

Retail Space for Lease

West State Plaza

7523-7569 STATE AVE | KANSAS CITY, KS

1,980 SF



CHASE GLAESER
816.268.9110 | cglaeser@lane4group.com

ANDREW SANDBURG
816.268.9111 | asandburg@lane4group.com



Property Highlights

- 1,980 SF available
- Located at signaled intersection with pylon signage available
- Over 16,500 CPD on State Ave with easy access to I-70 & I-435

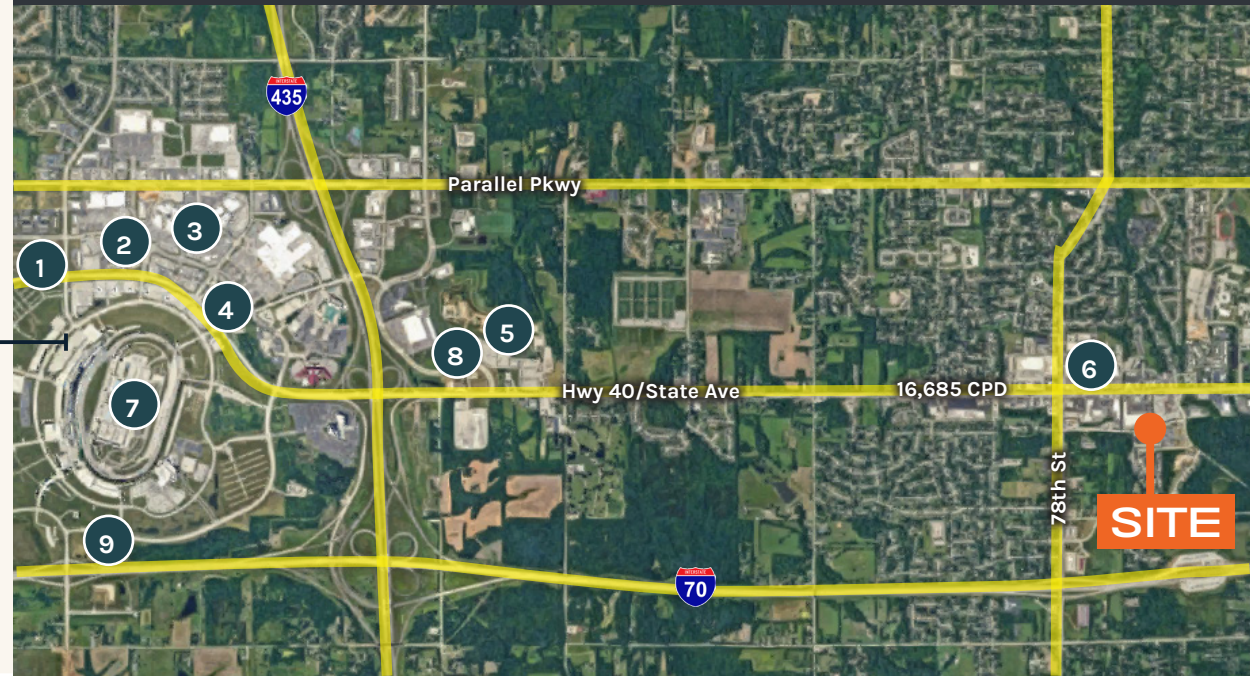
Demographics	1 MI.	3 MI.	5 MI.
Population	8,097	39,723	73,708
Avg. HH Income	\$64,753	\$69,267	\$70,977
# of Businesses	284	937	1,882
# of Employees	3,792	13,120	32,925

Located in Kansas City, KS Premiere Retail Corridor

1. American Royal Complex
2. Legend's Field
3. The Legends Outlets
4. Children's Mercy Park
5. Homefield
6. Wyandotte Plaza
7. Kansas Speedway
8. Margaritaville Hotel
9. Buc-EE's Gas Station

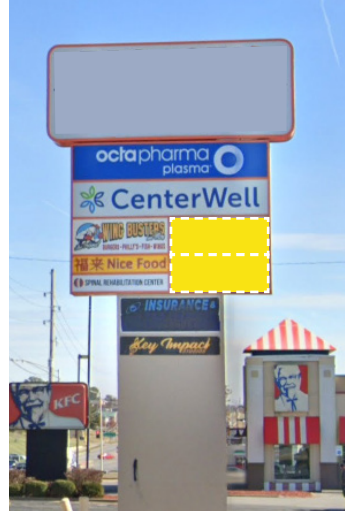


Grocery anchor now open!
Locally Operated El Mercado Fresco





Pylon Signage Available



Availability

Suite	SF
-------	----

7565	1,980
------	-------



Market Aerial

