

FOR SALE OR LEASE



Light Industrial 2400 E 85th Street Kansas City, MO 64132

- Zoning: B3-2
- Building Size: 12,382 SF
- Lot Size: .62 Acres
- 2 Drive-in Doors
- 2 Dock Doors
- 7,800 CPD on E 85th Street

Sale Price: \$285,000.00

Lease Rate: \$3.00 SF Modified Gross

Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind

For More Information Contact

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Area Demographics

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	5,863	61,630	189,180
2022 Population:	5,941	62,574	193,251
Pop Growth 2017-2022:	1.33%	1.53%	2.15%
Average Age:	34.90	38.00	39.00
Households			
2017 Total Households:	2,353	27,752	80,921
HH Growth 2017-2022:	1.27%	1.45%	2.12%
Median Household Inc:	\$23,365	\$44,816	\$55,483
Avg Household Size:	2.50	2.20	2.30
2017 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$62,857	\$136,018	\$166,027
Median Year Built:	1953	1955	1958