

RETAIL SPACE FOR LEASE



8312-8320 E. 171ST STREET

BELTON, MO 64012



BLOCK & COMPANY, INC., REALTORS

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PROPERTY OVERVIEW

- » 1,580 SF in-line space available - FOR LEASE
- » Under new ownership - planned renovation
- » Great visibility on main thoroughfare for Raymore and Belton
- » Shadow anchored by Walmart, Sam's Club, and Lowe's
- » Excellent access to I-49



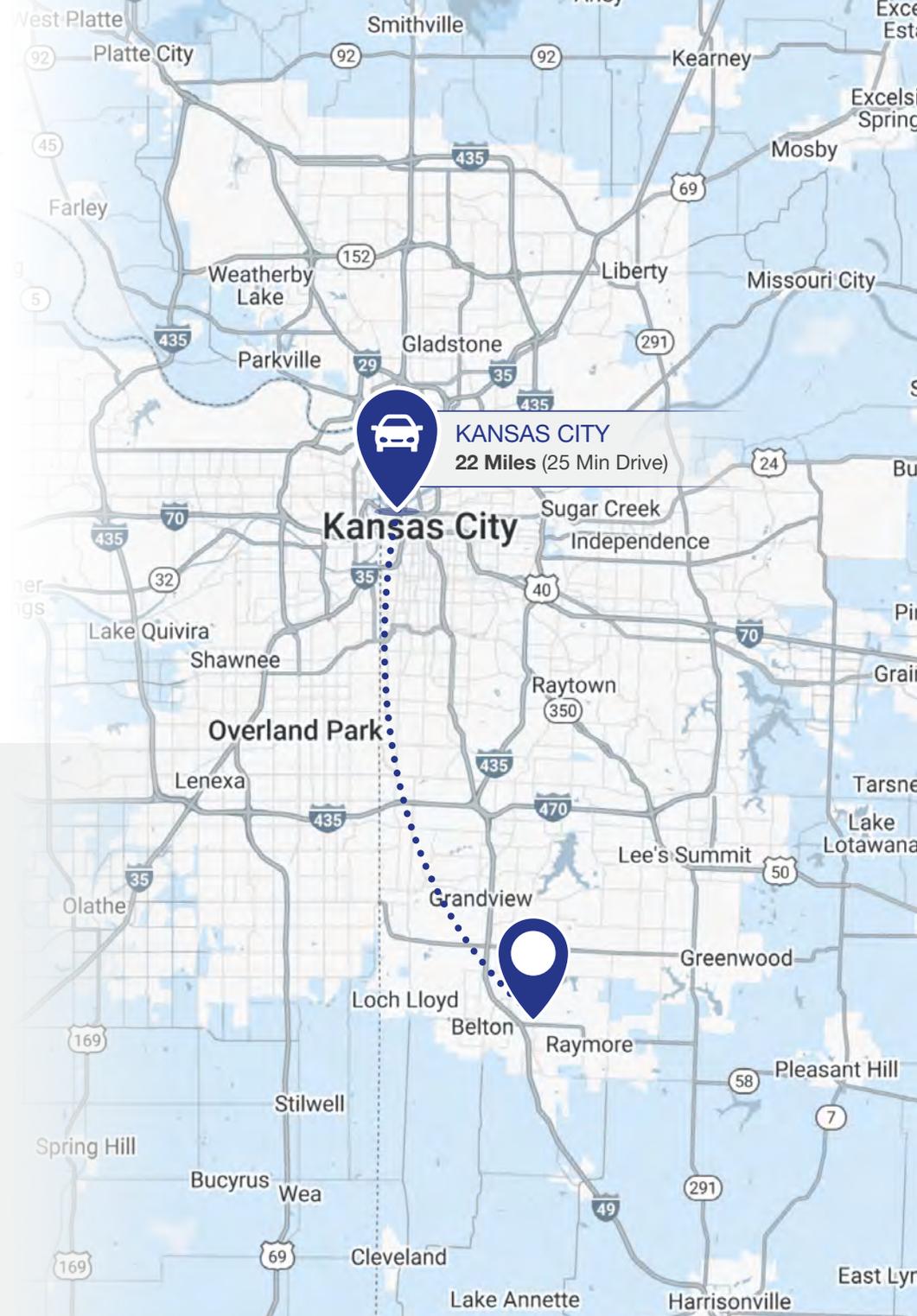
\$25/SF NNN
LEASE RATE



1,580 SF
AVAILABLE SPACE



9,500 SF
BUILDING SIZE



