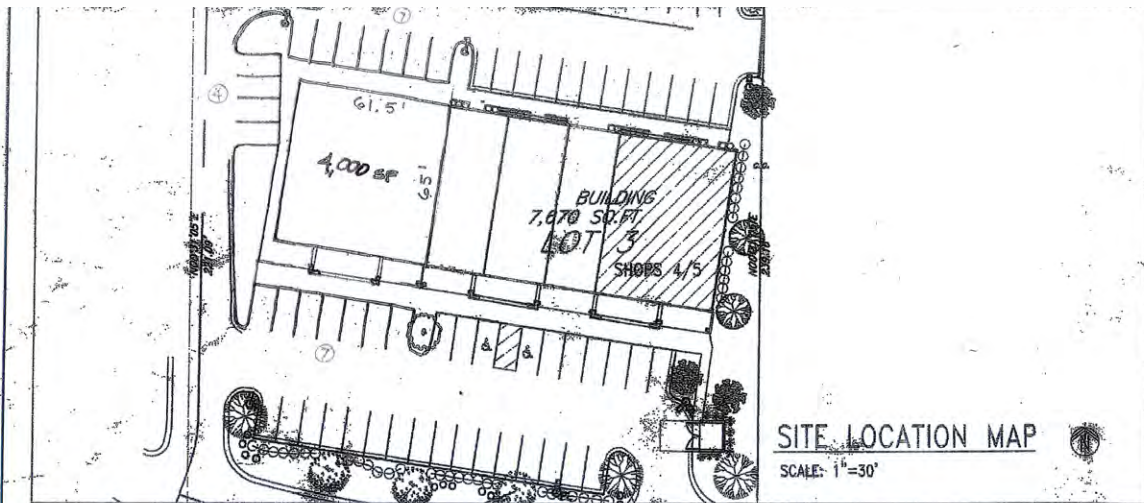
feet
meters

100

600

SHERY DALE 4,000 SF EXPANSION

9-20-16



SITE LOCATION MAP

SCALE: 1"=30'

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
			NORTH	EAST	SOUTH	WEST	MAT'L	HEIGHT	
SALES FLOOR	VET	4" VERTL	PAINT	PAINT	PAINT	PAINT	EXP STRUCL	-	
TOILEY ROOM	VET	6" CONCR	PAINT	PAINT	PAINT	PAINT	DRYPWALL	6'-0"	PAINTED - 2 PARTS 2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100
PHONE/BATH	VET	4" VERTL	PAINT	PAINT	PAINT	PAINT	ROCK	6'-0"	

01 DOOR SCHEDULE

ZONING DISTRICT - CP-2
 RETAIL SPACE - 3000 SQ.FT.
 CONSTRUCTION TYPE - VB
 OCCUPANCY - "M"

