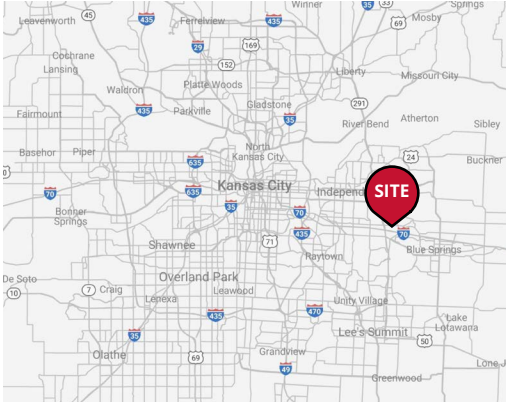


Restaurant with drive-thru!



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,252 | 45,378 | 125,715



Daytime Population

7,775 | 28,631 | 75,883



Median Household Income

\$56,814 | \$88,809 | \$82,555

RETAIL FOR SALE OR LEASE

4049 South Little Blue Parkway | Independence, Missouri 64015

2,223 SF | Sale Price: \$1,750,000 | Lease Rate: Call for Details

PROPERTY DETAILS

Situated in front of Menards and next to a brand new QuikTrip, Dairy Queen, Black Bear Diner, Wendy's, and Dutch Bros Coffee

Kitchen with freezer, cooler, fryer hood, and grease trap

Drive-thru with 37 parking spaces

Constructed in 2018

Little Blue Parkway - 22,363 VPD

Adam Walz
816.762.3138
awalz@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 816.866.9898

1800 Wyandotte Street, Suite 101 | Kansas City, MO 64108

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



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