PROPERTY PHOTOS



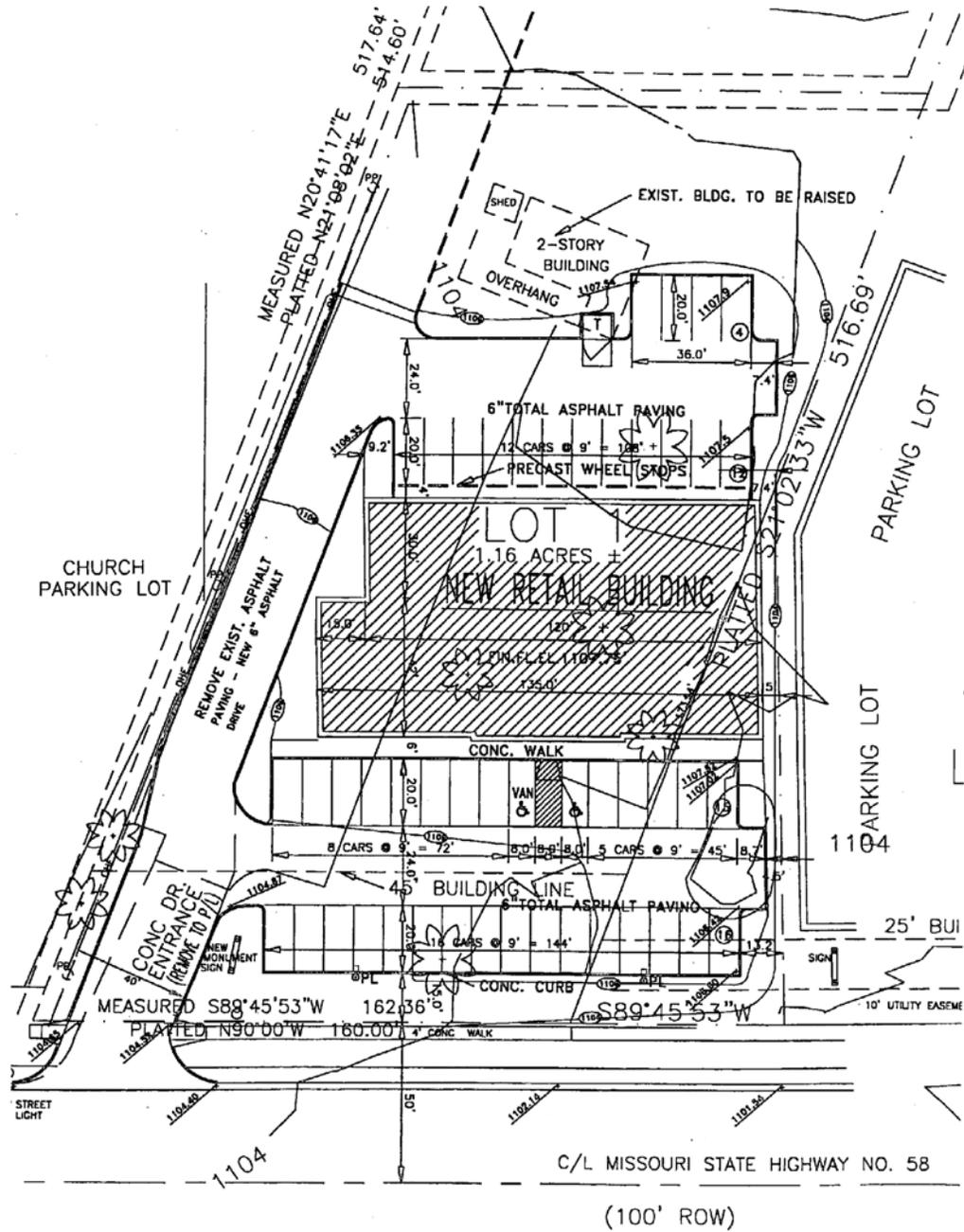
AERIAL MAP



FLOOR PLAN



SITE PLAN



TENANT DESCRIPTION



SKYLARK DENTAL

Skylark Dental is a patient-centered dental practice dedicated to providing high-quality, compassionate care in a comfortable setting. They offer a full range of services, from preventive and cosmetic dentistry to advanced restorative treatments. With a focus on modern technology and personalized treatment plans, Skylark Dental ensures every patient achieves a healthy, confident smile.



