



GROCERY ANCHORED CENTER

EL MERCADO FRESCO COMING SOON



880 - 18,031 SF

AVAILABLE

WEST STATE PLAZA RETAIL SPACE FOR LEASE

7523-7569 STATE AVE • KANSAS CITY, KS

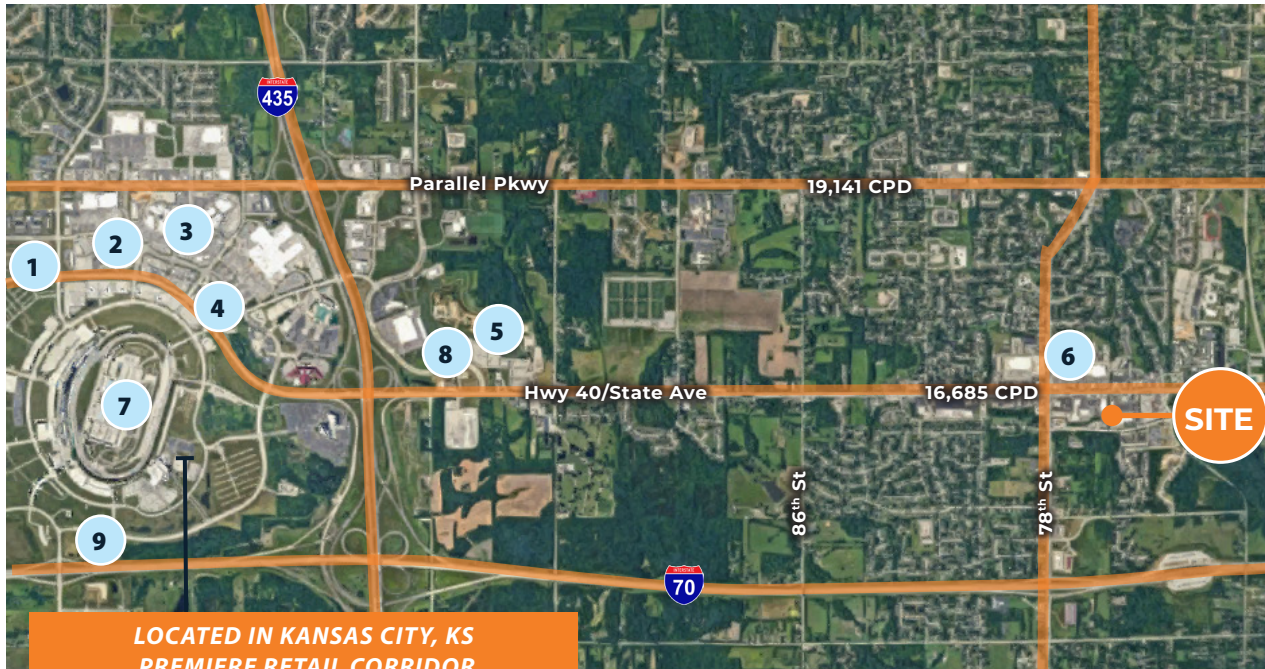
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PROPERTY HIGHLIGHTS



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
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

- **880 - 18,031 SF available**
- Grocery anchored center; locally operated El Mercado Fresco coming soon
- Located along KCK's main retail and entertainment corridor
- Over 16,500 CPD on State Ave with easy access to I-70 & I-435



AVAILABILITY

STE	SF	
7567	880	Combine to 2,860 SF
7565	1,980	
7561	1,100	
7553	1,320	
7549	1,805	
7543	3,795	
7523	18,031	

MARKET AERIAL

