

LANE4

900 - 12,445 SF
AVAILABLE

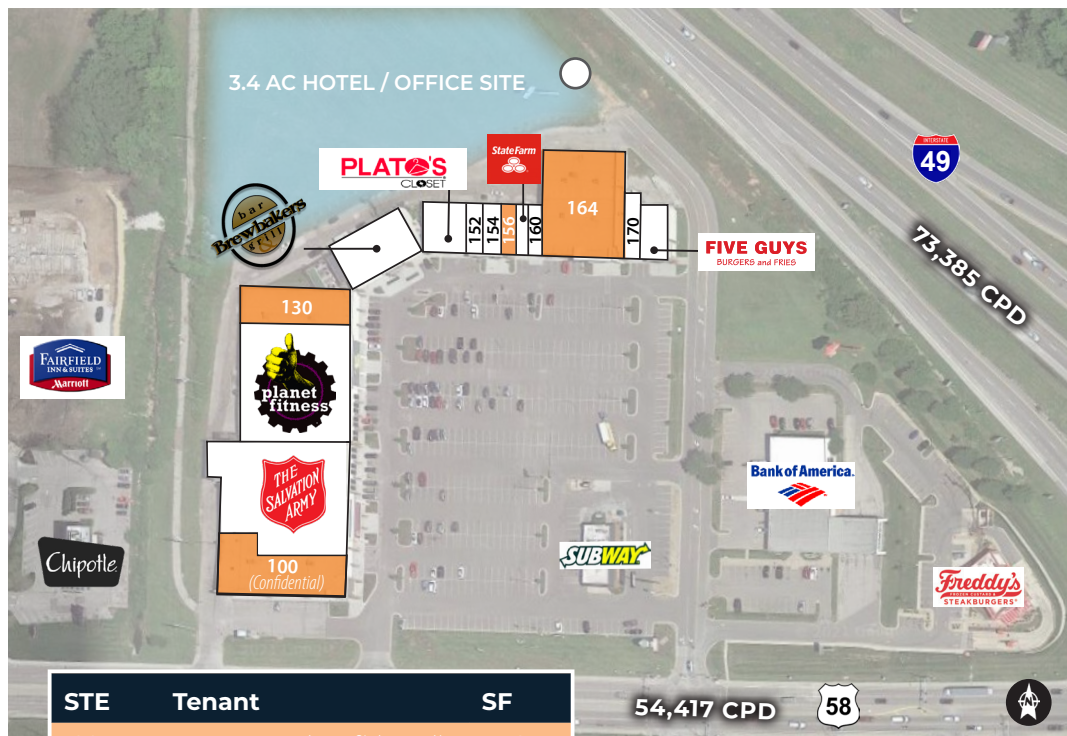


CEDAR TREE SHOPPING CENTER

RETAIL SPACE AVAILABLE

NWC HWY 58 & I-49 • RETAIL CENTER • BELTON, MO

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STE	Tenant	SF
100	AVAILABLE (Confidential)	11,945
112	Salvation Army	
124	Planet Fitness	
130	AVAILABLE	7,654
132-140	Brewbakery	
144-150	Plato's Closet	
152	The Smoothie Shop	
154	Jenny's Alterations	
156	AVAILABLE	900
158	State Farm	
160	Miracle Ear	
164	AVAILABLE	12,445
170	All In Physical Therapy	
172	Five Guys	

54,417 CPD



JUNIOR BOX SIGNAGE AVAILABLE

PROPERTY HIGHLIGHTS

- 900 - 12,445 SF available
- Visibility and signage opportunities facing I-49
- Recently renovated 90,000 SF shopping center
- 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, MO, has seen 114.3% 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
Daytime Population	9,377	38,596	60,222

BELTON INVESTMENT SUMMARY

	RESIDENTIAL INVESTMENT	COMMERCIAL INVESTMENT	ESTIMATED JOBS
2017	\$20M	\$12M	200
2018	\$13M	\$33M	340
2019	\$16M	\$16.3M	275
2020	\$30M	\$117M	265
2021	\$89M	\$52M	1,300
2022	\$39.3M	\$10.7M	450
TOTAL	\$207.3M	241M	2,830

2022 Annual Report • City of Belton Economic Development



I-49 SIGNAGE OPPORTUNITIES



JUNIOR BOX SIGNAGE

