

Shopping Center Space for Lease

Cedar Tree

NWC HWY 58 & I-49 | BELTON, MO

7,654 SF



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LANE4

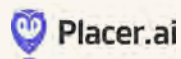
Property Highlights

- 7,654 SF available
 - Prime Location along I-49 & Hwy 58
- High volume traffic counts and visibility: 54,417 CPD on Hwy 58 and 73,385 CPD on I-49
- Located in rapidly growing market: Belton has seen 14.3% population growth since 2000

Demographics	1 MI.	3 MI.	5 MI.
Population	6,821	46,595	67,102
Avg. HH Income	\$90,064	\$102,012	\$101,565
# of Businesses	391	1,055	1,461
# of Employees	9,377	38,596	60,222

Visitor Stats

- 783,000 visits per year
- 168,700 unique visits per year
- 4.66 visitor frequency
- 47 minutes avg. dwell time



Site Plan

STE	Tenant	SF
100-112	Savers	
124	Planet Fitness	
130	AVAILABLE	VIEW SUITE 7,654
132 - 140	The Peanut	
144 - 150	Plato's Closet	
152	The Smoothie Shop	
154	Jenny's Alterations	
156	Cass County MMA	
158	State Farm	
160	Miracle Ear	
164	Boot Barn	
170	All In Physical Therapy	
172	Five Guys	



Market Aerial