LENDNATION

LendNation is a trusted financial services provider offering fast and flexible lending solutions, including payday loans, installment loans, and lines of credit. With a commitment to responsible lending, they help customers access short-term financial assistance to meet their needs. LendNation operates both online and in-store, making financial support easily accessible.



PAPA JOHN'S

Papa John's is a globally recognized pizza chain famous for its high-quality ingredients and signature "Better Ingredients, Better Pizza" philosophy. With a menu featuring fresh, hand-tossed dough, real mozzarella cheese, and premium toppings, Papa John's delivers delicious, satisfying pizzas to customers worldwide through dine-in, carryout, and delivery options.

NEW NAILS
& SPA

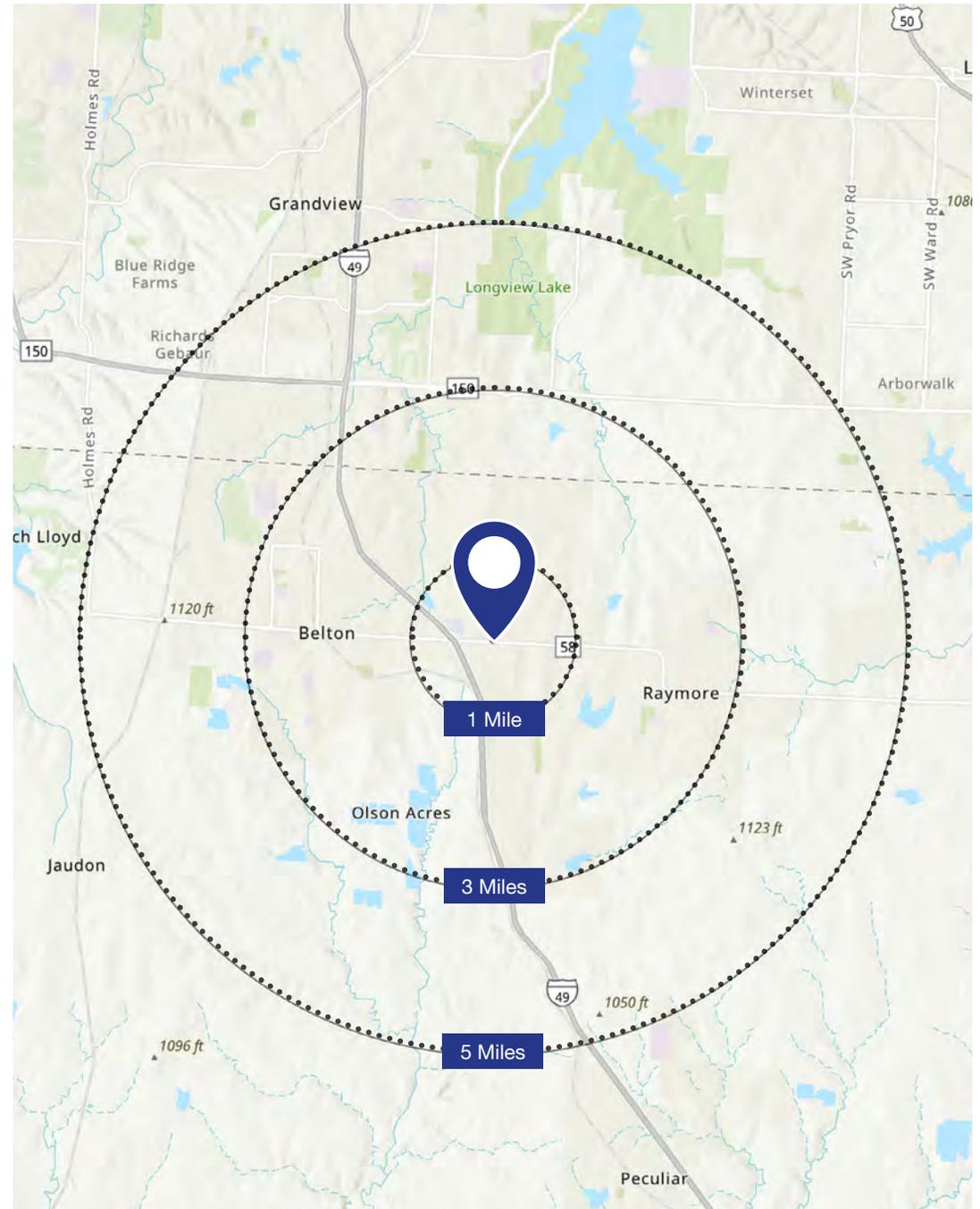
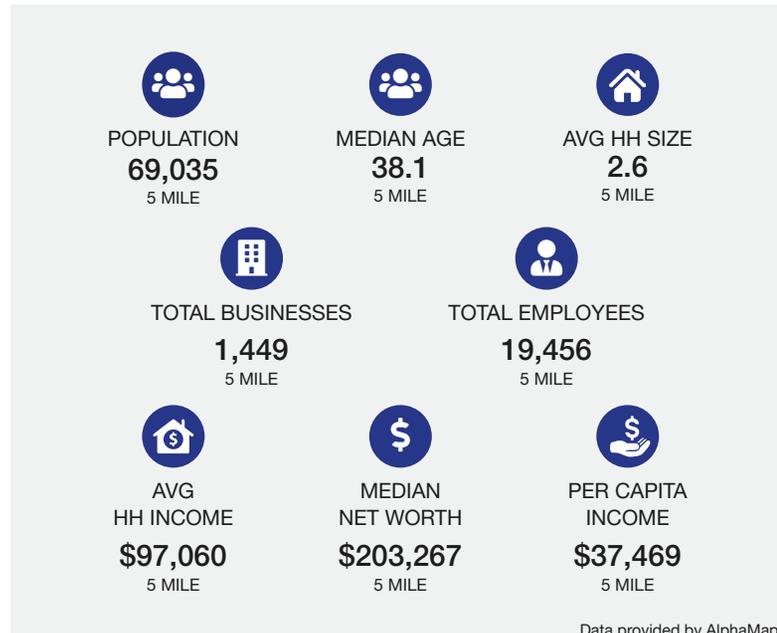