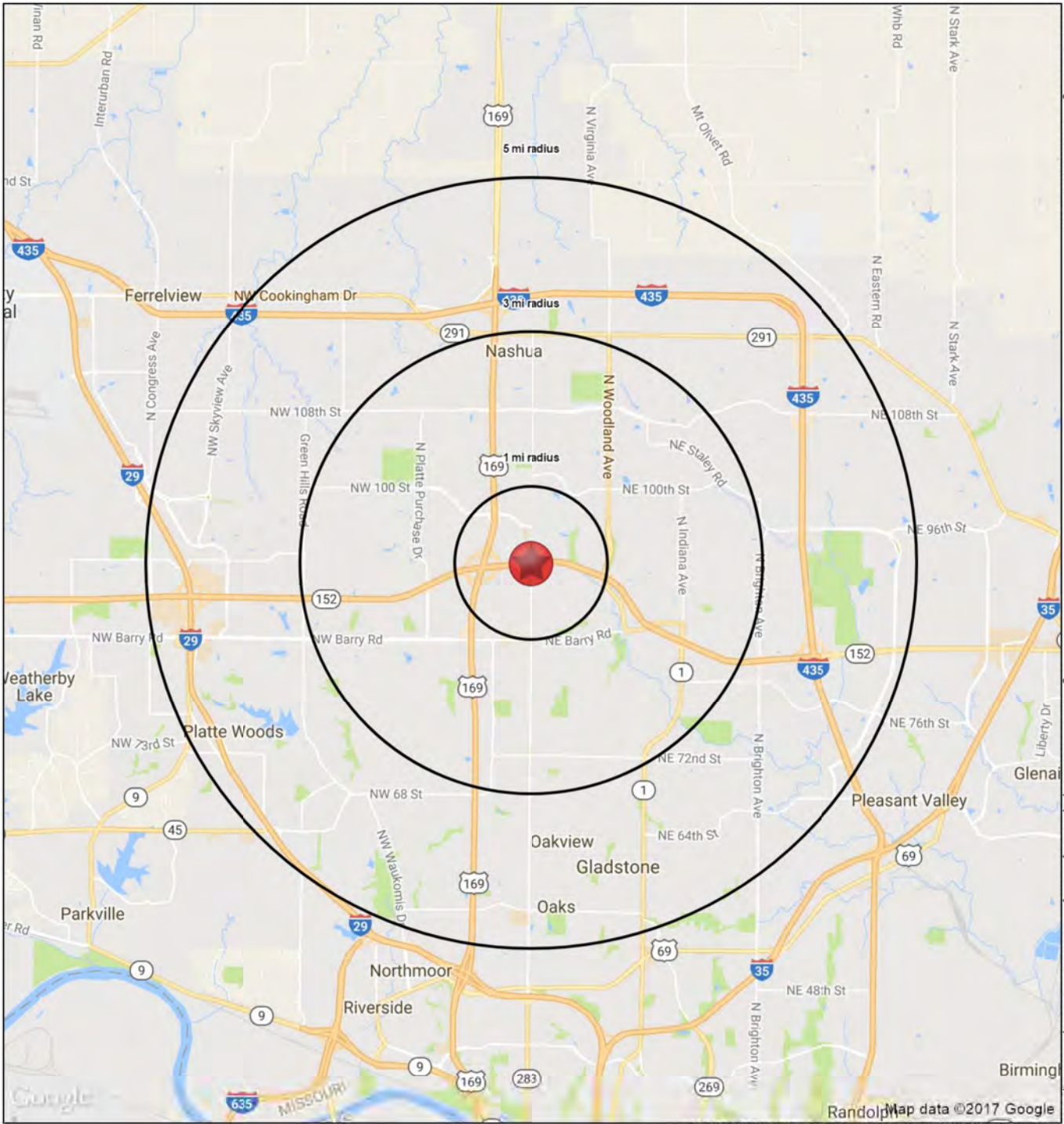
- CODES:
- 2003 INTERNATIONAL BUILDING CODE
 - 2003 INTERNATIONAL FUEL GAS CODE
 - 2003 INTERNATIONAL MECHANICAL CODE
 - 2002 NATIONAL ELECTRICAL CODE
 - 2003 UNIFORM PLUMBING CODE



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

Lat: 39.29086 Long: -94.97570 Zoom: 13.72 mi

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152 Highway & N. Oak Trafficway

Kansas City, MO 64155

May 2017

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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.2607/-94.5757

RS1

152 Highway & N. Oak Trafficway		1 mi radius	3 mi radius	5 mi radius
Kansas City, MO 64155				
POPULATION	2017 Estimated Population	7,805	52,616	114,166
	2022 Projected Population	8,136	55,141	120,261
	2010 Census Population	7,455	48,466	106,466
	2000 Census Population	6,175	35,694	86,719
	Projected Annual Growth 2017 to 2022	0.8%	1.0%	1.1%
	Historical Annual Growth 2000 to 2017	1.6%	2.8%	1.9%
	2017 Median Age	35.8	37.3	38
HOUSEHOLDS	2017 Estimated Households	3,002	21,218	47,417
	2022 Projected Households	3,136	22,223	49,867
	2010 Census Households	2,873	19,521	44,106
	2000 Census Households	2,355	14,075	35,632
	Projected Annual Growth 2017 to 2022	0.9%	0.9%	1.0%
	Historical Annual Growth 2000 to 2017	1.6%	3.0%	1.9%
RACE AND ETHNICITY	2017 Estimated White	83.9%	84.2%	82.0%
	2017 Estimated Black or African American	7.7%	7.6%	8.5%
	2017 Estimated Asian or Pacific Islander	2.7%	2.7%	3.3%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2017 Estimated Other Races	5.3%	5.1%	5.7%
	2017 Estimated Hispanic	7.4%	7.2%	7.6%
INCOME	2017 Estimated Average Household Income	\$92,942	\$83,820	\$81,951
	2017 Estimated Median Household Income	\$81,870	\$75,960	\$72,379
	2017 Estimated Per Capita Income	\$35,750	\$33,843	\$34,060
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.9%	1.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.4%	5.0%	4.7%
	2017 Estimated High School Graduate	23.7%	24.9%	25.2%
	2017 Estimated Some College	25.9%	24.4%	24.0%
	2017 Estimated Associates Degree Only	8.0%	8.9%	8.7%
	2017 Estimated Bachelors Degree Only	24.1%	23.7%	23.4%
	2017 Estimated Graduate Degree	13.7%	11.2%	12.1%
BUSINESS	2017 Estimated Total Businesses	240	1,224	3,151
	2017 Estimated Total Employees	2,450	13,105	33,189
	2017 Estimated Employee Population per Business	10.2	10.7	10.5
	2017 Estimated Residential Population per Business	32.5	43.0	36.2

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