



**GROCERY
ANCHORED CENTER**
NOW OPEN!



1,100 - 3,795 SF

AVAILABLE

WEST STATE PLAZA

RETAIL SPACE FOR LEASE

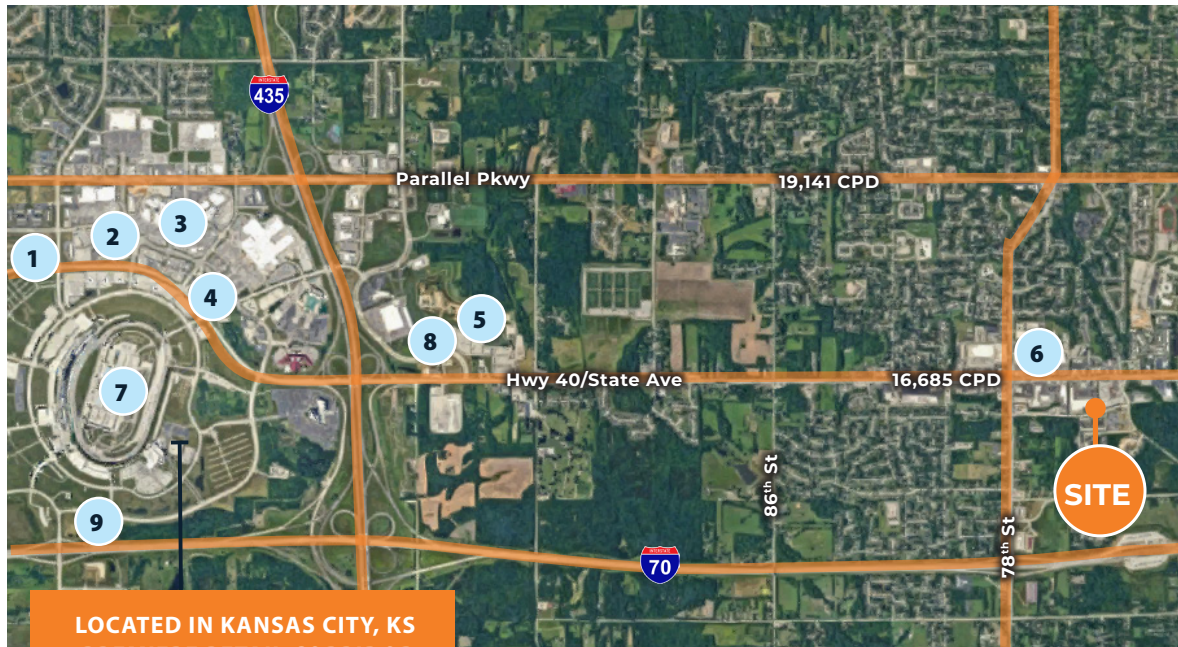
7523-7569 STATE AVE • KANSAS CITY, KS

CHASE GLAESER

816.268.9110 / cglaeser@lane4group.com

ANDREW SANDBURG

816.268.9111 / asandburg@lane4group.com



**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

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

PROPERTY HIGHLIGHTS

- 1,100 - 3,795 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



**GROCERY ANCHORED CENTER
NOW OPEN!**

Locally operated El Mercado Fresco



PYLON SIGNAGE AVAILABLE



AVAILABILITY

STE	SF
7565	1,980
7561	1,100
7553	1,320
7549	1,805
7543	3,795

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MARKET AERIAL