NEW NAILS & SPA

New Nails & Spa is a full-service nail salon offering expert manicure, pedicure, and spa treatments in a relaxing and luxurious environment. Their professional technicians specialize in nail art, acrylics, gel polish, and rejuvenating spa services, ensuring clients leave feeling pampered and refreshed.

DEMOGRAPHICS SUMMARY

2024 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	7,996	50,403	69,035
Households	3,188	19,743	26,642
Families	2,078	13,365	18,318
Average Household Size	2.48	2.54	2.58
Median Age	38.7	38.2	38.1
Median Household Income	\$76,871	\$74,555	\$73,479
Average Household Income	\$99,969	\$98,435	\$97,060
2029 SUMMARY	1 - MILE	3 - MILE	5 - MILE
Population	8,812	53,573	72,339
Households	3,543	21,229	28,259
Families	2,308	14,338	19,386
Average Household Size	2.46	2.51	2.54
Median Age	39.9	39.2	39.0
Median Household Income	\$89,473	\$83,440	\$82,490
Average Household Income	\$114,389	\$112,025	\$110,964



MARKET OVERVIEW



RAYMORE OVERVIEW

The City of Raymore is situated for success and poised for continued growth due to its advantageous location right in the heart of one of the top industry and e-commerce markets across the United States. Here you can reach more than 85% of the US population within TWO days or less

Ease of access to the region's 4 major interstate and commerce routes - I-49, I-70, I-35, and I-29 - regional Class I railways, international and regional airports, in addition to strong, reliable and ever-improving infrastructure, Raymore offers the most logical destination for your next project or expansion.

LOCATION, LOCATION, LOCATION!

Raymore offers the perfect balance of small-town safety and charm with an exceptional school system and a wide range of high-quality housing options, from starter homes to luxury residences. Located just minutes from Kansas City's amenities, it has become one of the fastest-growing communities in Missouri, ranking in the top 10 for growth within the KC Metro area.

BELTON OVERVIEW

Belton offers a prime business location with excellent access to rail, highways (I-49 & I-435), and a growing workforce. It combines the amenities of the Kansas City metro area with small-town charm. The city fosters a supportive business climate through economic development initiatives, networking opportunities, and incentives. A stable housing market, quality schools, and public parks enhance the quality of life, making it attractive for employees. Belton's Economic Development Department prioritizes business retention, expansion, and attraction, ensuring a streamlined experience for businesses looking to start, grow, or relocate.