



## 2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

7,239 | 43,623 | 83,900



### Daytime Population

4,246 | 29,417 | 53,856



### Median Household Income

\$40,928 | \$53,107 | \$51,718

# FOR SALE

6920 State Avenue | Kansas City, Kansas 66102

Land Available: 3.4 Acres +/- | Sale Price: \$7.00/SF

## PROPERTY DETAILS

3.4 acre lot adjoining Lowe's

Pad ready for immediate development

Includes storm water infrastructure

Adjacent to Kansas City Kansas Community College

Convenient location just ¼ mile north of I-70 & College Parkway

**Jim Rosen, CCIM**

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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



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