

# GASOLINE ALLEY 13210 E. US 40 HIGHWAY

INDEPENDENCE, MISSOURI 64055

RETAIL FOR LEASE | 3,700± SF AVAILABLE



ZONING	Retail
SIZE	3,700± SF
LEASE TYPE	NNN

### BUILDING FEATURES

- Four overhead doors
- 1.122 acres available to construct a freestanding building of up to 10,000 SF
- Join Chux Trux Truck Super Store and Hurst Imported Car Service
- 46,000 cars per day pass by this location
- 149,000+ shoppers live within a 5-mile radius
- \$58,000+ average family income within a 5-mile radius
- Freestanding Gasoline Alley sign with message board

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,988	63,043	149,761
Household Income	\$54,913	\$58,296	\$58,468

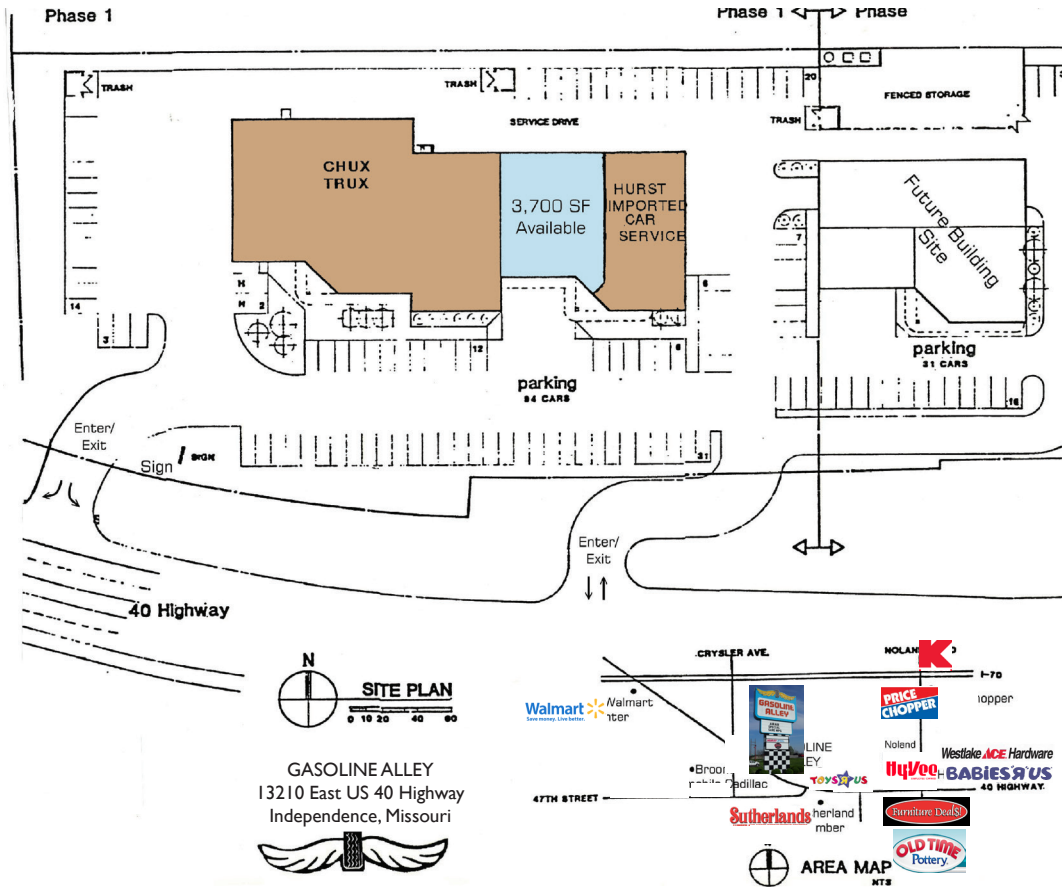
FOR MORE INFORMATION, PLEASE CONTACT:

**JOHN EVANS**  
Retail Brokerage  
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