

2024 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles



Population

11,140 | 14,503 | 37,172



Daytime Population

8,987 | 10,732 | 20,902



Median Household Income

\$73,430 | \$78,262 | \$88,106

RETAIL FOR LEASE

1800 Route 291 | Harrisonville, Missouri 64701

3,019 SF | Lease Rate: \$85,000/Year, NNN

PROPERTY DETAILS

High-profile free-standing restaurant

Located on adjacent parcel to Walmart Supercenter

Large pylon sign

Located in the heart of the Harrisonville trade area

Ample parking

Mike Swearngin

314.785.7635

mswearngin@paceproperties.com

Adam Walz

816.762.3138

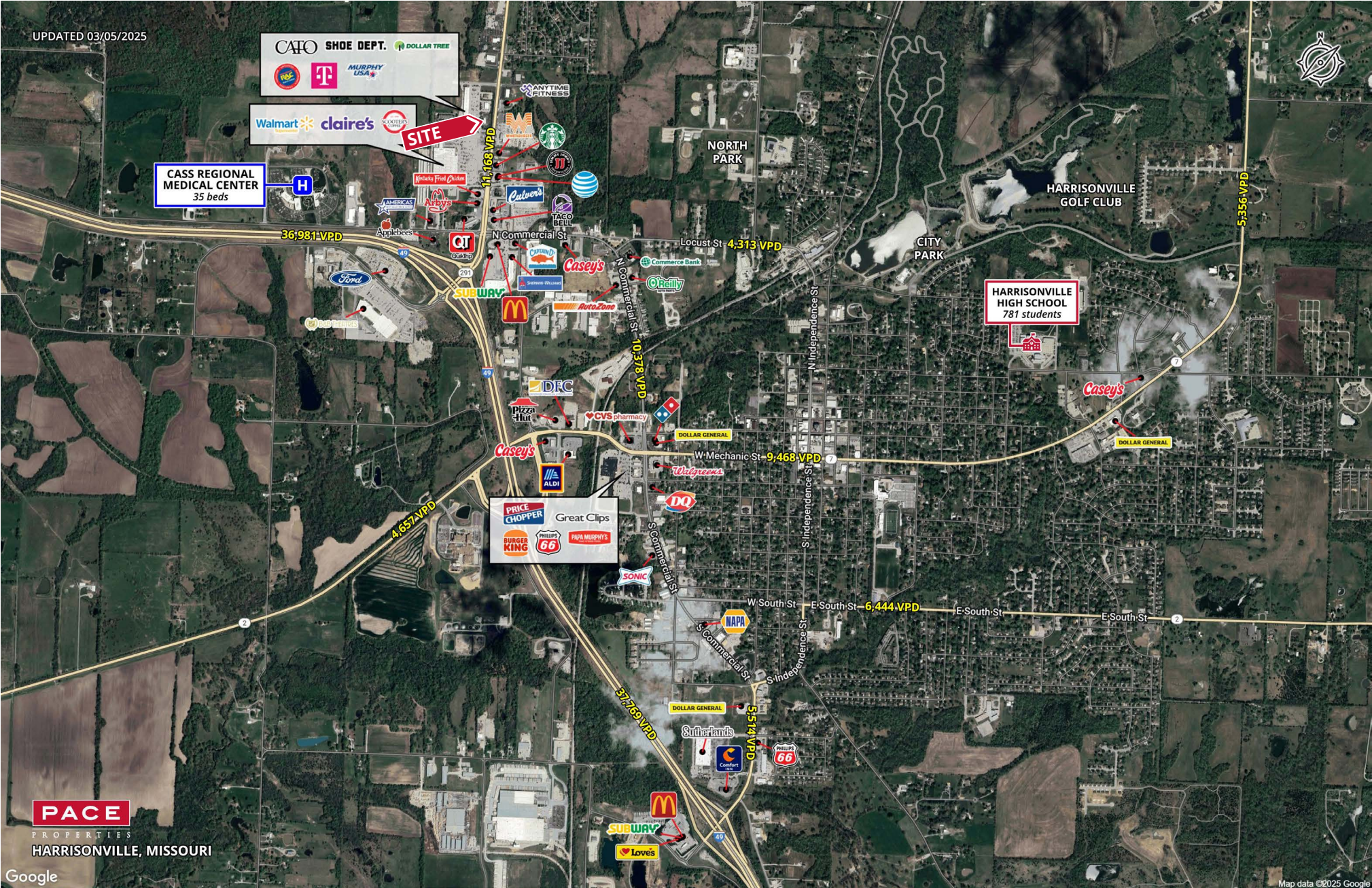
awalz@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial



PACE
PROPERTIES
HARRISONVILLE, MISSOURI

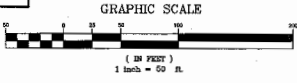
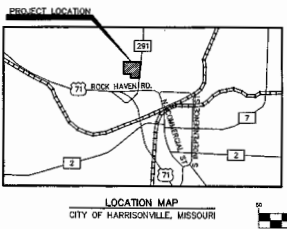
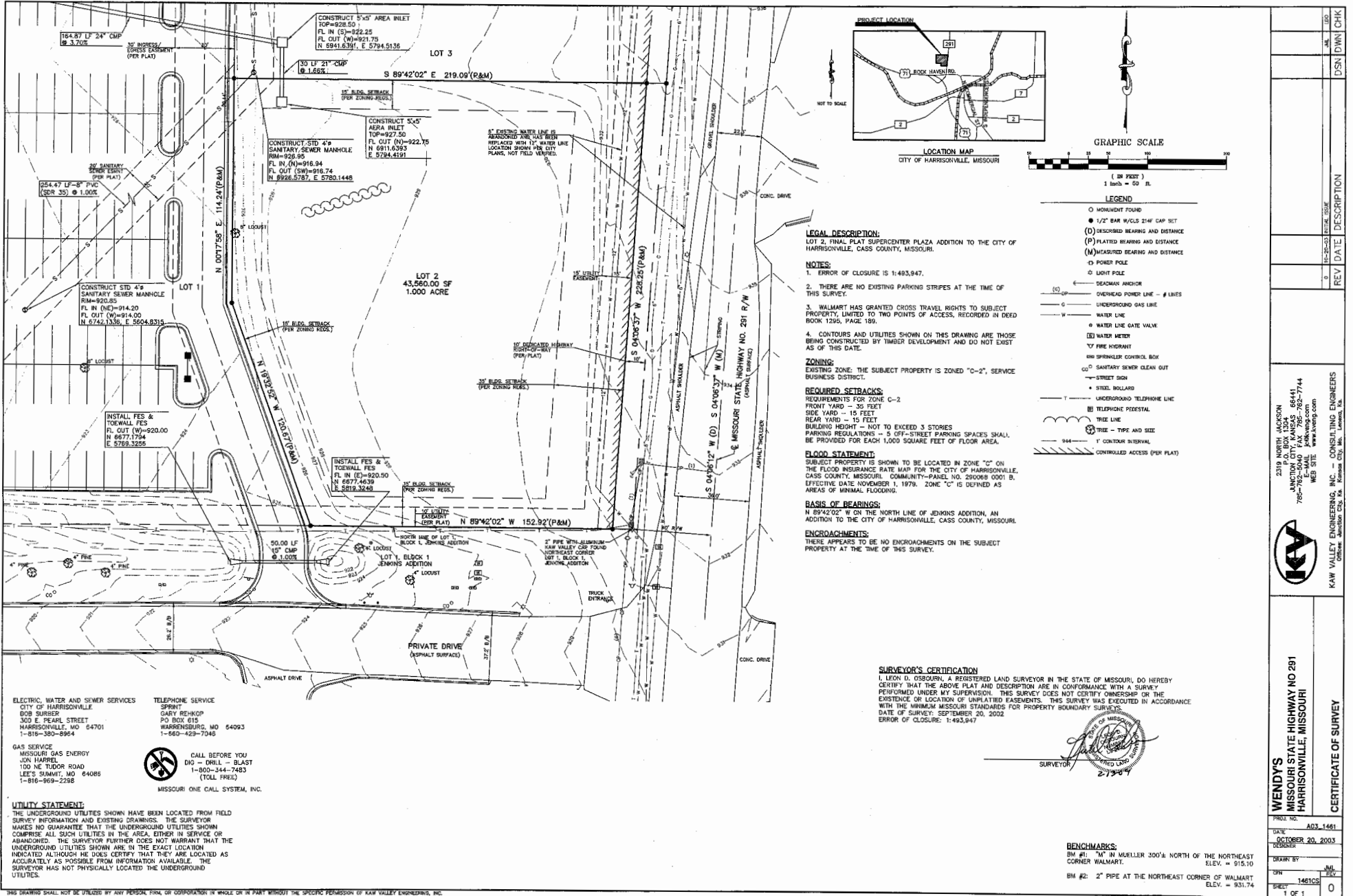
Google

