

CONFIDENTIAL: DO NOT DISTURB TENANT



4,972 SF
AVAILABLE

LIBERTY TRIANGLE - FORMER IHOP RESTAURANT SPACE AVAILABLE

125 N STEWART RD • RESTAURANT SPACE • LIBERTY, MO

BRANDON BUCKLEY

816.268.9112 / bbuckley@lane4group.com

SPENCER STEWART

816.268.9103 / sstewart@lane4group.com

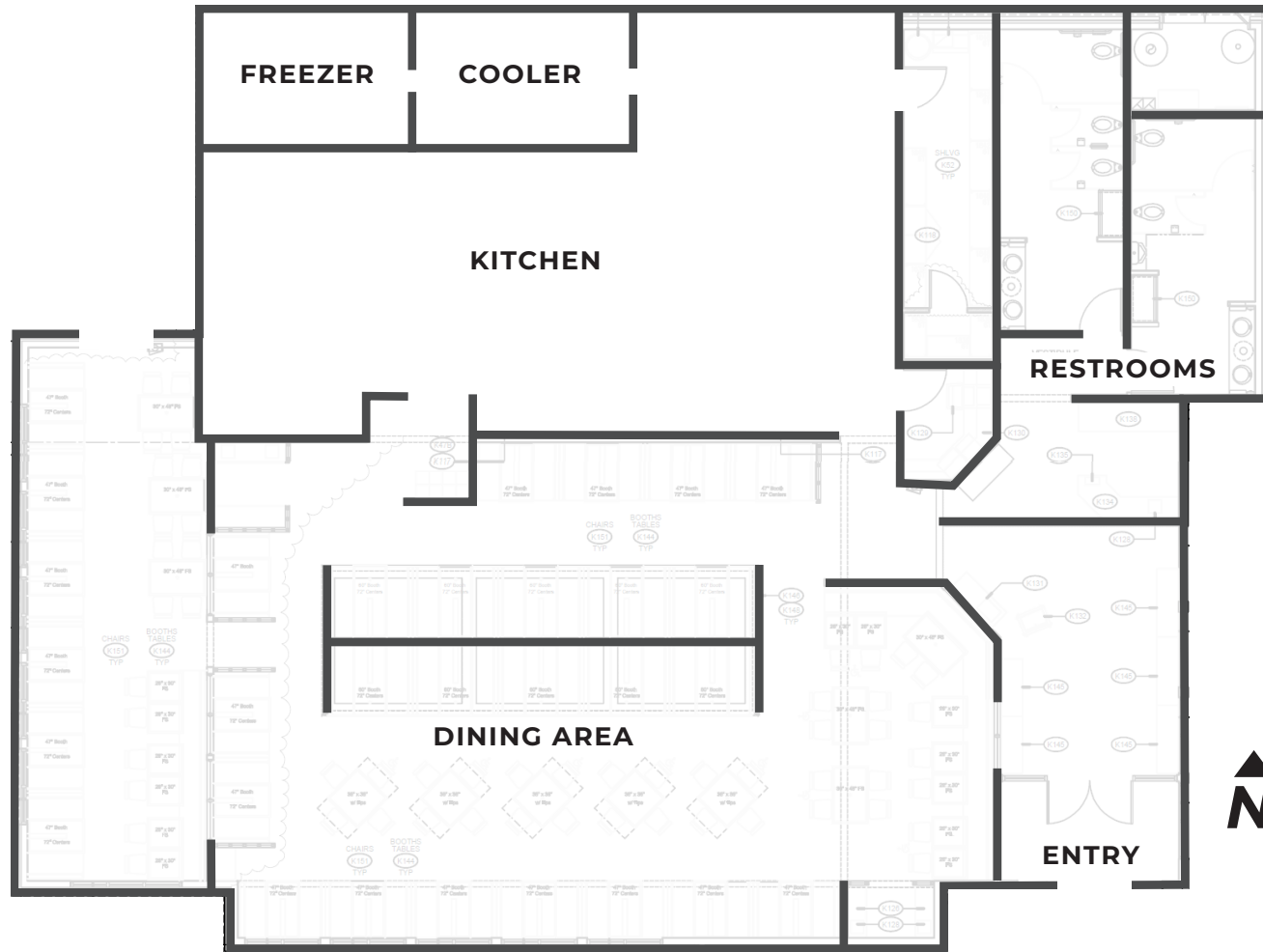
PROPERTY HIGHLIGHTS

- **4,972 SF** for lease
- Rare 2nd gen. free-standing restaurant
- Restaurant equipment available; grease trap and hood in working condition
- Located in Liberty Triangle, the Northland's #1 retail corridor
- Highway visibility with over 88,000 CPD
- Anchored by Lowe's

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,309	55,100	90,822
Avg. HH Income	\$117,148	\$119,971	\$115,999
# of Businesses	673	1,648	2,004
# of Employees	9,808	23,776	35,431



SITE PLAN



AERIAL OVERVIEW



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