



Absolute Triple Net Lease Investment Sale

Patio Restaurant & Lounge | I-70 & I-470 | 19700 E. Valley View Pkwy
Independence, Missouri | A Greater Kansas City Suburb



TRIPLE NET LEASE INVESTMENT SALE

NEW LISTING! | FIRST TIME ON THE MARKET!

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,954	49,592	128,800
Avg. Household Income	\$66,118	\$88,901	\$86,511

- Approximately 6,269 sq ft building on 1.65 acres of land
- Initial 7 year lease term in 2023 with two 5 year options
- Located across from Independence Events Center, a regional draw, plus Independence Center Mall and surrounding major shopping/dining destination areas
- Other surrounding tenants include Bass Pro Shop, Costco, Lowe's, Carmax, Hobby Lobby, Best Buy, Menard's, Macy's, Dick's, Walmart Supercenter, Target, PetSmart, Sam's Club, Dillards, Starbucks, AMC Theaters, and more
- Excellent visibility and signage to I-70, with a large parking lot
- High traffic counts and strong demographics

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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NEIGHBORING TENANTS





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SURROUNDING TENANTS

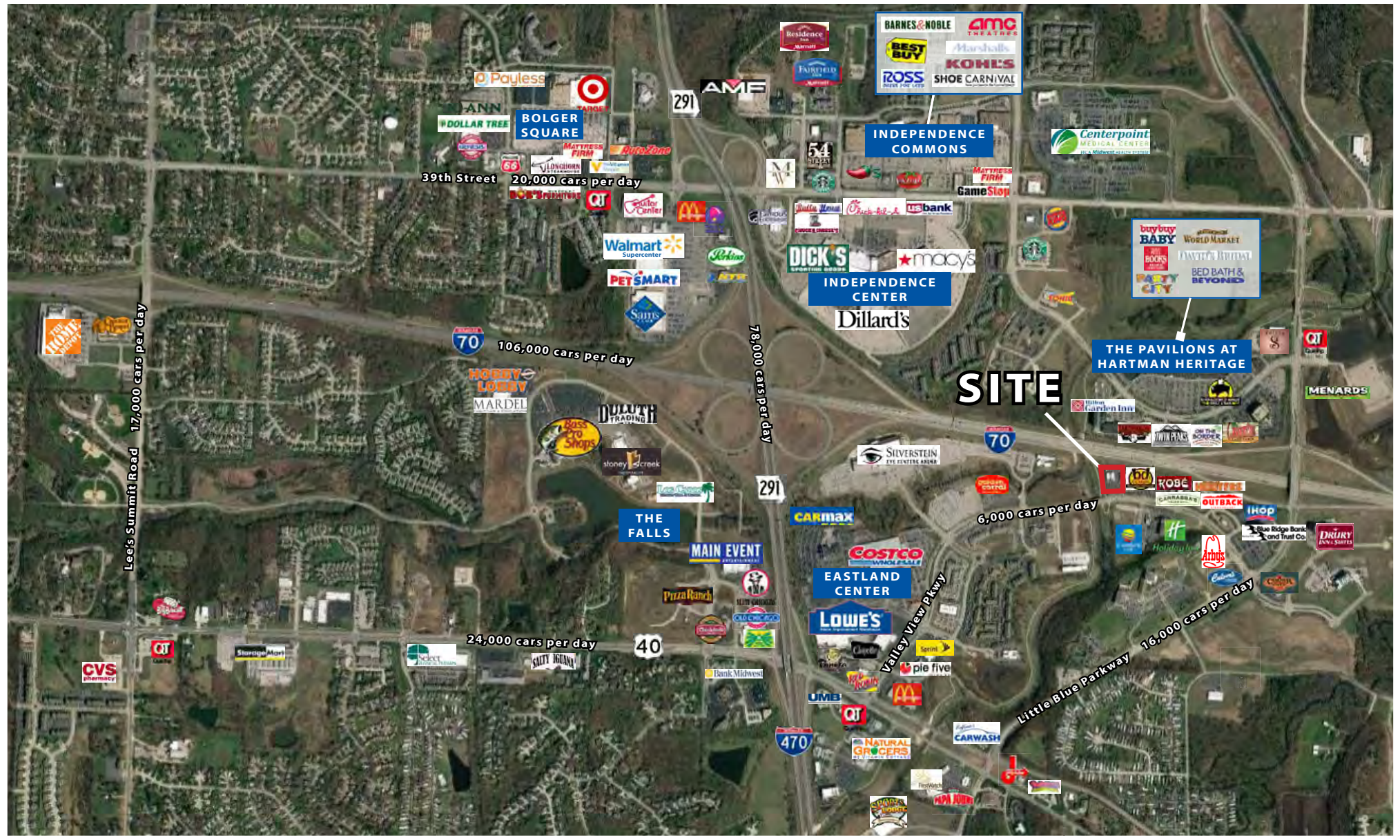




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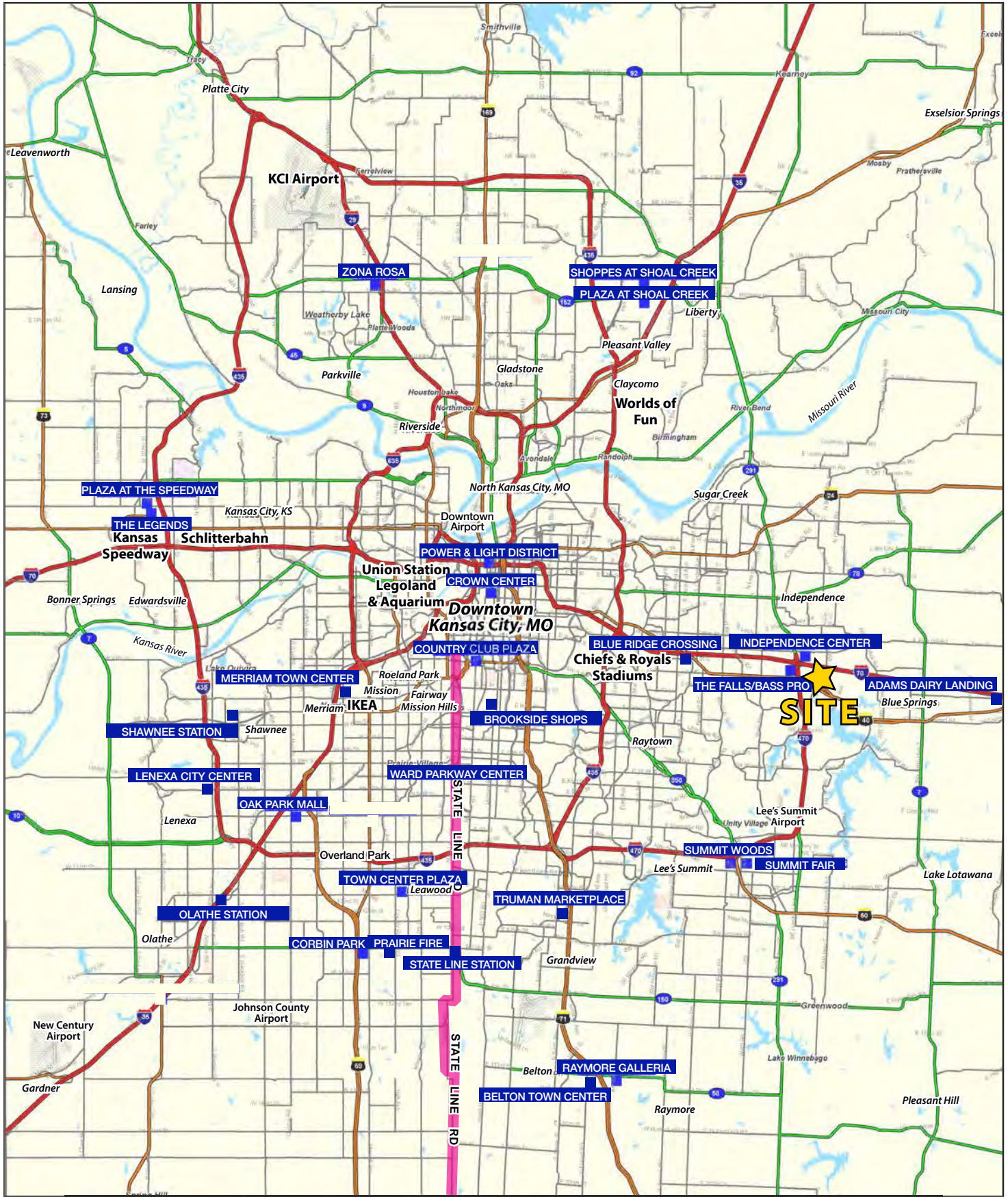
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