Map data ©2025 Google

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Survey



- LEGEND**
- MONUMENT FOUND
 - 1/2" BAR W/C/S 214F CAP SET
 - (D) DESCRIBED BEARING AND DISTANCE
 - (P) PLATED BEARING AND DISTANCE
 - (M) MEASURED BEARING AND DISTANCE
 - ⊕ POWER POLE
 - LIGHT POLE
 - ⊖ DEADMAR ANCHOR
 - (G)— OVERHEAD POWER LINE — # LINES
 - (U)— UNDERGROUND GAS LINE
 - (W)— WATER LINE
 - ⊕ WATER LINE GATE VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ SPRINKLER CONTROL BOX
 - ⊕ SANITARY SEWER CLEAN OUT
 - (S)— STREET SIGN
 - ⊕ STEEL BOLLARD
 - (T)— UNDERGROUND TELEPHONE LINE
 - ⊕ TELEPHONE PEDIESTAL
 - ⊕ TREE LINE
 - ⊕ TREE — TYPE AND SIZE
 - (944)— 1" CONTOUR INTERVAL
 - ⊕ CONTROLLED ACCESS (PER PLAT)

LEGAL DESCRIPTION:
 LOT 2, FINAL PLAT SUPERCENTER PLAZA ADDITION TO THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

- NOTES:**
- ERROR OF CLOSURE IS 1:493,947.
 - THERE ARE NO EXISTING PARKING STRIPES AT THE TIME OF THIS SURVEY.
 - WALMART HAS GRANTED CROSS TRAVEL RIGHTS TO SUBJECT PROPERTY, LIMITED TO TWO POINTS OF ACCESS, RECORDED IN DEED BOOK 1235, PAGE 189.
 - CONTOURS AND UTILITIES SHOWN ON THIS DRAWING ARE THOSE BEING CONSTRUCTED BY TIMBER DEVELOPMENT AND DO NOT EXIST AS OF THIS DATE.

ZONING:
 EXISTING ZONE: THE SUBJECT PROPERTY IS ZONED "C-2", SERVICE BUSINESS DISTRICT.

REQUIRED SETBACKS:
 REQUIREMENTS FOR ZONE C-2
 FRONT YARD — 35 FEET
 SIDE YARD — 15 FEET
 REAR YARD — 15 FEET
 BUILDING HEIGHT — NOT TO EXCEED 3 STORIES
 PARKING REGULATIONS — 5 OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF FLOOR AREA.

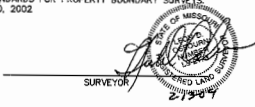
FLOOD STATEMENT:
 SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, COMMUNITY-PANEL NO. 200099 0001 B, EFFECTIVE DATE NOVEMBER 1, 1979. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

BASIS OF BEARINGS:
 N 89°42'02" W ON THE NORTH LINE OF JENKINS ADDITION, AN ADDITION TO THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI.

ENCROACHMENTS:
 THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, LEON D. OSSBORN, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY DOES NOT CERTIFY OWNERSHIP OR THE EXISTENCE OR LOCATION OF UNPLATTED EASEMENTS. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MINIMUM MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DATE OF SURVEY: SEPTEMBER 20, 2002. ERROR OF CLOSURE: 1:493,947.



ELECTRIC, WATER AND SEWER SERVICES
 CITY OF HARRISONVILLE
 BOB SURBER
 303 E. PEARL STREET
 HARRISONVILLE, MO 64701
 1-816-380-8964

TELEPHONE SERVICE
 SPRINT
 GARY REHKOP
 PO BOX 615
 WARRENSBURG, MO 64093
 1-866-429-7046

GAS SERVICE
 MISSOURI GAS ENERGY
 JON HARREL
 100 NE TUDOR ROAD
 LEE'S SUMMIT, MO 64086
 1-816-969-2298

CALL BEFORE YOU DIG - DRILL - BLAST
 1-800-344-7453
 (TOLL FREE)

MISSOURI CALL SYSTEM, INC.

UTILITY STATEMENT:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

PROJECT NO.	AD3-1461
DATE	OCTOBER 20, 2003
DESIGNER	
DRAWN BY	JML
CHECKED BY	LEW
SHEET	1461CS
OF	1

REV	DATE	DESCRIPTION
0	10-20-03	INITIAL ISSUE
1		
2		
3		
4		
5		

2319 NORTH JACKSON		KAW VALLEY ENGINEERING, INC. CONSULTING ENGINEERS 10001 BRIDGEWAY, SUITE 200, LAMAR, MO, 64503
JUNCTION CITY, KANSAS 66441		
785-782-2222 FAX 785-782-7744		
E-MAIL: KVE@KEYENGINEERS.COM WWW SITE: www.keyeng.com		

WENDY'S
 MISSOURI STATE HIGHWAY NO 281
 HARRISONVILLE, MISSOURI

CERTIFICATE OF SURVEY