

*Big Box (CONFIDENTIAL) and 2nd Generation Restaurant Space Available!*



**880 - 33,091 SF**

**AVAILABLE**

# WEST STATE PLAZA RETAIL SPACE FOR LEASE

7523-7569 STATE AVE • **RETAIL CENTER** • KANSAS CITY, KS

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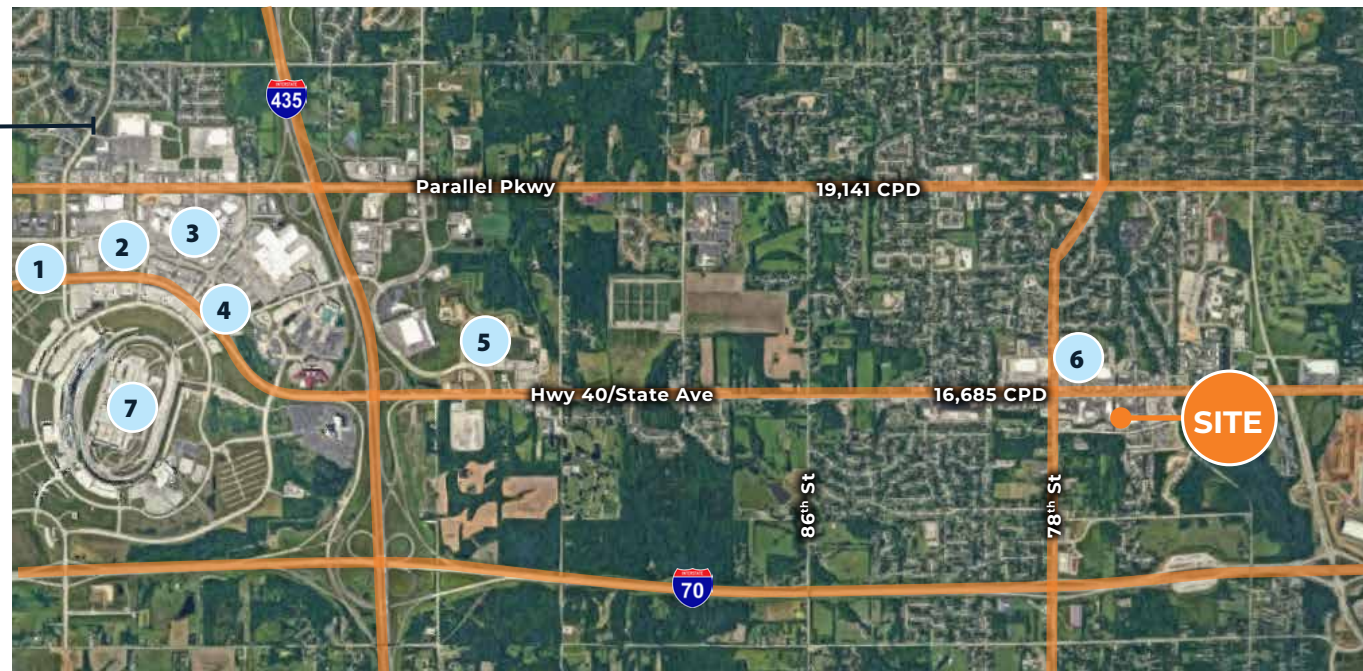
PROPERTY HIGHLIGHTS

- 880 - 33,091 SF inline space for lease in West State Plaza
  - **3,795 SF 2nd generation restaurant space available**
  - **33,091 Big Box space available (confidential)**
- Located along Kansas City, Kansas’s main retail and entertainment corridor
- Over 16,500 CPD on State Ave with easy access to I-70 & I-435

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,097	39,723	73,708
Avg. HH Income	\$64,753	\$69,267	\$70,977
# of Businesses	284	937	1,882
# of Employees	3,792	13,120	32,925

LOCATED IN KANSAS CITY, KS  
PREMIERE RETAIL CORRIDOR

1. AMERICAN ROYAL COMPLEX
2. LEGENDS FIELD
3. THE LEGENDS OUTLETS
4. CHILDREN’S MERCY PARK
5. HOMEFIELD REDEVELOPMENT
6. WYANDOTTE PLAZA
7. KANSAS SPEEDWAY



SITE PLAN



AVAILABILITY

STE	SF
7567*	880
7565*	1,980
7563*	1,100
7561*	1,100
7549	1,805
7543	3,795
7533**	33,091

\*Suites can be combined to 5,060 SF  
 \*\*CONFIDENTIAL: Do not disturb tenant



